

Local Coastal Plan

Sonoma County Board of Supervisors
July 17, 2023

Claudette Diaz, *Project Planner*



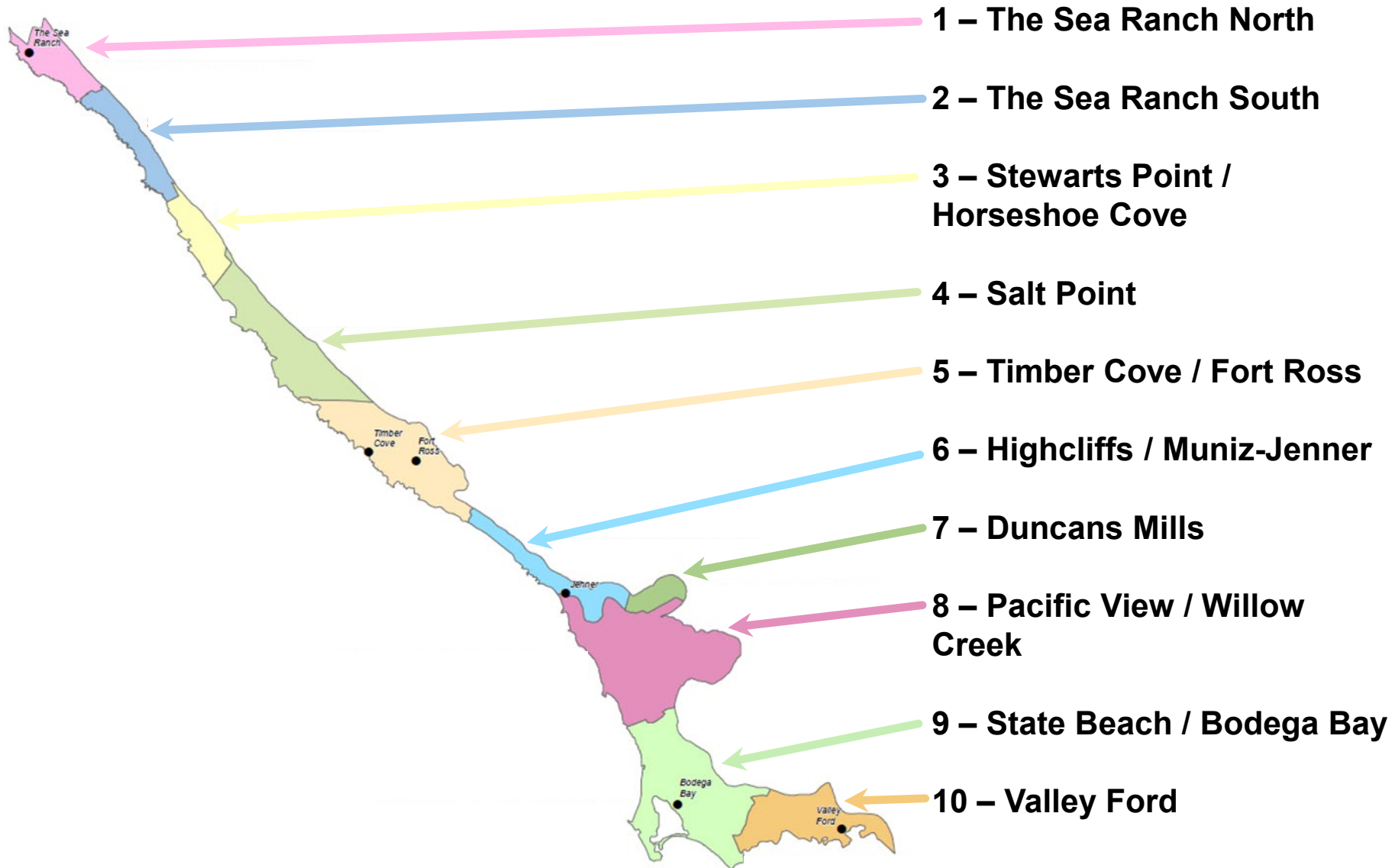
Local Coastal Program
Permit Sonoma



Coastal Zone



Figures Organization - Subareas



Local Coastal Program Components

Local Coastal Plan (Part I)

Land Use Plan

- Currently being updated
- Long-range planning document

Coastal Zoning Code (Part II)

Implementation Plan

Chapter 26C of the County Code

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

Administrative Manual (Part III)

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

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 totaling 35 hours
- Aug 2022 – Planning Commission Recommended LCP published
- Aug 30, 2022 – BOS LCP public workshop
- Oct 4, 2022 – First BOS LCP hearing
- April 4, 2023- Second BOS LCP Hearing
- July 17, 2023- Third BOS LCP Hearing

April 4, 2023- Board Direction

- The Board provided tentative direction on 10 discussion topics resulting from the October 4, 2022, public hearing
- The Board provided support for the following discussion topics:
 - ▣ Support for the U.C. Davis Bodega Marine Laboratory
 - ▣ Expanded opportunities for new campgrounds
 - ▣ On-shore facilities related to off-shore wind energy or seabed mining
 - ▣ Site-specific policies for visitor serving development
 - ▣ Technical Corrections

April 4, 2023- Board Direction Cont'd.

- Direction for some items was to return with additional policy options developed through working with targeted stakeholder outreach
 - ▣ Topics for Stakeholder Outreach
 - ▣ Agricultural uses
 - ▣ Public Access
 - ▣ Fire Fuel Management
 - ▣ Preservation of non-commercial forest and woodlands

Additional Outreach

- Meetings coordinated by District 5
 - ▣ April 17, 2023- Meeting with local licensed forester, Timber Cove FPD, CalFire, UCCE, and community members
 - ▣ May 1, 2023- Meeting with the Farm Bureau, Regional Parks, Agricultural Commissioner, and community members
- Meetings with Regional Parks
- Meetings with Agricultural Commissioners Office
- Coastal MAC Special Meeting LCP- June 22, 2023

Discussion Topics

- Technical Corrections
- Agricultural uses
 - ▣ Pesticide Regulations
- Public Access
- Fire Fuel Management
- Preservation of non-commercial forest and woodlands
- Site-specific policies for visitor serving uses

Tech Corrections and Formatting

- Corrections are included in the Draft for policy numbering errors, incorrect internal references or consistency errors, spelling and grammar errors, and consistency with local, state, and Federal regulations and adopted plans.
- Policies and proposed alternatives are represented inline in the proposed Draft with the proposed policy numbers. Where multiple alternatives are available for the same policy the policy number is followed by (ALT #)

Alternative Policy Example

- ~~□ 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-5j (Alt 1): Allow vegetation removal associated with defensible space activities consistent with state or local guidelines, 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. Vegetation removal limited to the above defensible space activities shall not be considered major vegetation removal for the consideration of Coastal Development Permit requirements.

Agricultural Uses

- Removed “horses, donkeys, mules” from Land Use Table to include all livestock and farm animals
 - ▣ Livestock and Farm animals includes horses, donkeys, mules
- Removed limitation on number of residential units
 - ▣ Residential density based on general plan land use and zoning density
 - ▣ ADUs and Ag Employee Housing do not count towards density
- Updated Land Use tables to include residential uses as a principally permitted use in Agricultural and Resource designated parcels
- Added new policies for agricultural operations

Agricultural Uses: Policy Options

□ Staff Recommendation:

- Approve changes to land use tables

- Policy C-OSRC-1 d

- **Policy Option C.** Policy C-OSRC-1 d (Alt 1) to allow for replacement and installation of fencing for existing and proposed agricultural operations.

- Policy C-OSRC-4d

- **Policy Option C.** Policy C-OSRC-4d (Alt 1) to allow for new and repair and replacement of fencing within riparian habitat to support existing agricultural operations

- Policy C-OSRC-4I

- **Policy Option B.** Policy C-OSRC-4I to allow excludable activities within mapped sanctuary preservation areas and conservation areas provided that the project area does not meet criteria for environmentally sensitive habitat areas.

Pesticide Regulation

- In meeting with the Agricultural Commissioner's Office additional options to the Planning Commission's recommendation were developed.
- Staff Recommendation Policy C-OSRC-7c:
 - ▣ **Policy Option B.** Policy C-OSRC-7c (Alt 1) Removing “herbicides” replacing with “pesticides” consistent with the Food and Agriculture Code

Public Access

□ Public Access Element

▣ Added new policies

- Policy C-PA-1l: Support development of public accessways in locations where landowners have expressed an interest in providing access or where easements have been acquired that would allow development of public access. (2023 POLICY OPTION)
- Policy C-PA-1m: Require Coastal Development Permit for vacations of Rights of Way within Sub Area 10 potentially impacting future access to the Estero Americano. The coastal permit shall only be approved if accompanied by findings that the vacation will not reduce existing or future public access opportunities, as a result of sale, or relinquishment of the existing right-of-way that could provide access to the Estero Americano. (2023 POLICY OPTION)

- ▣ Revised language for the method of acquisition and to Policy C-PA-1b to clarify proportionality and nexus requirements

Public Access

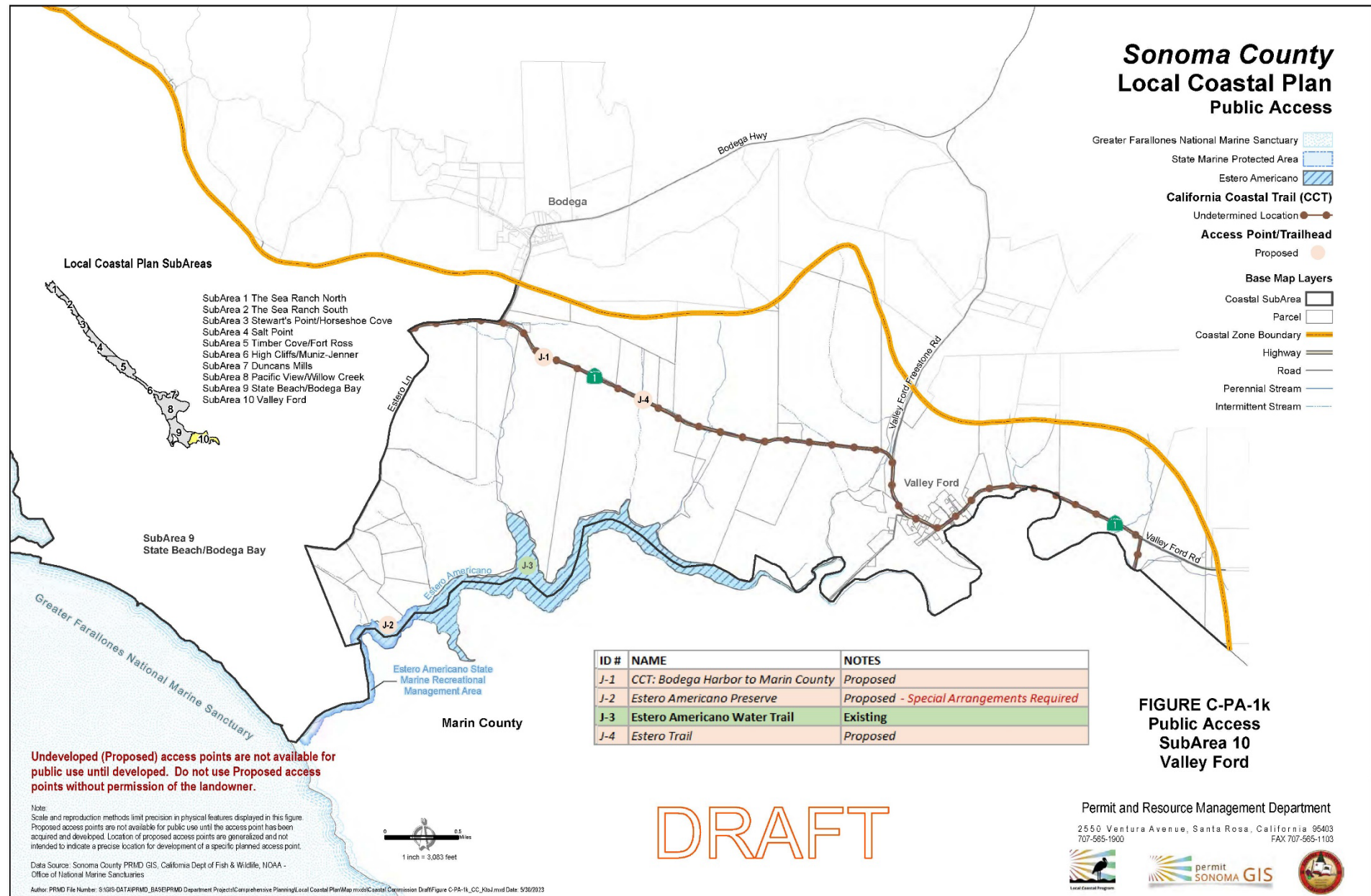
- Appendix B: Public Access Plan
 - ▣ Updated in coordination with Regional Parks to reflected changes in conditions since 2019



Public Access

- Public Access Map Series
 - ▣ Moved access points/trailhead dots to public access points, including roadways and public parks
 - ▣ Option to remove to points in Sub Area 10
 - ▣ Revised table format
 - ▣ Revised the California Coastal Trail legend
 - “Future” to “Undetermined Location”
 - “Proposed” to “Planned”

Public Access: Figure C-PA-1k



Public Access

- Staff Recommendation:
 - ▣ **Policy Option C.** Revised 2023 Public Access Maps, Figures C-PA-1 a through 1k
 - ▣ **Policy Option D.** Adding new policies Policy C-A-1l and Policy C-PA-1m to support development of public accessways
 - ▣ **Policy Option E.** Revising Policy C-PA-1 b to prioritize and consider dedication of easement provided there is a nexus and proportionality for the exaction.

Fire Fuel Management

- Revised policy language to better support vegetation management
- Proposed new programs to exclude vegetation management for fire fuel reduction purposes
- Policy C-PS-5c (PC Recommended Draft)
 - **Policy C-PS-5c:** Removal of major vegetation adjacent to existing development for fire safety purposes shall be allowed upon a finding that fuel modification and brush clearance techniques are required in accordance with applicable fire safety regulations and are being carried out in a manner which reduces coastal resource impacts to the maximum feasible extent. In addition to the foregoing requirements, removal of environmentally sensitive habitat, or removal of materials in an environmentally sensitive habitat areas buffer shall only be allowed for fire safety purposes and must demonstrate that:
 - 1) Removal does not conflict with prior conditions of approval
 - 2) There are no other feasible alternatives for achieving compliance with required fire safety regulations.
 - 3) Impacts are mitigated in a manner that leads to no net loss of ESHA resource value.

Fire Fuel Management

- Staff Recommendation
 - ▣ **Policy Option B.** 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. (2023 Policy Option)
 - ▣ **Policy Option D.** Policy C-PS-5k: Where other streamlining options are not available consider joint or programmatic Coastal Development Permit opportunities or similar tools to minimize the burden on individual properties for activities intended to reduce risk to existing resources, structures, or uses. (2023 Policy Option)

Fire Fuel Management: Implementation Program

- Staff Recommendation:
 - ▣ Program Option C. Revise Existing Program C-OSRC-11-P1
 - **Program C-OSRC-11-P1:** In cooperation with **stakeholders and resource agencies**, develop vegetation management guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal development permit **exclusion or other streamlined process for activities consistent with such guidelines.** (2023 Policy Option)
 - ▣ Program Option F. Public Safety Element Implementation Program:
 - **Program C-PS-5-P1 (Alt 1):** Where necessary and where public funding is available, develop streamlined Forest Health and Fire Resilience Public Works Plans for high fire risk areas in order to reduce risk and improve the health of fire-adapted coastal lands. (2023 Policy Option)

Forests and Woodlands

- Revised Policy C-OSRC-7o to allow for fire risk production projects, restoration projects, or forestry projects overseen by a registered Professional Forester
- Proposed new policies to manage forest in way to balance coastal resource protection and fire risk reduction

Forests and Woodlands

□ Staff Recommendation:

- ▣ **Policy Option B.** Policy C-OSRC-7o: The identification through site assessment, 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. (2023 Policy Option)**

Forests and Woodlands

□ Staff Recommendation:

- **Policy Option B. New 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. (2023 Policy Option)
- **Policy Option C. New 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. (2023 Policy Option)

Site Specific Policies

- Presented as a modified version of the April 4th options with an additional alternative for some of the policies to be retained with alternative language
- Staff Recommendation:
Policy Option A. Remove Site Specific Policies. This option is indicated as (Alt 1) following each policy. This option would delete the Site Specific Policies and (Alt 2) options listed above from the Board adopted updated Local Coastal Plan.

Site Specific Policies

□ Policy Options:

- **Policy Option A.** Remove Site Specific Policies. This option is indicated as (Alt 1) following each policy. This option would delete the Site Specific Policies and (Alt 2) options listed above from the Board adopted updated Local Coastal Plan.
- **Policy Option B.** Retain Site Specific Policies. This would leave site specific uses as shown with (Alt 1) and (Alt 2) options deleted for each policy. This option would retain the Site Specific Policies listed above and delete (Alt 1) options from the Board adopted updated Local Coastal Plan.
- **Policy Option C.** Select some Site Specific Policies for removal, with the remainder to be retained or revised as shown as (Alt 2) above for each policy considered for revision under this option. Many Site Specific Policies are also proposed for relocation to Section 6 of the Land Use Element, Communities, as indicated in the provided alternative. Selected Site Specific Policies or alternatives would be retained and alternatives would be deleted from the Board adopted updated Local Coastal Plan.

Recommendation



Permit Sonoma recommends that the Board of Supervisors hold a public hearing, consider policy options prepared by staff, accept or reject policy alternatives and technical corrections, adopt the Local Coastal Plan as revised, and find the project exempt from the California Environmental Quality Act in accordance with CEQA Guidelines Section 15265.

A scenic view of a rocky beach. In the foreground, a wide expanse of dark, wet sand stretches across the frame. To the left, a large, light-colored rock formation slopes down towards the water. To the right, a dark, craggy rock formation rises from the sea. White-capped waves are breaking in the middle ground, creating a frothy white surf. The sky is a deep blue with wispy white clouds. Several seagulls are captured in flight: one large bird is prominent in the upper right, while a group of smaller birds is scattered across the middle left. The overall atmosphere is serene and coastal.

Questions and Direction from the Board

Thank You

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Local Coastal Program
Permit Sonoma



ADDITIONAL SLIDES

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.
- **2023 Policy Option** Revisions to the Planning Commission recommendation in response to Board of Supervisors direction on April 4, 2023.

Agricultural Uses: Section 2.3 Table

□ Section 2.3 Resource Tables

▣ Policy Option A. Planning Commission recommendation

Principally Permitted Use	Resource conservation (CCC Revised)
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▣ Policy Option B. 2023 Policy Option

Principally Permitted Use	Resource conservation including land management activities and limited related residential development (2023 Policy Option)
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Agricultural Uses: Policy OSRC-1 d

- Policy Option A. Planning Commission Recommendation:
 - ▣ **Policy C-OSRC-1d:** Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. Allow an exception for transportation or public safety facilities where no feasible alternatives to the project can be identified, project impact is reduced to the maximum extent feasible, and an opportunity is identified to restore or improve an existing view that will fully mitigate the project impact. (EXISTING LCP REVISED)
- Policy Option B. April 4, 2023, Policy Option Papers Recommendation
 - ▣ **Policy C-OSRC-1d:** Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. Allow an exception for:
 1. **Replacement in kind of the same type, material, scope/intensity/size, and location as the existing fence necessary to support an existing agricultural enterprise**
 2. **Installation of new fencing necessary to support an existing agricultural enterprise. New fencing must minimize visual impacts to the maximum extent possible, consistent with providing effective containment of livestock and/or protection from predators.**
 3. Transportation or public safety facilities where no feasible alternatives to the project can be identified, and visual impacts are reduced to the maximum extent feasible, and visual impacts that cannot be reduced are fully mitigated.

Agricultural Uses: Policy OSRC-1 d

- Policy Option C. Replace Policy C-OSRC-1c with revised Policy C-OSRC-1c (Alt 1)
 - ▣ **Policy C-OSRC- 1d (Alt 1):** Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. Allow an exception for:
 1. Replacement in kind of the same type, material, scope/intensity/size, and location as necessary to support an existing **and proposed agricultural operation**.
 2. Installation of new fencing necessary to support an existing **and proposed agricultural operation**. Fencing must minimize visual impacts to the maximum extent possible, consistent with providing effective containment of livestock and/or protection from predators.
 3. Transportation or public safety facilities where no feasible alternatives to the project can be identified, and visual impacts are reduced to the maximum extent feasible, and visual impacts that cannot be reduced are fully mitigated. (2023 POLICY OPTION)

Agricultural Uses: Policy OSRC-4d

- Policy Option A. Planning Commission Recommendation
- Policy Option B. April 4, 2023, Policy Option Papers Recommendation
 - **Policy C-OSRC-4d:** 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 enterprise, subject to a coastal development permit.** Fencing or walls that do not permit the free passage of wildlife shall be prohibited. Wildlife-passable fencing should generally be no more than 40 inches tall (up to 6 feet to contain horses) and no lower than 16 inches from the ground (as low as 10 inches where sheep, goats, or predation is a concern). Wooden rail, mesh, or chain link is preferred over wire fence tops, which are less visible to and more likely to result in wildlife collisions and entanglements. Where wire cannot be avoided, the top two wires should **shall** be at least 12 inches apart, and the top and bottom wires should **shall** not be barbed. **An existing agricultural enterprise may be granted an exception to fence height and design standards within riparian habitat or on bluffs subject to coastal development permit supported by findings that construction of a fence within these areas will not interfere with existing public access and use of public trust lands, and/or not result in an adverse effect to coastal natural and/or visual resources.**
- Policy Option C. Replace Policy C-OSRC-4d with revised Policy C-OSRC-4d (Alt 1)
 - **Policy C-OSRC-4d (Alt 1):** 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. (2023 POLICY OPTION)

Agricultural Uses: Policy OSRC-4I

- Policy Option A. Planning Commission Recommendation
- Policy Option B. New Policy OSRC-4I
 - ▣ Policy C-OSRC-4I: Excludable activities may be allowed in areas mapped as sanctuary preservation areas and conservation areas in Figures C-OSRC-2a through C-OSRC-2k if site specific analysis confirms that the project area does not meet criteria for environmentally sensitive habitat areas. (2023 POLICY OPTION)

Pesticide Regulation

- Policy Option B. Remove “Herbicides” and replace with “Pesticides”
 - ▣ **Policy C-OSRC-7c (Alt 1):** Except as permitted pursuant to this provision or Policy C-OSRC-7e, development that involves the use of pesticides, including insecticides, herbicides, rodenticides 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** may be used for the eradication of invasive **state or federal quarantined pest** species or 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** 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

Public Access

- **Policy C-PA-1l:** Support development of public accessways in locations where landowners have expressed an interest in providing access or where easements have been acquired that would allow development of public access. (2023 POLICY OPTION)
- **Policy C-PA-1m:** Require Coastal Development Permit for vacations of Rights of Way within Sub Area 10 potentially impacting future access to the Estero Americano. The coastal permit shall only be approved if accompanied by findings that the vacation will not reduce existing or future public access opportunities, as a result of sale, or relinquishment of the existing right-of-way that could provide access to the Estero Americano. (2023 POLICY OPTION)

Public Access

“Wherever possible the County will achieve acquisition and pursue public access goals through working with willing sellers.”

Policy C-PA-1b: Evaluate safety, quality of destination, public need, stability of bluff, distance from other access points, potential impacts to coastal natural resources, compatibility with agricultural and residential uses, and ease of development and operation of proposed access points. Use these criteria to establish three priority levels for acquisition as follows: –

- (1) **Acquisition Priority I:** Begin or continue efforts to acquire through purchase, permit requirements, donation, or other negotiations as necessary to implement the Public Access Plan.
- (2) Acquisition Priority II: **Consider requiring** Require an offer of dedication or dedication of an easement as a condition or approval of any Coastal Development Permit where an offer of dedication or a dedication of an easement is needed, or appropriate, **provided there is a nexus and proportionality for the exaction.**

When all available Priority I properties have been acquired, take positive steps toward acquiring Priority II properties. If a time sensitive Priority II property is available, consider pursuing it before all Priority I properties have been acquired.

- (3) Acquisition Priority III: **Consider requiring** Require an offer of dedication or dedication of an easement as a condition or approval of any Coastal Development Permit where an offer of dedication or a dedication of an easement is needed, or appropriate, **provided there is a nexus and proportionality for the exaction.** Offers of dedication for some Priority III properties may never be exercised because adequate access is provided by private owners, there is inadequate funding, or it is determined to not be in the public’s interest to open access.

When all available Priority I and II properties have been acquired, take steps toward acquiring Priority III properties. If a time sensitive Priority III property is available, consider pursuing it before all Priority I and II properties have been acquired.

Fire Fuel Management: Policies C-PS-5j and -5k

- **A.** No change from Planning Commission Recommendation.
- **B. New 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. (2023 Policy Option)
- **C. New Policy C-PS-5j (Alt 1):** Allow vegetation removal associated with defensible space activities consistent with state or local guidelines, 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. Vegetation removal limited to the above defensible space activities shall not be considered major vegetation removal for the consideration of Coastal Development Permit requirements. (2023 Policy Option)
- **D. New Policy C-PS-5k:** Where other streamlining options are not available consider joint or programmatic Coastal Development Permit opportunities or similar tools to minimize the burden on individual properties for activities intended

Fire Fuel Management: Implementation Program

- **Program Option A.** Existing Implementation Program C-OSRC-11-P1

Program C-OSRC-11-P1: In cooperation with the Coastal Commission, State Parks, Sonoma County Regional Parks, and Cal Fire Board of Forestry, develop forestry guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal permit exemption, other exemption process, or master plan for forestry maintenance activities consistent with such guidelines.

- **Program Option B.** Revise Existing Program C-OSRC-11-P1

Program C-OSRC-11-P1: In cooperation with the Coastal Commission, State Parks, Sonoma County Regional Parks, and Cal Fire Board of Forestry, develop forestry guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal permit exemption, **exclusion order**, other exemption process, or master plan for forestry maintenance activities consistent with such guideline. (2023 Policy Option)

- **Program Option C.** Revise Existing Program C-OSRC-11-P1

Program C-OSRC-11-P1: In cooperation with **stakeholders and resource agencies**, develop vegetation management guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal development permit **exclusion or other streamlined process for activities consistent with such guidelines.** (2023 Policy Option)

Fire Fuel Management: Implementation Program

□ Program Option D and E. April 4, 2023, Policy Option Papers Recommendation

Program C-PS-5-P1: Develop Forest Health and Fire Resilience Public Works Plans for high fire risk areas in order to improve health of non-commercial forest lands, reduce wildfire hazards, and create vegetation management plans that will adapt to increased climate change-induced wildfire risk. Fire prevention projects in developed areas that cannot be designed to directly improve or restore ecosystems or ecosystem processes shall be limited to projects that are required to protect existing structures and/or infrastructure.

Projects approved under a Forest Health and Fire Resilience Public Works Plans shall be designed to:

1. Restore forest health, improve ecosystem resiliency, and conserve forests by restoring native vegetation types and improving habitat for rare, threatened, and endangered plant and animal species.
2. Protect water supply and quality with restoration projects across coastal watersheds.
3. Minimize the loss of forest-sequestered carbon from large, intense wildfires, through reduction of ladder fuels and brush in order to reduce fire severity.
4. Promote public safety, health, and welfare and protect public and private property through fuel reduction treatments and the creation of defensible space around structures in the wildland urban interface.

Where an immediate need is identified for fire fuel reduction in residentially developed areas prior to approval of the Forest Health and Fire Resilience Public Works Plan, develop an interim fuel reduction program for these areas. (2023 Policy Option)

Fire Fuel Management: Implementation Program

- Program Option F. Public Safety Element Implementation Program:
 - **Program C-PS-5-P1 (Alt 1):** Where necessary and where public funding is available, develop streamlined Forest Health and Fire Resilience Public Works Plans for high fire risk areas in order to reduce risk and improve the health of fire-adapted coastal lands. (2023 Policy Option)

Forest and Woodlands Policies

□ Forest and Woodlands

- ▣ **Policy Option A.** No Change from Planning Commission Recommendation.

- ▣ **Policy Option B.** Revise text in Policy C-OSRC-7o to include “forests”.
Policy C-OSRC-7o: The identification through site assessment, 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.** (2023 Policy Option)

Forests and Woodlands

□ **Forestry Activities**

- **Policy Option A.** No change from Planning Commission recommendation
- **Policy Option B.** New **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. (2023 Policy Option)
- **Policy Option C.** New **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. (2023 Policy Option)

Site Specific Policies

□ *Policy C-LU-5g*

- **Policy C-LU-5g:** Allow expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road.
- **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-5h*

- **Policy C-LU-5h:** Allow development of limited visitor- and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community.
- **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-6q) (2023 Policy Option)

Site Specific Policies

□ *Policy C-LU-5i (Ocean Cove Resort Policies)*

- **Policy C-LU-5i:** 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.
- **Policy C-LU-5i (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)

Site Specific Policies

□ *Policy C-LU-5j (Ocean Cove Resort Policies)*

- **Policy C-LU-5j:** 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.
- **Policy C-LU-5j (Alt 1):** Remove.
- **Policy C-LU-5j (Alt 2):** Remove and combine per Policy C-LU-5i (Alt 2).

□ *Policy C-LU-5k (Ocean Cove Resort Policies)*

- **Policy C-LU-5k:** Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort.
- **Policy C-LU-5k (Alt 1):** Remove.
- **Policy C-LU-5k (Alt 2):** Remove and combine with Policy C-LU-5i (Alt 2).

Site Specific Policies

□ *Policy C-LU-5l*

- **Policy C-LU-5l:** Allow limited expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch.
- **Policy C-LU-5l (Alt 1):** Remove.

□ *Policy C-LU-5m*

- **Policy C-LU-5m:** Limit expansion at the Timber Cove Inn to improved parking and public access facilities.
- **Policy C-LU-5m (Alt 1):** Remove.

□ *Policy C-LU-5n*

- **Policy C-LU-5n:** Limit expansion at the Timber Cove Inn to improved parking and public access facilities.
- **Policy C-LU-5n (Alt 1):** Remove.

□ *Policy C-LU-5o*

- **Policy C-LU-5o:** Encourage provision of screening and other design improvements at the Timber Cove Boat Landing.
- **Policy C-LU-5o (Alt 1):** Remove.

Site Specific Policies

□ *Policy C-LU-5o*

- **Policy C-LU-5o:** 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.
- **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-5p*

- **Policy C-LU-5p:** 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.
- **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)

Site Specific Policies

□ *Policy C-LU-5q*

- **Policy C-LU-5q:** 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.
- **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)

Site Specific Policies

□ *Policy C-LU-5r*

- **Policy C-LU-5r:** 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.
- **Policy C-Lu-5r (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)

Site Specific Policies

□ *Policy C-LU-5s*

- **Policy C-LU-5s:** 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)

Site Specific Policies

□ *Policy C-LU-5t*

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

□ *Policy C-LU-5u*

- **Policy C-LU-5u:** Allow modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met.
- **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)