



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 4/4/2023

To: Sonoma County Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Gary Helfrich (707) 565-2404
Vote Requirement: Majority
Supervisorial District(s): All - Countywide

Title:

2:30 PM -Sonoma County Local Coastal Plan Update (PLP13-0014)

Recommended Action:

Hold a public hearing, consider policy options prepared by staff, and adopt the Local Coastal Plan update as recommended by the Planning Commission as revised consistent with Board action on policy options. (Exempt from the California Environmental Quality Act per Public Resources Code section 21080.9)

Executive Summary:

The California Coastal Act requires local governments in the Coastal Zone to either prepare a Local Coastal Program or to formally ask the California Coastal Commission to do so. To preserve local control, Sonoma County has prepared a Local Coastal Program. The Local Coastal Program must regulate land use and protect coastal resources consistent with the Coastal Act. The Coastal Commission then must certify that it complies with the Coastal Act. In Sonoma County, the Local Coastal Program consists of three components: Local Coastal Plan, Coastal Zoning Ordinance, and Coastal Administrative Manual.

The Sonoma County Local Coastal Plan update has been a 9-year long process, involving extensive public outreach, research, and numerous revisions. The Planning Commission opened the public hearing for the Local Coastal Plan on July 26, 2021, concluded the hearing on June 29, 2022, and has recommended a draft of the Local Coastal Plan for adoption by the Board of Supervisors. The Board of Supervisors considered the Planning Commission recommendation at its October 4, 2022 hearing and directed Permit Sonoma staff to return with policy options that address various issues raised at the hearing.

After the Board of Supervisors adopts the Plan, and the California Coastal Commission certifies it, Permit Sonoma will begin implementation of the Plan by proposing updates to the Coastal Zoning Ordinance and Coastal Administrative Manual for consistency with the amendments. These updates are anticipated to be developed in mid-2023 and will go through the same process of Planning Commission recommendation, Board of Supervisors adoption, and Coastal Commission certification as the Local Coastal Plan.

Discussion:

Background:

General Plan 2020 adopted Land Use Program 1 as part of the 2008 General Plan update. The Land Use Program 1 identifies a need to update the Local Coastal Plan in order to improve integration and consistency with the General Plan while assuring that the Local Coastal Plan remains consistent with and carries out the

policies of the California Coastal Act. The California Coastal Act declares that that the basic goals of the state for the coastal zone are to:

- a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

In September of 2019, the *2019 Public Review Draft* was published and presented to the public in a series of 12 public workshops, ending with a Board of Supervisors workshop session on May 25, 2021. The Planning Commission determined that given the scope of the plan and significant public interest, the hearing would require multiple meetings to consider the *Revised Public Review Draft 2021* on an element-by-element basis. Planning Commission review proceeded as follows:

- October 7, 2021: Review noise policy, establish hearing schedule
- November 10, 2021: Public Safety and Public Facilities Elements
- December 9, 2021: Agricultural Resources, Water Resources, and Circulation & Transit Elements
- January 13, 2022: Cultural Resources and Land Use Elements
- February 3, 2022: Land Use continued and Open Space & Resource Conservation Elements
- March 3, 2022: Open Space & Resource Conservation (continued) and Public Access Elements
- March 28, 2022: Review of Coastal Commission recommendations and direction for preparing revised draft.
- June 29, 2022: Final review and recommendation to the Board of Supervisors

On August 30, 2022, the Board of Supervisors held a public workshop to provide direction to staff and provide an opportunity for public input on the Planning Commission Recommended Local Coastal Plan.

On October 4, 2022, the Board of Supervisors began consideration of the Planning Commission Recommended Local Coastal Plan. During that review, the Board identified a need to consider options to the policies recommended by the Planning Commission and directed Permit Sonoma staff to return with discussion papers on each topic and provide recommendations on various options that were identified. Additional policy options have been provided in response to topics raised by the Coast Municipal Advisory Council in their November 9, 2022 letter to Supervisor Hopkins (Attachment 11), and policy topics discussed at a September 14, 2022 stakeholder meeting held by the 5th District in Bodega Bay. A detailed discussion on each topic is found in Attachment 2, Local Coastal Plan Policy Option Papers.

The topics discussed include:

- a) Agricultural fencing

- Clarifies what is an “agricultural operation”
 - Provide clear exception for agricultural fencing that is a necessary component of an existing agricultural enterprise
 - Allows agricultural fencing within riparian corridor setbacks, subject to a coastal development permit
- b) Support for the U.C. Davis Bodega Marine Laboratory (BML)
- Policy to streamline permitting for BML research on lands outside of the main campus
 - Requires restoration of the site after research is concluded
- c) Expanded opportunities for new campgrounds
- Identifies campgrounds as an important source of affordable lodging for visitors
 - Allows campgrounds in all agricultural, resource, and commercial land use categories where campgrounds will not interfere with the principally permitted use
- d) Public access to the Estero Americano
- Option to remove future access locations and replace with a policy supporting development of public accessways and requiring a coastal development permit for vacating existing rights of way necessary for establishing access in the future
- e) Fire fuel management
- New program to develop Forest Health and Fire Resilience Public Works Plans for high fire risk areas to streamline fire fuel management and provide consistent guidelines for property owners
- f) Preservation of non-commercial forest and woodlands
- Clarifies definition of “forest” and “woodland”
 - Adds “forest” to the the list of potential Environmentally Sensitive Habitat Areas
 - Adds consistency to policies that include references to woodlands, forests, and forest soils
- g) On-shore facilities related to off-shore wind energy or seabed mining
- New policies that would prohibit on-shore facilities related to off-shore wind energy or seabed mining
- h) Reintroduction of Sea Otters to the Sonoma Coast
- 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
- i) Site-specific policies for visitor serving development
- Analysis of development history for affected parcels finding them redundant with other policies and ineffective at controlling site development
 - Recommendation to remove all parcel specific policies
- j) Subdivision of agricultural lands to support small family farms
- 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.
- k) Technical Corrections
- The following additions to the technical corrections are recommended for inclusion in the Local Coastal

Plan:

- The correction comment associated with “Area 8 Pacific View/Willow Creek Land Use” should include parcels 097-210-004, 097-210-005, 101-090-001, and 101-090-009 to remain designated as Resources and Rural Development.
- The Land Use Element tables for Land Extensive Agriculture and Diverse Agriculture contain incorrect punctuation (comma) that creates an unclear definition of residential density. In addition, the policy for Diverse Agriculture included the incorrect residential density (160 acres rather than 40 acres)

Existing text for Land Extensive Agriculture:

One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres, when supporting agricultural uses onsite.

Corrected text for Land Extensive Agriculture:

One single-family residence per 160 acres or one per parcel if a parcel is less than 160 acres, when supporting agricultural uses onsite.

Existing Text for Diverse Agriculture

One single-family residence per 40 acres or one per parcel, if a parcel is less than 160 acres when supporting agricultural uses onsite

Corrected Text for Diverse Agriculture

One single-family residence per 40 acres or one per parcel if a parcel is less than ~~160~~ 40 acres when supporting agricultural uses onsite.

In addition to the technical corrections listed above, Sonoma County Regional Parks provided an annotated list of corrections to policies that affect development and management of parks in the coastal zone (Attachment 8).

Staff Recommendation: Adopt the Local Coastal Plan as recommended by the Planning Commission, with amendments as directed by the Board of Supervisors, and find the project statutorily exempt from the California Environmental Quality Act per Public Resources Code section 21080.9.

Strategic Plan:

The Local Coastal Plan update supports Climate Action and Resiliency Goal 1 Objective 2 with policies that streamline fire fuel management in high fire severity areas of the coast, supports Goal 5 Objective 1 with policies that protect natural resources, infrastructure, and development from impacts of sea level rise, and supports Goal 4, Objective2 with a program to encourage development of broadband infrastructure throughout the coastal zone.

Prior Board Actions:

N/A

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Att 1: PLP13-0014 Planning Commission Recommended Draft July 2022

Att 2: PLP13-0014 Local Coastal Plan Policy Option Papers

Att 3: PLP13-0014 Planning Commission Hearing Minutes July 26, 2021 through June 29, 2022

Att 4: PLP13-0014 Planning Commission Staff Reports and Memos

Att 5: PLP13-0014 Public comments and responses provided to the Planning Commission at the June 29, 2022 meeting

Att 6: PLP13-0014 California Coastal Commission Comments and Element Markups

Att 7: PLP13-0014 PC Reso Local Coastal Plan 2022-06-29

Att 8: PLP13-0014 Regional Parks technical correction memo

Att 9: PLP13-0014 Board of Supervisors Summary Report October 4, 2022

Att 10: PLP13-0014 Draft Resolution

Att 11: PLP13-0014 Sonoma Coast MAC Comment Letter dated November 9 2022

Att 12: PLP13-0014 Staff PowerPoint

Related Items "On File" with the Clerk of the Board:

1. Additional public comments provided to the Planning Commission and Board of Supervisors
2. Revised Public Review Draft Local Coastal Plan - June 2021
3. 2001 Sonoma County Local Coastal Plan
4. Public comments received since June 29 2020 Planning Commission Hearing
5. Resolution 01-1469



Local Coastal Program
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Sonoma County Local Coastal Plan Update

Policy Options

The attached discussion papers cover a range of policy options requested by the Board of Supervisors as part of their review of the Planning Commission Recommended Local Coastal Plan. The topic areas include:

- Agricultural fencing
- Support for the U.C. Davis Bodega Marine Laboratory
- Expanded opportunities for new campgrounds
- Public access to the Estero Americano
- Fire fuel management
- Preservation of non-commercial forest and woodlands
- On-shore facilities related to off-shore wind energy or seabed mining
- Reintroduction of Sea Otters to the Sonoma Coast
- Site-specific policies for visitor serving development
- Subdivision of agricultural lands to support small family farms

For additional information, contact:

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Webpage: <https://permitsonoma.org/longrangeplans/proposedlong-rangeplans/proposedlocalcoastalplanupdate>



Sonoma County Local Coastal Plan Update

Agricultural Fencing

Agricultural Fencing: Policy Summary:

Comments have been received that the current Local Coastal Plan policies regarding fencing do not provide adequate guidance for how these policies apply to fencing associated with an agricultural enterprise. Different interpretations of these policies could create conflicts between protection of coastal resources and maintaining agricultural operations, especially management of livestock on grazing lands.

Planning Commission Action:

The Planning Commission recommended two policies that regulate fencing:

Policy C-OSRC-1c: 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.

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. 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 be at least 12 inches apart, and the top and bottom wires should not be barbed.

Discussion:

Grazing land makes up nearly half of the land area of the coastal zone, and most agricultural enterprises in the coastal zone are involved in raising sheep, goats, cattle, or dairy cows. Fencing is a necessary component of these agricultural activities, both to contain livestock and manage grazing areas.

Agricultural fencing associated with livestock is generally open wire mesh or strands of wire. This type of fence is likely to have a negligible impact on coastal views and be consistent with policies that protect visual resources. Adding an exclusion for livestock fencing necessary for an existing agricultural enterprise will clarify the distinction between fencing necessary for agriculture and fencing for residential and commercial uses.

Policy C-OSRC-4d addresses fencing within streamside conservation areas and bluffs, but the allowable fencing would not be adequate to contain livestock, especially sheep and goats. Two policy options have been developed to address this conflict: (1) Prohibit all fencing in riparian habitat areas except when necessary for public safety, habitat protection, or as part of a project to restore coastal natural resources, or (2) Allow agricultural fencing within the riparian corridor,



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Sonoma County Local Coastal Plan Update Agricultural Fencing

subject to a coastal development permit process where construction of a fence will not interfere with public access and use of public trust lands, and/or not result in an adverse effect to coastal natural resources.

The Planning Commission Recommended Local Coastal Plan defines “Agricultural Operation” as “a specific agricultural use or business.” A policy option is provided to replace this with the term “Agricultural Enterprise” as found in the Coastal Zoning Code. This provides a comprehensive description of commercial agricultural use and will improve interpretation and implementation of agricultural policies using this term.

Policy Options:

- A. No change from Planning Commission recommendation
- B. Replace “Agricultural Operation” in the Local Coastal Plan glossary with the following definition:

Agricultural Enterprise: Also referred to as an agricultural operation. An operation of a property owner/operator that derives their primary and principal income from the production of agricultural commodities for commercial purposes, including but not limited to the following: growing of crops or horticultural commodities; breeding and raising of livestock, poultry, bees, furbearing animals, horses; agricultural processing; and preparation of commodities for market. An agricultural enterprise excludes boarding of horses, forestry and lumbering operations, and commercial transportation of prepared products to market.

- C. Revise Policy C-OSRC-1c as follows:

Policy C-OSRC-1c: 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.

- D. Revise Policy C-OSRC-4d:

Policy C-OSRC-4d: Fencing or walls shall be prohibited within riparian habitat and on



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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.**

Staff Recommendation

Policy Options B, C, and D.



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Sonoma County Local Coastal Plan Update

Bodega Marine Laboratory

Bodega Marine Laboratory: Policy Summary:

The Local Coastal Program does not cover the U.C. Davis Bodega Marine Laboratory (Bodega Marine Lab) site, as section 30519 of the Coastal Act excludes the University of California from local coastal plan jurisdiction. Much of the associated research with the Bodega Marine Lab, however, does take place offsite and does not immediately benefit from the provisions impacting the State property. It is the intention of the below policy recommendations to support the Bodega Marine Lab activities and to allow this educational research to continue off-site in order to further understand and preserve our natural coastal resources without putting such resources at risk of damage.

Planning Commission Action:

While access issues were discussed, the Planning Commission did not provide recommendations specific to the University of California Coastal and Marine Sciences Institute Bodega Marine Laboratory (Bodega Marine Lab).

Discussion:

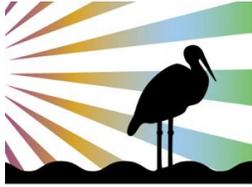
While the Local Coastal Plan by statute does not apply to the Bodega Marine Lab site, it may be appropriate to consider additional policies that support the scientific mission of the lab within the Sonoma coastal zone.

Policy Options:

A. Add a new policy to the OSRC element:

Research projects conducted by the University of California Bodega Marine Lab (BML) that involve development, as defined by the Coastal Act, shall only be subject to a streamlined and programmatic coastal development permit that includes the following requirements:

- a. The research activities shall be consistent with the California Coastal Act and other relevant state and federal laws and regulations.
- b. The BML shall submit an annual report to the California Coastal Commission outlining the research activities conducted, including any potential impacts on coastal resources and the steps taken to minimize such impacts.
- c. The BML shall provide the California Coastal Commission with at least 30 days' notice prior to the initiation of any new research activities and shall work with the Commission to ensure that the activities are consistent with the Coastal Act and other relevant laws and regulations.
- d. The BML shall make its research findings and educational materials available to the public, in order to increase understanding and appreciation of the coastal zone and to inform coastal management decisions.



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Sonoma County Local Coastal Plan Update **Bodega Marine Laboratory**

- e. The BML shall, in case of any coastal damage or negative impact caused by their activities, take immediate steps to mitigate such damage and take all necessary measures to prevent recurrence of the same.

This policy is intended to support the valuable research activities of the Bodega Marine Lab while ensuring the protection of California's coastal resources.

B. No Change

Recommendation

Staff recommends the Board of Supervisor adopt policy option A to allow and streamline future research opportunities.



Local Coastal Program
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Sonoma County Local Coastal Plan Update Campgrounds

Campgrounds: Policy Option Summary

At the November 10, 2021 meeting, the Planning Commission noted that while campgrounds provide the most affordable lodging opportunity for visitors to the Sonoma Coast, most campgrounds are in locations that are vulnerable to sea level rise. The Planning Commission directed staff to develop policy options that provide more opportunities for developing new campgrounds as part of meeting equity goals in the context of coastal access and recreation.

Planning Commission Action

Staff provided recommendations regarding policies to encourage campground development at the February 3, 2021 Planning Commission meeting. These recommendations were discussed and supported by the Commission, but no formal direction was given to staff regarding new policies to encourage campground development and the policies were not included in the Planning Commission Recommended Draft Local Coastal Plan.

Discussion

Campgrounds represent the most affordable lodging option for visitors to the Sonoma Coast and maintaining adequate campground capacity is a critical component of providing equitable access for all visitors. Many existing campgrounds are located at low elevations near the ocean and are vulnerable to sea level rise. To offset the future loss of existing campgrounds and provide equitable access to the coast, existing campgrounds must have sites available for managed retreat and new sites will need to be developed to offset loss of existing campgrounds that cannot be moved inland in response to sea level rise.

In addition to encouraging campground development, it is important that campgrounds are limited to areas where adverse impact to coastal natural resources can be avoided, and new campgrounds are compatible with existing and future development consistent with Local Coastal Plan land use policies.

Policy Options:

- A. No change from Planning Commission Recommendation
- B. Revise Land Use Element Section 5 Visitor-Serving Commercial Facilities as shown below to include policies discussed and supported by the Planning Commission that, due to lack of formal action, were not included in the Planning Commission Recommended Draft Local Coastal Plan. The following recommended narrative and policy recommendations are included with the intention of retaining **Table C-LU-4** as written.

"5. 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.



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Sonoma County Local Coastal Plan Update Campgrounds

- (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 due to existing development. 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). Other small service centers are scattered along the Sonoma County coast and just inland.

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.**

GOAL C-LU-5: Encourage Support public access with 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.

Objective C-LU-5.1: Identify and develop new or expanded commercial services for visitors in urban service areas and rural communities **where a need for visitor serving services has been identified.**

Policy C-LU-5e: Encourage the provision of modest scale overnight accommodations **that** ~~which~~ 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 shall be limited to the allowable residential density.

(New Policy) 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."

C. Add the following definitions to the Local Coastal Plan Glossary:



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Sonoma County Local Coastal Plan Update **Campgrounds**

"Campground" An area for temporary overnight occupancy consisting of sites for tents or shelters of natural or synthetic material, unsheltered sleeping bags or bedding material, motor vehicles, motor homes, trailers, or moored vessels. Campgrounds also may include parking areas, restroom facilities, and other support amenities directly related to supporting overnight visitors using the area.

Staff Recommendation

Policy Option B and C: Amend Land Use Element Section 5 Visitor-Serving Commercial Facilities to better encourage development of campgrounds and add "campground" to the glossary.



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Sonoma County Local Coastal Plan Update

Estero Americano Public Access

Estero Americano Public Access: Policy Summary:

Currently, public access to the Estero Americano is only available at the mouth of the Estero or via an informal accessway at Marsh Road in Marin County. The Marsh Road accessway is on land owned by Marin County, but not identified as an accessway by the Marin County Local Coastal Program. Marin County has requested that the informal accessway adjacent to the county line on Marsh Road not be referenced in the Sonoma County Local Coastal Plan. The mouth of the Estero can be accessed by walking along the shoreline from Shorttail Gulch Trail, use of this route would be limited to low tide and the route would be challenging and hazardous in some conditions. The mouth of the Estero Americano could also be accessed by boat.

To expand existing public access, the Planning Commission recommended adding a new proposed accessway at property owned by Sonoma Land Trust and a second proposed accessway on parcel further inland using an existing easement purchased by the Sonoma County Ag + Open Space District.

Planning Commission Action:

The Planning Commission supported Marin County's request to remove references to an accessway at Marsh Road and the staff recommendation to add a new proposed accessways at property owned by Sonoma Land Trust, and another accessway using an existing easement purchased by the Sonoma County Ag + Open Space District across an agricultural parcel adjacent to the Estero Americano.

In addition to these two new proposed accessways, the Planning Commission recommended adding an alternative alignment of the California Coastal Trail along Highway 1, and a water trail for canoes, kayaks, and similar watercraft, accessed from public trust lands at the mouth of the Estero Americano.

In response to some landowners' concerns that existing mapping and policy language encouraged trespassing, the Planning Commission added new text to the public access maps and the public access plans stating:

"Undeveloped (Proposed) access points are not available for public use until developed. Do not use Proposed access points without permission of the landowner."

The Planning Commission also recommended changes to access point labeling on Figure C-PA-1k to clarify that the California Coastal Trail and Estero water trail are general alignments that are not associated with a specific parcel or property owner.

Discussion

The Estero Americano is located within the Valley Ford Subarea on Figure C-PA-1k, with 3 proposed public access ways. One of the three accessways (J-2) is owned by the Sonoma County Land Trust, which supports limited supervised public access to their property. Proposed accessway J-4 is associated with an easement purchased by the Sonoma County Ag + Open Space District.



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Sonoma County Local Coastal Plan Update Estero Americano Public Access

The final accessway is a water trail associated with canoeing and kayaking in the Estero Americano and adjoining public trust lands.

Some agricultural landowners along the Estero Americano object to providing any new public access that required use of Estero Lane, citing concerns regarding trespassing, interference with agricultural operations, restrictions associated with existing road easements, and environmental impacts. These landowners also felt that identifying proposed accessways on the Local Coastal Plan Public Access maps encourages trespassing.

Members of Bay Area Sea Kayakers, North Bay Kayakers, Marin Canoe Club, Petaluma Paddlers, and Russian Riverkeeper provided comments in support of increasing public access and noted that while use of property above mean high tide requires landowner permission, the public has a right to use tidelands and tidal waters of the state. Marsh Road in Marin, though not formally identified in the Marin LCP, and the beach are the only public access points.

Permit Sonoma staff has been unable to verify that identifying proposed future public access is having or would have any trespassing or other impact. Ongoing informal access to the Estero Americano does not appear to be creating any immediately identifiable impacts.

Increasing public access to the Estero Americano is controversial and any new accessways need to carefully balance providing public access to the Estero Americano with protection of natural resources.

A second objection raised by neighboring landowners to the proposed access point is that the private easement serving the Sonoma Land Trust property is restricted to private ingress and egress. While Estero Lane is a County maintained road from Postmile 10.00 at the intersection with Highway 1 ending at Postmile 11.52, the Sonoma Land Trust property is beyond Postmile 11.52 and access via Estero Lane would require an agreement to modify the easement language.

Staff has met with Coastal Commission staff regarding removing proposed public accessways associated with the Estero Americano. Commission staff noted that while public access is encouraged removal of specific proposed accessways could be found consistent with the Coastal Act, as long as all existing public access was maintained.

Policy Options:

- A. Adopt access plan and associated map as recommended by the Planning Commission with language and symbols clarifying that no access exists at this time, and use of the accessway require landowner permission. Add a new symbol and language clarifying that: "The Estero Americano Water Trail (J-3) refers to the Estero and public trust lands within the intertidal zone and that access at the Valley Ford Estero Americano Road Bridge on the Sonoma County side is privately owned and will require acquiring an easement to allow use of this location to launch canoes and kayaks."
- B. Remove points on the map associated with the Estero Americano and add the following policies to the Public Access Element:

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.



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Sonoma County Local Coastal Plan Update **Estero Americano Public Access**

Require coastal permit with hearing 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.

Staff Recommendation

Policy decision for the Board of Supervisors.



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Sonoma County Local Coastal Plan Update

Fire Fuel Management

Fire Fuel Management Policy Summary:

Climate change and a long-term policy of fire suppression in forested lands has led to an accumulation of fuel loads. These high fuel loads, coupled with extended drought, and the spread of invasive species has resulted in larger and more catastrophic wildfires that threaten Sonoma County's coastal resources and put coastal communities at high risk of being destroyed by wildfire. Program C-OSRC-11-P1 is intended to reduce these risks in commercial timberlands, but a significant risk to resources and existing development remains in non-commercial forests and communities within the Wildland Urban Interface. Adding a program to the Public Safety Element to develop a programmatic response to these risks will streamline the permitting process for fire fuel reduction and management of non-commercial forest lands.

Planning Commission Action:

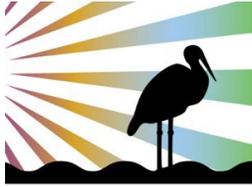
Addition of a fire fuel management program was considered and supported by the Planning Commission at the February 3, 2022 meeting, but the Commission did not provide formal direction regarding the additional program for fire fuel management, and the program was not included in the Planning Commission Recommended Local Coastal Plan.

Discussion

Wildfires in Sonoma County have demonstrated that when fuels are allowed to accumulate around structures, it becomes a hazard not only for an individual property, but for the neighboring properties and the natural environment. Without adequate vegetation management, including fuel breaks such as those proposed as fire prevention projects, catastrophic wildfires are likely to be more frequent and larger, thereby causing damage or destruction to homes, businesses, utility lines, roads (including due to landslides caused by post-fire erosion), and other structures, and degradation of natural resources.

Fire prevention projects are generally implemented as defensible spaces around existing structures, or as fuel breaks along existing roads to provide strategic fire breaks and staging areas for fire fighters. While fire fuel reduction may result in impacts to coastal natural resources, the Coastal Act allows maintenance of existing, legally established structures, roads, and similar development, provided that this maintenance is conducted in a manner protective of coastal resources.

In their November 9, 2022 comment letter, the Sonoma County Coast Municipal Advisory Council supported retaining the existing Program C-OSRC-11-P1 and adding text of new Program C-PS-5-P1. Consistent with this recommendation, staff initially proposed replacing the text of Program C-OSRC-11-P1 with the text of Program C-PS-5-P1 and keeping this program in the Open Space and Resource Conservation Element. After further review, staff now recommends that Program C-OSRC-11-P1 be removed and that a new Program C-PS-5-P1 (below) be added to the Public Safety Element. Staff believes that locating this policy within the Wildland Fire Hazards section of the Public Safety Element will make it easier to locate as fire fuel management is better aligned with the existing policies in this section.



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Sonoma County Local Coastal Plan Update

Fire Fuel Management

In addition to relocation of this policy language, staff recommends streamlining approvals through a "Public Works Project" plan, as that term is defined by the Coastal Act, as it encompasses all public projects developed by a public agency and is not limited to projects that are generally associated with public works departments such as roads, utilities, and public infrastructure. Public Works Projects may also include projects developed by a public agency and implemented by the private sector, such as the recommended fire fuel management program. This streamlining strategy is supported by Coastal Commission staff.

Section 30605 of the Coastal Act states, in part:

To promote greater efficiency for the planning of any public works ... and as an alternative to project-by-project review, plans for public ... may be submitted to the commission for review in the same manner prescribed for the review of local coastal programs set forth in Chapter 6 (commencing with Section 30500). ... If any such plan for public works is submitted after the certification of local coastal programs, any such plan shall be approved by the commission only if it finds, after full consultation with the affected local governments, that the proposed plan for public works is in conformity with certified local coastal programs in jurisdictions affected by the proposed public works. ... Where a plan for a public works ... has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1.

A Forest Health and Fire Resilience Public Works Plan provides consistent standards for fire fuel management within each Public Works Plan area and allows programmatic approval of fire fuel management activities within an area rather than requiring each landowner to apply individually for a coastal development permit to manage fire fuel vegetation. Approval of a Public Works Plan requires certification by the Coastal Commission.

Policy Options:

- A. Retain existing Program C-OSRC-11-P1 and do not include new program C-PS-5-P1, consistent with the Planning Commission Recommended Local Coastal Plan.
- B. Replace text of Program C-OSRC-11-P1 in the Open Space and Resource Conservation element with text of new Program C-PS-5-P1 (below).
- C. Remove Program C-OSRC-11-P1 from the Open Space and Resource Conservation element and create a new Program C-PS-5-P1 (below) in Section 5 of the Public Safety Element.

Existing Implementation Program:

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.

New Public Safety Element Implementation Program:

Program C-PS-5-P1: Develop Forest Health and Fire Resilience Public Works Plans for



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Sonoma County Local Coastal Plan Update **Fire Fuel Management**

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.

Staff Recommendation

Policy Option C: Remove Program C-OSRC-11-P1 from the Open Space and Resource Conservation element and create a new Program C-PS-5-P1 (below) in Section 5 of the Public Safety Element.



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Sonoma County Local Coastal Plan Update Forest and Woodlands

Forest Land: Policy Option Summary:

The Local Coastal Plan draft contains extensive references to both “forest” and “woodland,” but “forest” is not defined in the glossary. “Coastal woodland” is defined in the glossary, but this definition refers back to “forests,” which is undefined.

Planning Commission Action:

The Planning Commission discussed the need to better define terms associated with protection and management of forest and woodland areas. The Planning Commission recommended draft includes policies that protect and define old growth forests and their associated habitat but did not provide definitions of “forest” and “woodland” or add forests to the list of ecosystems potentially protected as Environmentally Sensitive Habitat Areas.

The Planning Commission also discussed the need to identify non-commercial forest and woodlands for inclusion in policies intended to protect biotic resources but did not define the terms “forest”, “woodland” and “forest soils”.

During deliberations, the Planning Commission supported the policy options listed below, but did not provide a specific recommendation to include these options in the Planning Commission Recommended Draft. Clarification of “forest” and “woodland” was discussed by the Planning Commission as well as the need to identify non-commercial forest and woodlands for inclusion in policies intended to protect biotic resources.

Discussion

The terms forest, timberland, and woodland are used interchangeably throughout the Local Coastal Plan but the Planning Commission Recommended Local Coastal Plan does not define these terms. Absent clear definitions and objective criteria for protection, implementing policies protecting these resources is difficult.

Definitions from United Nations Food and Agriculture Organization, U.S. Forest Service, Calfire, and the National Park Service were reviewed as well as definitions for commercial forests found in the California Timberland Productivity Act of 1982. Working with Permit Sonoma Natural Resources Section staff, these definitions were integrated to develop clear, concise proposed definitions that will allow accurate interpretation of policies that protect these resources.

These proposed definitions are provided below as policy options.

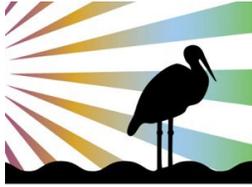
Policy Option:

- A. No Change from Planning Commission Recommendation.
- B. Revise definition of “Coastal Woodland”, add definition of “Forest” and “Forest Soils”.

Coastal Woodland Current Definition:

Coastal Woodland: Category grouping the redwood, mixed evergreen, closed cone pine, and oak woodland forests.

Woodland Revised Definition:



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Sonoma County Local Coastal Plan Update Forest and Woodlands

Woodland: An undeveloped area generally larger than one acre where vegetation is dominated by trees at least 20 feet tall producing an open canopy that allows sunlight to penetrate between the trees. Woodlands may support an understory of shrubs and herbaceous plants such as grasses.

Forest Definition:

Forest: An undeveloped area generally larger than one acre where vegetation is dominated by trees at least 20 feet tall producing a closed canopy where branches and foliage of trees interlock overhead to provide extensive and nearly continuous shade at ground level creating an understory of shade-tolerant shrubs and a sparse layer of soft-stemmed plants.

Forest Soil Definition:

Forest Soil: Soils that form in areas covered by forests and woodlands that are generally acidic and organic, with limited chemical fertility. These soils are characterized by a relatively thick surface layer containing organic materials from dead plants and animals, that are easily degraded by microorganisms, especially by mycorrhizal fungi that form a mutualistic relationship with the roots of plants. Forest soils are sensitive to damage from compaction, fertilizer, and fungicides.

C. Change Following Text Throughout Local Coastal Plan:

Local Coastal Plan polices use both "coastal woodland" and "woodland" when referring to woodlands. In the context of these policies, coastal woodland only signifies a woodland within the coastal zone rather than an ecological distinction and this term is not used consistently throughout the Local Coastal Plan. To improve consistency, replace "coastal woodland" with "woodland" in all Local Coastal Plan text.

Many policies refer to "timberland soils" rather than "forest soils". The term "forest soils" applies to both soils found in well-managed commercial timberlands as well as non-commercial forests and woodlands. To clarify the need to protect soils associated with healthy forests and woodlands, including commercial timberlands, replace "timberland soils" with "forest soils" in all Local Coastal Plan text.

D. Add "forest" to Policies C-OSRC-7a and C-OSRC-7o:

Policy C-OSRC-7a: Permit applications for development which could have an impact on biological resources shall be accompanied by a biological resources assessment, as required in Subsection 8. "Environmentally Sensitive Habitat Areas". Biological resources include, but are not limited to, special status plant or animal species and their habitats, coastal dunes, beaches, tidepools, wetlands, estuaries, lagoons, streams and creeks, riparian habitat, **forests**, oak and other native tree woodlands, and native grasslands.

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



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Sonoma County Local Coastal Plan Update **Forest and Woodlands**

planting does not provide adequate mitigation.

Staff Recommendation

Option B, C, and D



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Sonoma County Local Coastal Plan Update Offshore Energy Production and Mining

Onshore Energy Production and Mining: Policy Summary:

Concerns in the 1980s about Federal leases of Outer Continental Shelf to produce oil and gas led to the 1986 approval of Ordinance 3592R, known as the On-Shore Oil and Gas Facilities ordinance of Sonoma County (Sonoma County Code Chapter 31). 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 ordinance may not be substantively amended without a vote of the people.

Members of the public requested that the Planning Commission recommend extending the prohibition to include offshore wind energy production and undersea mining.

Planning Commission Action:

The Planning Commission considered the issue of prohibiting on-shore support facilities for off-shore wind energy facilities at the January 13, 2022 meeting and made an initial recommendation to prohibit these support facilities within the Commercial Fishing land use category, which the only land use category where industrial on-shore facilities are permitted.

Prohibiting on-shore support for off-shore energy and mining was discussed again at the March 3, 2022 meeting. At the June 29, 2022 meeting the Planning Commission recommended adding Policy C-LU-3b, which prohibits facilities that support offshore oil, gas, or energy production within the Commercial Fishing land use category.

Discussion:

Wind Energy Development

Development of wind energy is critical to addressing the climate emergency, and state and federal regulators have sought to encourage offshore wind development in appropriate areas, and as part of their response to this crisis, the U.S. Bureau of Ocean Energy Management has designated a 206 square mile area located 21 miles offshore of Eureka as a wind power development lease area. Leases to develop wind farms in this area were awarded in December of 2022. The wind resource off the Humboldt coast is exceptional due to strong predictable winds and would support an installed capacity of 1.6 gigawatts.

Public comment on the issue of off-shore wind energy development centered around a perception that Bodega Harbor is under consideration as a staging area for support ships and a preferred location for subsea cable landfall, substations, and overland high-voltage transmission lines.

There does not appear to be any compelling reason that companies developing wind energy in the Humboldt lease area would need to use Bodega Bay for construction or operation of the project as Humboldt Bay is the largest deepwater port between San Francisco and Coos Bay, Oregon, can accommodate ships up to 700 feet long, has dock facilities adequate to assemble floating wind turbines for the project, and an existing grid intertie that has been underutilized since PG&E took Humboldt Bay Nuclear Power Plant offline in 1976.



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Sonoma County Local Coastal Plan Update Offshore Energy Production and Mining

Bodega Bay is a small fishing port served by a 12-foot deep channel that is not adequate for vessels that would construct and service a large wind energy facility. While a high-voltage grid intertie was proposed as part of the Bodega Head nuclear power station, the project was abandoned, and the power line right-of-way acquisition was never completed. Bringing energy from the Humboldt project ashore in Bodega Bay would require approximately 200 miles of high voltage subsea cable. Costs for cable projects similar in scope are approximately \$5 million per mile or \$800 million for a cable to Bodega Bay.

Local control of large energy projects is limited by Section 30515 of the Coastal Act, which allows the Coastal Commission to override Local Coastal Plan if the facility serves a public need beyond the local area. Under this provision, the Coastal Commission can directly amend the Local Coastal Plan and approve the project if the Commission finds the project consistent with the Coastal Act.

Offshore Mining

California (Pub. Res. Code Section 6900), Oregon, and Washington prohibit extraction or removal of hard minerals from state waters, which extend 3 nautical miles from the shoreline. States do not have authority beyond the 3-mile limit. Areas within the United States Exclusive Economic Zone are regulated by the Bureau of Ocean Energy Management, and international waters beyond that are regulated by the International Seabed Authority, although the United States is not one of the 168 member states of the International Seabed Authority.

Subsea mining requires substantial port facilities as well as direct access to on-shore processing and transportation infrastructure (generally railroads) capable of efficiently transporting large quantities of materials. These facilities do not exist along the Sonoma Coast, and it is difficult to identify an economic advantage to replicating facilities that currently exist along San Francisco Bay in Bodega Bay. The climate emergency is causing speculation and anxiety about increased deep sea mining as a potential response to mineral shortages, but there is little reason to think that Sonoma County would be impacted by any such projects.

Subsea mining causes significant damage to ocean resources and ecosystems. A prohibition of onshore support facilities in the Sonoma Coast would be a symbolic gesture demonstrating the County's commitment to protect the ocean, as infrastructure necessary for on-shore support already exists in San Francisco Bay.

Policy Options:

- A. Adopt the current Planning Commission Recommendation.
- B. New Policy: "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."
- C. New Policy: "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."

Staff Recommendation



Local Coastal Program
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Sonoma County Local Coastal Plan Update **Offshore Energy Production and Mining**

For policy determination by the Board



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Sonoma County Local Coastal Plan Update

Sea Otter Reintroduction

Sea Otter Reintroduction: Policy Option Summary

Since 2014, more than 90 percent of the kelp beds along the Sonoma Coast have been destroyed by explosive growth in the sea urchin population, which kill kelp by consuming their attachment to the sea floor. The huge increase in sea urchin population is a consequence of the disappearance of the sea urchin's two main predators – sunflower sea stars and sea otters. The sunflower sea star has recently become functionally extinct due to a disease of unknown origin, but the disappearance of the sea otter is the direct result of human activities, specifically hunting sea otters for their fur.

Because disease associated with the disappearance of the sunflower sea star is not yet well understood, reintroduction of sea otters may be one of the most effective measures to control sea urchin population and protect kelp beds.

In June 2022, the U.S. Fish and Wildlife Service published its feasibility assessment of reintroduction of the sea otter to our part of the Pacific coast. This report concluded that reintroduction along the Marin / Sonoma / Mendocino coast is feasible and likely to be successful given adequate resources, but further study will be necessary to identify specific sites.

In an October 17, 2022 letter to the U.S. Fish and Wildlife Service, the Sonoma County Board of Supervisors supported reintroduction of sea otters to the Sonoma Coast and stated that “reintroducing sea otters to areas where they historically lived but are currently absent could help restore functioning coastal ecosystems by enhancing ecosystem resilience, biodiversity, carbon sequestration, and resilience to the effects of climate change.”

Planning Commission Action

The Planning Commission discussed several policies to protect marine mammals and preserve kelp beds along the Sonoma Coast but did not specifically make a recommendation regarding the reintroduction of sea otters. Policy C-OSRC-6g specifically addresses preservation of kelp beds:

Policy C-OSRC-6g: Encourage the pertinent state and federal agencies to carry-out the following activities to preserve kelp beds:

- (1) Monitor the size and viability of the kelp beds for all ecological functions including fish habitat;
- (2) Regulate and monitor activities such as sewage disposal, dredging, and renewable energy development, and other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat;
- (3) Prohibit petroleum and other forms of energy development which may have a significant impact on kelp beds as a result of normal operations or accidents (e.g., oil spills and well blow-outs); and
- (4) Require applicants for commercial or industrial kelp harvesting to conduct studies, in consultation with the California Department of Fish and Wildlife, of the specific sites or areas proposed for kelp harvesting. The studies shall identify measures that could be implemented following harvest to restore these sites to their pre-harvest condition, including identification of reference sites and performance standards for determining



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Sonoma County Local Coastal Plan Update

Sea Otter Reintroduction

restoration success. Require any authorized harvesting to be conducted consistent with the recommendation of the studies, including site restoration measures.

Discussion

There are two distinct sea otter subspecies in the U.S., the northern sea otter and the southern (or California) sea otter. Northern sea otters live in the nearshore waters of Alaska, British Columbia, and Washington State, and southern sea otters live along coastal California with Oregon serving as a transition zone between the two subspecies.

Sea otters maintain kelp beds by preying on sea urchins that feed on the kelp stems where they attach to the sea floor, eventually destroying the kelp beds in the absence of predators. Reintroducing sea otters to areas where they historically lived but are currently absent will help restore functioning coastal ecosystems by enhancing ecosystem resilience, biodiversity, carbon sequestration, and resilience to the effects of climate change. A reintroduction could also increase gene flow between existing sea otter populations, contribute to the recovery of the threatened southern sea otter, and mitigate climate change.

Both kelp and seagrass capture carbon dioxide (CO₂) from the atmosphere and transform it into elemental carbon. Some of this carbon is stored in the plants themselves but most of this carbon becomes sequestered in ocean sediments where it becomes isolated from the carbon cycle. Kelp and seagrass also protect shorelines from erosion and reduce ocean acidification, which results from the ocean's absorption of excess atmospheric CO₂.

While Policy C-OSRC-6g could be interpreted to support sea otter reintroduction as a mechanism to protect and enhance kelp beds, the policy does not specifically identify this as an important tool for preserving kelp beds, nor does it acknowledge the role kelp beds play in reducing carbon emissions. Expanding this policy to specifically support sea otter reintroduction will clarify that sea otters are an important component of the kelp forest ecosystem.

Given the fragile condition of kelp beds, harvesting of kelp should be limited to scientific research only and commercial or industrial kelp harvesting should be prohibited until kelp beds have recovered to their historic range and vitality.

Policy Options

- A. Planning Commission recommendation.
- B. Replace Policy C-OSRC-6G (4) with the following text:

(4) Kelp may only be harvested for the purpose of scientific research. Onshore facilities that support commercial kelp harvesting, including the transfer of kelp to land-based transportation, are prohibited until the Board determines that kelp beds have recovered to their historic range and vitality on the Sonoma coast.
- C. Add new subsection to Policy C-OSRC-6G:

(5) Identify locations and opportunities to collaborate with local, state, and Federal agencies, Tribal government, and key stakeholders to reintroduce sea otters to the Sonoma Coast and collaborate on the development of a comprehensive program for reintroduction.
- D. New Program C-OSRC-6-P2:



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Sonoma County Local Coastal Plan Update **Sea Otter Reintroduction**

Working with local, state, and Federal agencies, Tribal government, and key stakeholders, evaluate the biological and socioeconomic feasibility of reintroducing sea otters to the Sonoma Coast. This evaluation shall

1. Develop criteria for site-level evaluation of biological success.
2. Identify sites for piloting reintroduction.
3. Conduct socioeconomic study on the benefits of species reintroduction that includes, but is not limited to, tourism, ecosystem services, finfish fisheries, and shellfish fisheries.
4. Identify funding sources for costs associated with reintroduction of sea otters and to offset impacts to the fishing community that may result from reintroduction.
5. Identify educational opportunities associated with reintroduction.

Staff Recommendation

Policy Options B, C, and D



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Sonoma County Local Coastal Plan Update

Site-Specific Uses

Site Specific Policies: Policy Option Summary:

The Planning Commission Recommended Draft Local Coastal Plan contains a series of policies carried over from the current 2001 Local Coastal Plan that were intended to identify and memorialize specific uses on parcels in addition to what is allowed by the base district.

Planning Commission Action:

Staff recommended the Planning Commission remove parcel specific policies. The Planning Commission discussed the issue and did not recommend removing parcel specific policies in the Planning Commission Recommended Local Coastal Plan.

Discussion:

Since the Planning Commission hearings and first Board of Supervisor hearing on October 4, 2022 additional comments, including those provided by the Coastal MAC, have resulted in Staff reexamining the issue of parcel specific policies and potential opportunities and constraints to individual property owners. Some discussion on individual site-specific policies is below. Site specific use policies are used to either allow existing uses or limit future expansions based on environmental constraints. The existing uses are generally consistent with the underlying land use or allowed to continue withing the non-conforming provisions in County code, regardless of specific policy. Those policies limiting expansion of specific uses identify site constraints, which exist and limit development regardless of the specific policy restriction. There is limited evidence that parcel specific policies listed below restrict or permit uses beyond that which would occur under the existing Local Coastal Plan or the Planning Commission Recommended Local Coastal Plan policies.

Policy Examples with discussion:

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

Comment: This policy applies to a small commercial area located at the southern end of The Sea Ranch airstrip. This area is served by Verdant View, which is a road extending south off Annapolis Road. Only parcels on the west side of Verdant View are within the Coastal Zone. Land Use is Commercial Services which would already allow commercial uses consistent with this policy. All existing uses of these sites within the Coastal Zone are consistent with existing Local Coastal Plan and Coastal Zoning Ordinance policies, and no permit records can be found that provide an example of the provisions of Policy C-LU-5f being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Expansion of existing uses is not limited by site-specific conditions, and Policy C-LU-5f is redundant with existing and proposed Local Coastal Plan policy.

Policy C-LU-5g: Allow development of limited visitor- and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community.

Comment: No permit records can be found that provide an example of the provisions of



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Sonoma County Local Coastal Plan Update Site-Specific Uses

Policy C-LU-5g being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Policy description of the area affected by this policy is unclear, as the community of Stewarts Point boundary is not described or mapped by the LCP.

Policy C-LU-5h: 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.

Comment: No permit records can be found that provide an example of the provisions of Policy C-LU-5h being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. This area is within the Limited Commercial land use and Commercial Tourist zoning district. Both the overnight accommodations and ancillary equestrian facility are allowed uses in this zoning district. The term "limited expansion" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5i: 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.

Comment: No permit records can be found that provide an example of the provisions of Policy C-LU-5i being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Standards for safety, parking, and sea level rise resiliency apply to any new development regardless of Policy C-LU-5i.

Policy C-LU-5j: Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort.

Comment: This policy does not identify what structure is the "historic barn west of State Highway 1", nor is "adaptive reuse" defined in the context of this site, although it is likely this refers to a structure near the driveway serving the Ocean Cove Campground. No structures on this site are listed in the Sonoma County historic inventory and parcels associated with the Ocean Cove Resort are not within the Historic (HD) combining zoning district. The term "adaptive reuse" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5k: Allow limited expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch.

Comment: Stillwater Cove Ranch is permanently closed and is now a private family compound. Any new use would be subject to LCP policies for RRD, which allow guest ranches and country inns not exceeding 30 units, as well as establishment of commercial stables, riding academies, and equestrian riding clubs. The term "limited expansion" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5l: Limit expansion at the Timber Cove Inn to improved parking and public access



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Sonoma County Local Coastal Plan Update Site-Specific Uses

facilities.

Comment: Expanding lodging at the Timber Cove Inn would require overcoming numerous challenges regarding impacts to coastal resources and other site limitations. Because of its location west of Highway 1, any coastal development permit issued for expansion would be appealable to the Coastal Commission. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5m: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing.

Comment: These improvements would be part of any Coastal Development Permit associated with development at the Timber Cove Boat Landing. There are no unique visual issues associated with this site that would not be addressed by visual resource policies that apply to all development in the Coastal Zone.

Policy C-LU-5n: 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.

Comment: Zoning on this site is Commercial Tourist, so the related uses listed in this policy would already be allowed. There are no unique visual issues associated with this site that would not be addressed by visual resource policies that apply to all development in the Coastal Zone. Policy C-LU-5n does not provide guidance regarding design controls, and there are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5o: 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.

Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5p: 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.

Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone. Zoning for the commercial area of Duncans Mills is Commercial Tourist, which allows restaurants, retail shops, lodging, and bars. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and Planning Commission Recommended Local Coastal Plan policies.

Policy C-LU-5q: 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.

Comment: This policy is redundant with existing standards. Bridgehaven Resort is within a



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Sonoma County Local Coastal Plan Update Site-Specific Uses

scenic corridor, which already requires design review for any activity that requires a Coastal Development Permit.

Additionally, compelling a private landowner to provide a new accessway because they decline to continue a commercial enterprise that provides access could be a taking, absent facts that there were prescriptive rights. Counsel also pointed out that the Martin's Beach case in San Mateo County clarifies that a Coastal Development Permit can be required as it would be in the case of expansion under the current and Planning Commission Recommended Local Coastal Plan.

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

Comment: The parameters of this policy are unclear. Existing land uses already allow and encourage commercial uses on many properties in Bodega Bay.

Policy C-LU-5s: 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.

Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone. The land use designation and existing zoning for Chanslor Ranch is Land Extensive Agriculture, which allows campgrounds, guest ranches, and country inns provided these uses meet a local need and do not interfere with the principally permitted use of agriculture.

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

Comment: "Modest expansion" is a vague term that is likely to have inconsistent application due to variation in interpretations. Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone.

Policy Options:

- A. Remove Parcel Specific Policies. The Board may vote to remove all or a selection of parcel specific policies in the Local Coastal Plan.
- B. Retain Parcel Specific Policies.
- C. Select some Parcel Specific Policies for removal, with the remainder to be retained.

Staff Recommendation

Staff recommends Policy Option A to remove all parcel specific policies related to visitor serving uses.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update

Small Family Farms

Small Family Farm: Policy Option Summary:

The Sonoma County chapter of the Community Alliance with Family Farmers (CAFF) requested that the Board of Supervisors reconsider the Planning Commission recommendation of a 640-acre minimum parcel size for Land Extensive Agriculture and a 160-acre minimum for Diverse Agriculture. CAFF recommended that smaller parcels in both categories can provide most of the benefits that large parcels provide plus have many valuable attributes of their own. They can take advantage of the diverse terrain in this region to fit production into smaller areas more suitable for livestock or crops and they are far more accessible to new farmers and ranchers.

Planning Commission Action:

The Agricultural Resources Element was initially reviewed by the Planning Commission at their December 9 2021 meeting. Unfortunately, comments from CAFF were not provided in time for inclusion in the Planning Commission packet for that hearing, but CAFF comments were included as part of the final Local Coastal Plan review and recommendation on June 29, 2022. The Planning Commission supported the need to make more land available for small family farms but noted that soil and groundwater availability in the coastal zone require large parcel sizes to make farming economically viable and did not recommend reducing the minimum parcel size.

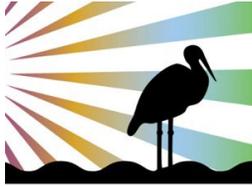
The Planning Commission recommendation does not change the current minimum lot size for Land Intensive Agriculture and Diverse Agriculture land use categories as found in the Coastal Zoning Ordinance. The 2001 Local Coastal Plan does allow reducing the minimum parcel size to 160 acres in the case of dairies and similar intensive operations, but that is still likely too large to accommodate the small scale farms envisioned by CAFF.

Discussion

The Planning Commission was concerned that reducing minimum parcel size would reduce protection of agricultural land due to smaller parcels being attractive for residential development and other non-agricultural uses. The increased market demand for smaller parcels for residential development will likely increase the price per acre, making it more difficult for small family farms to earn a living by farming. The Planning Commission recommendation maintains the same residential density and minimum parcel size as found in the Coastal Zoning Ordinance and the 2001 Local Coastal Plan.

Within the Coastal Zone, there are already a significant number of small agricultural parcels: Out of the 162 privately owned agricultural parcels in the coastal zone, 46 are less than 10 acres and 64, or more than 1/3, are less than 40 acres. Tax assessor records show only 12 of these parcels being used for agriculture, with the majority being used as a single-family residence.

One option that was not part of the CAFF recommendation was agricultural land leasing. An agricultural land lease of a portion of a larger agricultural parcel is allowed by the Subdivision Map Act and protects agricultural land by not creating smaller parcels that can be developed with non-agricultural use.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Small Family Farms**

The most important reason to maintain large minimum parcels sizes is lack of natural resources. Soils are poor and groundwater availability is very limited. The limited areas with better soils and groundwater availability tend to be in Environmentally Sensitive Habitat Areas, and the larger parcel size allows the farmer to avoid these resources while still maintaining sufficient land area for a viable agricultural enterprise.

Policy Options:

- A. Maintain existing minimum parcel size for Land Extensive Agriculture and Diverse Agriculture land uses.
- B. Reduce minimum parcel size to 160 acres in the Land Extensive Agriculture land use.

Staff Recommendation

- A. Maintain recommended density for Land Extensive Agriculture and Diverse Agriculture land uses.



Sonoma County Local Coastal Plan Update Technical Corrections

Technical Corrections: Policy Summary:

The recommended changes below represent technical errors that have been identified during the Local Coastal Plan development and public hearing process. These errors do not represent a substantive change in the policy intent of the Planning Commission Recommended Draft.

General Corrections

Once adopted by the Board of Supervisors, review the adopted Local Coastal Plan for policy numbering errors, incorrect internal references, spelling, grammar, and consistency with local, state, and Federal regulations and adopted plans.

Land Use Element:

Map Correction: Area 8 Pacific View/Willow Creek Land Use:

As part of the initial development of the Local Coastal Plan between February and August of 2015, staff evaluated agricultural and resource land used to reduce split land use of parcels and improve consistency with criteria for Diverse Agriculture, Land Extensive Agriculture, Resources and Rural Development and Timber Production. In Area 8, the parcel in Willow Creek Valley were changed from Resources and Rural Development, consistent with existing resources and historic use of this land as commercial timberland.

A later version of this map, produced as part of the 2019 Public Review Draft, incorrectly showed Timber Production land use on parcels 097-210-004, 097-210-005, 101-090-001, and 101-090-009, which are outside of the Willow Creek watershed, do not meet the criteria for Timber Production land use designation, and historically have been used for grazing of cattle. Additionally, parcel 101-090-009 is under a Williamson Act contract, obligating the owner to maintain an agricultural enterprise on this parcel.

Correction Comment:

Revise Land Use Map Figure C-LU-1h to designate land use for APN 101-090-001 and 101-090-009 as Resources and Rural Development, consistent with current zoning and land use designation in the 2001 Local Coastal Plan.

Circulation and Transit Element:

A number of trails in the coastal zone provide both recreation and routes for bicycle and pedestrian transportation. This is reflected in the following changes to Objectives C-CT-5.1 and C-CT-5.2:

Objective C-CT-5.1: Equitably allocate the costs of circulation, **trail**, and transit system improvements among the responsible public and private entities responsible for creating the need for system improvements.

Objective C-CT-5.2: Work with the SCTA and Federal and State governments to obtain the



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update Technical Corrections

necessary funding for the planned circulation, **trail**, and transit system.

Program C-CT-1-P4:

“Classify, designate, and design roadways and trails ~~according to~~ **meet or exceed** the current version of guidelines for road, bicycle and pedestrian facilities, including the Caltrans Highway Design Manual, the State Parks Trails Handbook, publications of the National Association of City Transportation Officials, ~~and~~ the American Association of State Highway Transportation Officials **and National Access Board’s ADA standards**. Use flexibility provisions in these standards to reduce adverse impacts on coastal resources and provide maximum safety and convenience for bicyclists and pedestrians.”

Correction Comment: Change recommended by Regional Parks to clarify that exceeding design guidelines is acceptable and identify standard for ADA compliance.

Resource Conservation and Open Space Element:

Bodega Harbour Settlement Agreement:

On June 1, 1977, Sonoma County Superior Court ruled on a dispute between Transcentury Properties (developer of the Bodega Harbour Subdivision) and the California Coastal Conservation Commission (predecessor to the Coastal Commission) regarding development rights within the Bodega Harbour Subdivision. As part of resolving this dispute, a settlement agreement was recorded, establishing design and development guidelines for the Bodega Harbour Subdivision. This settlement agreement, referred to as the “1977 Settlement Agreement”, preempts the Coastal Design Guidelines and is necessary to evaluate development proposals within Bodega Harbour. To clarify the requirement to refer to the 1977 Settlement Agreement for development, Policy C-OSRC-3f is corrected as follows:

Policy C-OSRC-3f: Development shall follow applicable community-specific design guidelines for The Sea Ranch, Timber Cove, ~~Bodega Harbour~~, and Sereno del Mar in addition to the Coastal Design Guidelines (Appendix A). In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. **Development in Bodega Harbour shall be consistent with the 1977 Settlement Agreement between Transcentury Properties and the California Conservation Commission (Appendix A-1)**

Correction Comment: Correct Policy C-OSRC-3f to clarify that the 1977 Settlement Agreement applies to Bodega Harbour and add the “1977 Settlement Agreement” to the Local Coastal Plan as Appendix A-1.

Public Access Element:

Policy C-PA-4e: Provide and maintain free **or low cost parking** for users of public access facilities and public access points, subject to restrictions necessary to protect coastal resources, such limiting number of parking spaces to avoid impacts

Correction Comment: Adding low cost parking maintains consistency with Objective C-PA-4.1.



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

July 26, 2021
Meeting No.: 21-07

Roll Call

Commissioner District 1 Cornwall Absent
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Cecily Condon, Staff
Chelsea Holup, Secretary
Verne Ball, Chief Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Comments on matters not on the Agenda: 0h8m
Cindy Eggen

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:10 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Non-Applicable
Cont. from: Non-Applicable
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

- Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan. The Local Coastal Plan currently being updated is one part of the Sonoma County three part Local Coastal Program which also includes the Administrative Manual and Coastal Zoning Code (Implementation Plan). The Local Coastal Plan Update does not become effective until certified by the California Coastal Commission
- Location: Various with the Fifth Supervisorial District
APN: Various with the Fifth Supervisorial District
District: All – Item of Countywide importance
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: Commissioner Koenigshofer Attended Coastal Mac meeting and met with several outside parties to discuss LCP Draft. **0h10m**

Cecily Condon summarized the staff report, which is incorporated herein by reference. **0h11m**

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h21m**

Commissioner Questions:

Commissioner Koenigshofer stated it is his intention to recommend continuation of public comment to another hearing. More time is needed for review of the latest LCP draft for himself and the public. **0h41m**

Commissioner Koenigshofer asked for clarity on what policy is being proposed for the vacation rentals in the Draft LCP compared to Sea Ranch policy. **0h59m**

Staff Gary Helfrich responded limit vacation rentals under and subject to a Coastal Permit. We have a recommendation today before you but it is not influenced by the Sea Ranch HOA proposal. **1h0m**

Counsel Verne Ball responded **1h1m**

Public Hearing Opened: 1:48 PM

**Norma J.
Amy Smith
Antonia Van Becker
Ward Bouwman
Jorge Martinez
Diane Sichuan
Marti Campbell
Eris Weaver
Mark Watson
MJ Mack
Eric Staten
Richard Charter
Crista Lucey
Beth Bruzzone
Jim Nybakken
Scott Farmer
Chris Poehlman**

Margaret Grahame
Lisa Dundee
Eric Fraser
Cea Higgins
Francisco Saiz
Dibby
Charles Metz
Trini Amador
Rue Furch
Donna Martinez
Mitch Zeemont
Steve Birdlebough
Liz O'Neal
Cindy Eggen
Kerstin Fischer
Chad DeWitt

Commission discussion Opened: 3:20 PM

Commissioner Reed asked for clarification from letter from the Coastal Commission dated today would we expect a response from staff? **2h23m**

Staff Cecily Condon responded. **2h23m**

Commissioner Reed Land Use review when would it be implemented? **2h24m**

Staff Cecily Condon responded. **2h24m**

Counsel Verne Ball clarified public comment is still open and will continue to the next hearing in both written and oral submittals. **2h25m**

Commissioner Koenigshofer the Coastal Commission Letter staff states that they will follow up with more comments line by line does it include the Administrative manual or is it limited to the elements only? **2h26m**

Staff Cecily Condon responded. **2h26m**

Commissioner Koenigshofer asked when would we get these comments from the Coastal Commission? **2h27m**

Staff Cecily Condon responded **2h28m**

Commissioner Koenigshofer asked if the LCP could be numbered as a whole instead of by section **2h29m**

Staff Gary Helfrich responded **2h29m**

Staff Scott Orr requested a screen share to show hyperlinks in the LCP. **2h31m**

Staff Gary Helfrich demostated with Table of Contents with links to specific material. **2h32m**

Commissioner Koenigshofer commented about the size of the document unable to post for downloading purposes. I would rather have it released before the next meeting date is set. **2h41m**

Staff Scott Orr commented that staff needs more clarification as to what the Commission wants for either a one whole document or more links? **2h 43m**

Commissioner Ocana can we have a more interactive document online and have a PDF in one full document and print off? **2h45m**

Commissioner Kevin Deas suggested the one full PDF not have links. **2h46m**

Staff Gary Helfrich suggested making one full document with text only no maps. **2h47m**

Commissioner Koenigshofer commented we used to be able to get free hard copies with no payment. **2h50m**

Commissioner Reed timeline would determine when we could return to the next meeting. **2h51m**

Scott Orr responded **2h51m**

Commissioner Reed how does the Commission feel about one PDF with text only to download and maps separate? **2h52m**

Staff Cecily Condon responded **2h53m**

Commissioner Koenigshofer stated I need time to review material and pursue questions and let the public have time to provide detailed questions to me for review. **2h55m**

Commissioner Reed agreed and would like time for the Coastal Commission response and to review. **2h55m**

Staff Gary Helfrich responded **2h56m**

Commissioner Koenigshofer what is the legal lead time needed for the Coastal Commission to receive the report from the Board of Supervisors? **2h57m**

Staff Scott Orr responded with timeline **2h57**

Commissioner Koenigshofer that timeline will not work for me. **2h58m**

Staff Scott Orr Staff will need a timeline from the Commission to continue. **2h59m**

Commissioner Koenigshofer we have a workable draft now. The job now is to analyze project and tweak. We need more time for public engagement. **3h1m**

Staff Scott Orr suggested to take this item back up on 5th of August. If not then it would be late September. **3h2m**

Commissioner Koenigshofer responded August 5th would be too soon. **3h4m**

Scott Orr scheduled the item for October 7, 2021. **3h9m**

PC Commission agreed to new date. **3h9m**

Counsel Verne Ball responded to **Commissioner Koenigshofer** question for absent **Commissioner Cornwall** to be required to listen to today's meeting. **3h11m**

Scott Orr requested clarification for public comments. **3h16m**

Commissioner Reed clarified requesting the public not duplicate what was spoken about today but will be allowed to speak again at the next hearing. **3h11m**

Action: **Commissioner Koenigshofer** motioned to continue the item to October 7, 2021 Seconded by **Commissioner Deas** and passed with a 4-0-1-0 vote. **3h14m**

Appeal Deadline: Non-applicable
Resolution No.: Non-applicable

Vote:

Commissioner District 1 Cornwall	Absent
Commissioner District 3 Ocana	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Reed	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0

Hearing Closed: 4:17 PM



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

October 7, 2021
Meeting No.: 21-10

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Absent
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Scott Orr
Gary Helfrich
Chelsea Holup, Secretary
Verne Ball, County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

9-14 Verano Hotel was approved.
9-14 ADU Adopted Ordinance
Denied appeal of Lou Fire House
Cannabis Update gave direction to staff.

Commissioner Announcements

None

Public Comments on matters not on the Agenda:

Noah Levy 7m0s
Eris Weaver 9m0s

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich

Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan. The Local Coastal Plan currently being updated is one part of the Sonoma County three part Local Coastal Program which also includes the Administrative Manual and Coastal Zoning Code (Implementation Plan). The Local Coastal Plan Update does not become effective until certified by the California Coastal Commission.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h11m**

Commissioner Questions:

Commissioner Reed asked about public comments. **Staff Gary Helfrich** responded Coastal Commission comments will be incorporated in later drafts per each Element. **0h24m**

Commissioner Koenigshofer asked about joint clustering for review on future hearings. Appendices A-J will need to review too and receive public comment. A lot of substance in the appendices. Table of Contents 1-4.1 many feel is important we need to allow time for discussion on this and public comment. **Staff Gary Helfrich** responded. **0h27m**

Commissioner Cornwall asked does this schedule mean all votes happen at the end or as we go through each Element? **Staff Scott Orr** responded we recommend taking a straw vote at each Hearing. The goal would be not to go all the way up to April but could if needed. Formal vote would occur at the end or final Hearing. **0h30m**

Commissioner Koengishofer suggested any re-writing of Elements would need to come back to hearing without a vote. It should be reviewed line by line and take public comment. Preliminary steps along the way could take straw vote. **0h33m**

Commissioner Reed asked if the intention today is to review and comment on public safety and then come back to hearing? **Staff Cecily Condon** responded. Appendices would be handled within the context of the appropriate Element at each Hearing. **0h36m**

Staff Gary Helfrich, stated that staff will be updating each section and Element and presenting at each Hearing. **0h38m**

Commissioner Koenigshofer asked if it is date specific for each Element? Can we please take better care to separate the time line on each Element? **0h40m**

Staff Gary Helfrich responded. **0h43m**

Staff Scott Orr stated that the staff recommendation is listed out **0h46**.

Commissioner Koengishofer suggested that the Water and Resource and Agriculture could go on Dec 10 2021. The remaining Elements are waiting on State comments. **0h49m**

Staff Gary Helfrich responded this is your priority schedule and then I can prioritize Staff work with the Coastal Commission for review. **0h50m**

Commissioner Koenigshofer motioned for a scheduled review once monthly and a tentative review of Elements. Seconded by **Commissioner Cornwall** and passed with a 4-0-1-0 Vote.

Aye: Reed
Aye: Koenigshofer
Aye: Cornwall
Aye: Ocana
Absent: Deas

Staff Cecily Condon November 10th will be a good starting place. **0h55m**

Staff Gary Helfrich gave presentation on proposed Noise Policy: **0h56m**

Commission Cornwall: Asked does this have quantitative threshold's? **0h59m**

Staff Gary Helfrich responded this is site specific and will be done by the Consultant each time. Numeric thresholds in the actual policy would not work for several reasons. **0h59m**

Commissioner Cornwall: stated that this leaves a lot in the project components hands. **1h0m**

Staff Scott Orr responded we work with Natural Resource staff that are specialist and consult with them on each project. **1h3m**.

Commissioner Ocana: Question about Use Permits for existing businesses. Will the new Noise Policy have an effect on them? Will they have to come back to county for a new Permit? **1h5m**

Staff Gary Helfrich: Fireworks Coastal Commission may decide that they be prohibited in the Coastal Zone. Explained current standards on Noise all would still have to meet this. **1h7m**

Commissioner Koenigshofer: Suggested an explanation be put into the document. Public should be able To understand how it works. **1h8m**

County Counsel Verne Ball cautioned against using the word significant. This should be used not to establish a legal term. **1h11m**

Commissioner Reed asked for clarification on construction noise and biological sensitive habitats. **1h13m**

Staff Gary Helfrich: Typical Conditions prohibit construction during or at sensitive sites. **1h14m**.

Staff Cecily Condon: Appendix will need to be addressed. Biological resource assessment. **1h15 m**.

Commissioner Koenigshofer asked if staff is suggesting to retain a Noise Element and also have a policy? **1h17m**

Staff Gary Helfrich stated that if we have a clone of General Plan Noise Element in the LCP and the GP is changed the Local Coastal Plan would need an Amendment. **1h16m**

Public Hearing Opened: 2:19 PM

Laura Morgan
Cea Higgins
Beth Bruzzone
Rue Furch

Public Hearing Closed, and Commission discussion Opened: 2:28 PM

Commissioner Koenigshofer to Counsel when we say closing public comment today will we still accept public input say on the Noise Element? **1h29m**

County Counsel Verne Balle responded Brown Act requires us to receive public comment at the hearing . We can preserve more flexibility and raise more issues at a later day. **1h31m**

Commissioner Cornwall stated on the issue of public enforcement and noise and lack thereof. Some Vacation rentals have a meters that register noise. **1h33m**

Commissioner Reed recommended the Noise section could be put into Open Space Element. Stated we need more clarification. I suggest we keep it in the Open Space. **1h34m**

Staff Gary Helfrich: Advised the Coastal Commission does not want any references in plan. We would need to incorporate completely and it would be inflexible. Highlighted current noise issues and County's lack of a Noise Ordinance. **1h35m**

Commissioner Koenigshofer: Looking at Policy option sheet recommendation it references the General Plan. **1h36m**

Staff Gary Helfrich responded: General Plan already regulates noise standard and is sufficient. County does use standards. **1h27m**

Commissioner Koenigshofer: Requesting clarification on Use Permits subject to Coastal Zone. Will we lose level of enforcement in the Coastal Zone if we don't include the Noise Table in the Local Coastal Plan. **1h40m**

Scott Orr responded if we include the Noise table from General Plan into the Local Coastal Plan it will be locked in time. If the General Plan changes we would have to go back and update the Local Coastal Plan. **1h42m**

Staff Scott Orr suggest putting it also in Open Space Element. Commissioners should consider this. **1h45m**

Commissioner Caitlin stated she agreed that noise and vibration should be included in the Open Space Element. **1h44**

Staff Cecily Condon stated that it would not be significant to reformat. However, it is not typical to see a Noise Element in a Coastal Plan. **1h47m**

Gary Helfich stated that Scott Orr's suggestion to use the General Plan Noise Table and put in the Land Use Element so that all construction meets the thresholds but does not exceed them. **1h48m**

Commissioner Cornwall stated that she agrees with the inclusion of vibration to the Open Space. **1h49m**

Staff Gary Helfrich stated that he will conduct research for a standard for Best Practices for vibrations and will present at the next Hearing. **1h50m**

Staff stated the next Hearing will come back to the Noise Element to finalize and discuss what research was conducted and public safety and transportation. **1h51m**

Staff Scott Orr inquired about the Commissioner availability for the special Nov 10, 2021 Hearing at 1:00 pm. **Commissioners Cornwall, Reed, Ocana, Koenigshofer** all available. 1h54m

Commissioner Ocana requested: Please send update for Tribal outreach show what we have done so far. 1h56m

Counsel County Verne Ball all Tribal contact is confidential. We cannot discuss this publicly only in general terms. 1h57m

Commissioner Ocana asked for a list of Tribes that have been contacted? 1h58m

Commissioner Koenigshofer suggested to extend an invite to the Tribes at a future Hearing and allow them to present. 1h58m

Staff Scott Orr responded staff has heard the request and we will do everything we can to met this request. 1h58m

Action: **Commissioner Koenigshofer** motioned for a scheduled review once monthly and a tentative review of Elements. Seconded by **Commissioner Cornwall** and passed with a 4-0-1-0 Vote.

Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner District 1 Cornwall	Aye
Commissioner District 3 Ocana	Aye
Commissioner District 4	Absent
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Reed	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0

Hearing Closed: 3:00 PM



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

November 10, 2021
Meeting No.: 21-12

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Planner III
Chelsea Holup, Secretary
Verne Ball, County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes October 7, 2021

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions None

Commissioner Announcements None

Public Comments on matters not on the Agenda: 7m45s

Eric Frazer

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1

Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the Public Safety, Public Facilities, and Circulation and Transit Elements at this meeting, as well as consider policy options for noise, vibration, and lighting for incorporation into various elements of the Local Coastal Plan.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for December 9, 2021, January 13, 2022, February 3, 2022, March 3, 2020, and April 7, 2022. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h12m**

Commissioner Questions:

Commissioner Koenigshofer stated I prefer we not review noise first departing how it was listed on the Agenda. **0h20m**

Staff Scott Orr still setting the stage for today. Gary what is your strategy? **0h21m**

Staff Gary Helfrich responded several requests by Commission to expand policy on noise that is what is being put forth today based on input. I would leave it up to the Commission to decide what order they would like to review. **0h22m**

Commissioner Reed asked if this is being put in the open space element would we be reviewing this again at the end of the series? **0h22m**

Commissioner Koenigshofer suggesting we push it off to the end of today's agenda. **0h23m**

Staff Gary Helfrich move on to public safety element. Would you like to go section by section or certain things you would like to focus on? **0h24m**

Commissioner Koenigshofer I would suggest staff go through each section and comment by the Coastal Commissions comments. **0h25m**

Staff Gary Helfrich stated there are several hundred comments. I had hoped that there were specific comments the Commission wanted background on and other comments we could just accept. **0h25m**

Commissioner Reed would appreciate your input on the comments. Are you basically adopting all comments or need to discuss? What is your recommendation? [0h26m](#)

Staff Gary Helfrich adopt all changes but two changes in 4F that we would like additional time and review with County Counsel. It involves Deeds with other properties. Very strict and I believe it will receive push back from other properties. However, it is consistent with the Coastal Act and is Coastal Commission guidance on sea level rise. [0h27m](#)

Staff Scott Orr the main consideration is whether we want to start going over broader scope first or dive into each comment. I would suggest the broader scope it would add more value to getting into the details. [0h29m](#)

Commissioner Reed I agree with that and would like a highlight of sea-level rise and what the Commission is suggesting. How are we interpreting that and how the County stands on these issues. [0h28m](#)

Staff Gary Helfrich Coastal Commission feels that rather than use a target date for sea level rise it should use a measurement that should be based on the most conservative science we have at this time. Design life of 100 years so they recommend a 10-foot sea level rise. Flood maps will change, areas in circulation element will expand. Basically, all assumptions of sea level rise will become more conservative using the 10-foot measurement. Using that model will inform the rest of the policy. [0h29m](#)

Commissioner Cornwall do we have any say so in this? Do we have an option of picking a less conservative model? [0h33m](#)

Staff Gary Helfrich yes there are other models we can use. [0h33m](#)

Commissioner Koenigshofer asked 4.6 and 6 feet is a substantial difference. What is role of a 20-year cycle analysis. We don't want to jump ahead 100 years. How is that viewed by the Commission? [0h34m](#)

Staff Gary Helfrich responded 100 year horizon is important all policy for bluff retreat and armoring is based on 100 years and it is the standard CalTrans uses. It is realistic and common. [0h35m](#)

Commissioner Koenigshofer asked about staff armoring verses building a new one it has to withstand a 10 foot sea level rise using a 100 year timeline. [0h37m](#)

Staff Gary Helfrich locating any new structures and or infrastructure should be built to last for next 100 years. Armoring then it should be done for what is seen as a permanent amount of time. [0h36m](#)

Commissioner Cornwall could we adjust sea level rise over time. Use $\frac{3}{4}$ of the way but only comfortable with this if we could adjust the sea level rise over time. At some point we could reset the number so were not waiting forever to adjust the numbers. [0h38m](#)

Commission Deas agrees with Commissioner Cornwall likes the sliding scale approach. Residence should get an adjusted number. [0h39m](#)

Commissioner Reed asked if this 10 feet and 100 years is used will this result in a mapping and zoning implications? [0h39m](#)

Staff Gary Helfrich responded if we do better mapping of the Flood Plain we can elevate houses before they are built. The Coastal Commission will want owners to acknowledge they are building in harms way and give up right to rebuild if it fails by the ocean. We will permit new homes in a very conservative way. These are forecasts estimates but we want to make sure we permit a home in a safe location. If we pick a shorter life span the Coastal Commission will insist that homeowners in areas in high immediate risk will have to acknowledge they are building in harm's way and will not hold the country liable. [0h40m](#)

Commissioner Caitlin asked do we have discretion to adjust the numbers in the future? [0h42m](#)

Staff Gary we can update the LCP anytime we want but we do have to be mindful the new LCP is effective people will develop based on the standards and the provisions. We want to avoid another Gleason Beach situation. The Coastal Commission prefers 10 feet. [0h44m](#)

Commissioner Reed to Staff you suggesting that the 10-foot 100 year would be objected by the public is there a standard regionally by other communities? [0h44](#)

Staff Gary Helfrich seeing push back in Southern California but locally as well from Norbar and the realistic agencies. [0h44m](#)

Commissioner Reed asked how long would the commission like to discuss or highlight before we get to public comment? [0h45m](#)

Commissioner Koen: How broadly circulated is the document that includes the comments from the Coastal Commission? [0h46m](#)

Staff Gary Helfrich responded it has been made public on the Website. I would hope the public does read the documents posted. [0h46m](#)

Commissioner Reed should we broaden our look at the public safety element? And will bring back to commission for discussion. [0h46m](#)

Commissioner Cornwall: Issue Seems like the public access and safety uses that are located where there are public safety problems. The two Elements don't seem to well connected. They should be crossed up public access facilities should avoid public safety hazards. [0h47m](#)

Staff Gary Helfrich would be good to put in public facilities not safety. Access is public facilities. Program CPS12 will update and reevaluate sea level rise based on best on available science. Would the Commission like to suggest a time period? The science seems to move on fits and bursts [0h48m](#)

Commissioner Cornwall suggested to review not less than every five years. [0h49m](#)

Staff Gary Helfrich responded Commission wants the maximum protection with most conservative policy but there is a window that is acceptable. 6 feet on low side 10 feet on high side. [0h50m](#)

Commissioner Koenigshofer is the mapping we currently have based on 6 feet? How big of an undertaking will it be to redo the maps? [0h51m](#)

Staff Gary Helfrich responded it would be a request to GIS. [0h51m](#)

Staff Scott Orr that kind of mapping request at this scale at the end of this LCP process would be a reasonable request. [0h51m](#)

Commissioner Koenigshofer could we do mapping to look at a comparison? so it is a 4-6 month wait? [0h51m](#)

Staff Scott Orr I am confident it could be done by the end of this process in 4-6 months. [0h52m](#)

Commissioner Koenigshofer is there a way to narrow the ask by targeting the lower areas for additional mapping? [0h54m](#)

Staff Gary Helfrich looked at a local level. Doran RP is going under water no matter with a four-foot sea level rise. On storm events. [0h56m](#)

Commissioner Koenigshofer How do we get to a better analysis for real term impacts and issues over time? I doubt that 4 feet will not affect the tides. This would help with public understanding and support. [0h59m](#)

Staff Scott Orr stated the purpose of this document is what is the most important for long term planning. Implementing plan each year is where the figures will be. We all agree we want to continually review and

update as needed. I would encourage the Commission to remain at highest level general assumptions document. We need to make progress on this document it will get more detailed as we roll out programs and zoning code. **1h0m**

Commissioner Reed everybody realizes sea level rise is going to be dominate issue in this document. Mapping will help look at all aspects in coastal plan. Will be several conflicts we will all be dealing with in the future. Are there other parts of this element we need to discuss? Are we going through each element and then open for public discussion? **1h2m**

Staff Scott Orr responded yes open up to public for each element. One 3-minute limit for each public comment and for each topic. **1h3m**

County Counsel Verne Ball it is up to the Chair. The whole LCP is on the table. **1h4m**

Commissioner Koenigshofer I would like us to try Element by Element and public input on each. One minute is not enough for the public input. I would like 3 minutes per speaker. **1h4m**

Commissioner Ocana I would propose 2 minutes each and on each Element. **1h6m**

Commissioner Reed I see 19 attendees I would like to start with 3 minutes each and see how it goes. **1h7m**

Staff Gary Helfrich the inline comments reflect both staff and Coastal Commission comments we don't have much more to say. **1h8m**

Commissioner Cornwall asked about resource and conservation? **1h8m**

Staff Gary Helfrich responded it will be in the resource environmental sections. **1h18m**

Commissioner Koenigshofer I have notes on every single page is there a way to meet with Staff and go through individually? Instead of the Hearing? **1h9m**

Staff Orr comments should be sent to the department in writing so it can be included as part of the public record. Should be outward facing. **1h10m**

Commissioner Koenigshofer converting my notes into a document is more than can I do. In the past it was possible to engage staff. What are the boundaries? **1h10**

County Counsel Verne Ball responded this is a legislative matter. Administrative issue to develop the record. Perfectly acceptable to meet with staff. **1h11m**

Public Hearing Opened: 2:11 PM

Cea Higgins
Richard Charter
Erin Casey
Margret Grahame
Tom Conlon

Public Hearing Closed, and Commission discussion Opened: 2:28 PM

Commissioner Reed good comments. **1h29m**

Commissioner Koenigshofer how to we anticipate the cycle or cycles of getting more granular in the treatment of the material? Some comments made were very specific. Should we discuss the Element now? This should not be the last time we discuss this Element. I assume there will be a wrap of period at the end of the review. What do the other Commissioners think of the process? **1h31m**

Commission Reed to staff asked the Zoning Code will ultimately be very specific in terms of mapping I assume. Is that correct? **1h31m**

Staff Gary Helfrich the mapping will be specific in the plan and the Zoning Code will highlight the specifics and combining districts. Similar to the General Plan set the perimeters but then the Zoning Code sets the specifics. **1h31m**

Commission Reed for discussion today we should weigh in on the Coastal Commission comments whether we agree and want them incorporated? **1h33m**

Staff Scott Orr stated it is a benefit talking with Coastal Commission now as we get to see what the Commission wants up front. I would encourage us all to keep that in mind. If Coastal Commission feels strongly enough they will implement. **1h33m**

County Counsel Verne Ball corrected this is our plan not the Coastal Commissions plan. If it does not comply with the Coastal Act it can be denied. The Coastal Commission does have limited grounds to reject our plan. Statewide policy involved the Coastal Act does involve statewide policy. We can submit the plan as we see fit. Most of the Coastal Commission comments to date are well grounded. **1h35**

Gary Helfrich commend the North Central Coastal Commission Staff have been generous with time and have been reviewing the proposed LCP consistent with the Coastal Act. They are trying to keep it consistent with the Coastal Act. **1h36m**

Commissioner Koenigshofer I appreciated that conversation. Setting aside Coastal Commission comments for the moment. Public comments are outside that realm that perhaps I could ask staff about? Cea Higgins commented that there is inadequate connection made between public facilities and public safety? What does staff recommend to remedy that situation? **1h37**

Staff Gary Helfrich we can add language to the public safety element. We have not done review yet of public access. It is a great suggestion and we have no problem adding that language. **1h38**

Commission Koenigshofer public access plan includes projects at odds with public safety. Would like that drilled down to identify specific comments that are at odds and see the list and evaluate in both public safety plan and then we have focus for the public access plan. Would give staff time to identify. Would like to see that actual list. **1h38m**

Staff Gary Helfrich stated it is complex access to safety. Would need specific areas of concern. Traditional access point like Doran park are easy to identify, verses Bodega Head at what point does it become unsafe? The Pacific Ocean is a dangerous place. Fatalities are common it is the nature of the coast. It is a complex discussion to have. Most access identified will not be come less safe than they already are. **1h41m**

Staff Scott Orr comment by nature the points of public access will be the most important for public safety. Staff has received comment but will have it addressed when we bring back the public access section. **1h43m.**

Commissioner Cornwall: propose that permanent public access facilities, like infrastructure like parking lots, should be subject to same rules of public safety as other public facilities. Nonstructural public access features like dirt trails need not be subject to the same standards. **1h44m**

Commissioner Koenigshofer public access plan developed by RP staff? Do we know if their process was informed by the public safety element? **1h44m**

Staff Gary Helfrich will ask staff at Regional Parks. **1h45m**

Commissioner Koenigshofer ask for consideration access and requirements to satisfy access to mitigate for permit approval. Private property is an issue with relocating trails when needed. **1h26m**

Commissioner Koenigshofer traffic congestion. Emergency vehicle access where and how does this fit in the public safety element? **1h47m**

Staff Gary Helfrich addressed in Circulation and transit. 1h47m

Commissioner Koenigshofer Would like staff to consider an appropriate place to work this into the public safety element. Issues referencing law enforcement coverage? Can we address it? 1h28m

Staff Gary Helfrich we can identify locations appropriate for a sub police station but we can require it. We have no authority but can recommend them. 1h49m

Commissioner Koenigshofer issue of fire hazard and fuel reduction are relevant. Even though the LCP can't order implementation it does lend weight to the identification and weight to public concern. 1h49m

Staff Gary Helfrich We do have policy for fire fuel management. 1h50m

Commissioner Koenigshofer what about upland issues? Timber Cove as an example. Is there a place for that in the LCP? Fire that starts outside of coastal zone but then effects the coastal zone? interest of Coastal zone threatened by? 1h51m

Staff Gary Helfrich it is reflected in the public works plan. Not limited to Coastal Zone. 1h52m

Commissioner Ocana Policy CPS 4G extensive comments on private property if damaged by coastal erosion or sea level rise. Once this is enacted anybody who is already in the zone of a sea level rise are there grants to assist with the clean up or are we establishing anyone there are responsible finance for clean up? 1h54m

Staff Gary Helfrich the debris goes is into public lands and creates a hazard. They are trespassing with the debris onto public property. The county should not be responsible for that. This is specific part of the coast. Expectation you would maintain your property. Private improvements are sometimes on public property because of erosion. We have money for Gleason beach clean but we want it made clear we should not do this in the future and that the county is not liable. 1h56m

Commissioner Ocana all new grant deeds shall be recorded with certain language. But what about going backwards? Any new owner would have to record this deed? 1h57m

Staff Gary Helfrich comment we have no legal way to require that retroactively. version control a challenge with this document. It will be corrected. 1h58m

Commissioner Ocana is it possible to add in all future properties would need to record this deed? All new owners for all owners with the waiver language? 1h58

Commissioner Deas why was it removed? 1h58m

County Counsel Verne it is regulatory need. Must demonstrate it is required. The action is proportionate to the need. Liability runs with the land. It is an enforcement issue and addressed through regulatory requirements. No grant associated with that. I Would not advise a comprehensive coastal zone requirement. 2h2m

Commissioner Koenigshofer commented conditioning viability of condition over time institutions ability to remember what was required and to enforce it. I see project conditions becoming fiction 20or 30 years later. PS 18 bluff erosion hazard report geologic set back lines. Visual impacts mitigated by putting up a fence ends up being another issue. Setback analysis feasible to mitigate how do we deal with potential of mitigation impacts that are undesirable? 2h2m

Staff Gary Helfrich commented great recommendation. Will add that visual analysis, cultural. 2h5m

Commissioner Reed suggest comments recorded and staff will take to combine in element? 2h5m

Staff Scott Orr straw vote would be ok but we can visit this again towards the end and review. 2h7m

Staff Gary Helfrich my intention is to merge Coastal Commission comments and Planning Commission comments and make a clean copy and then post to the LCP file folders on the web and then review again at the next meeting. This can be a double check. **2h8m**

Scott Orr stated staff will post when ready. We don't give ourselves a new goal in addition to the hearing commitments. **2h9m**

Commissioner Cornwall inclined to go with what the Coastal Commission wants. Limit what we do spend time on with items that there might be more flexible. **2h9m**

Staff Gary Helfrich sea level rise seems to be only real question today. **2h10m**

Staff Gary Helfrich the Coastal Commission is ridged on is when it is in conflict with the Coastal Act only. **2h10m**

Scott Orr would it be helpful for the next meeting to have posted document with full comments and then another with accepted most comments? **2h11m**

Commissioner Ocana I liked the numbered sections so we can reference. Perhaps we could discuss sections to define unreasonable risk or when necessary replacements. What are homeowners obligated to take into consideration for new development? Will this be talked about down the road? **2h12m**

Staff Gary Helfrich responded we could provide a side policy report on how they were interpreted. Safe from hazards could have an evolving definition. **2h14m**

Commissioner Koenigshofer question PS18 Policy CPS-2 where existing development What is the standard for no allowance? Acceptance of loss. Relocation not reasonable then only option left is to allow shoreline protection structure. Reads to me relocation is not feasible less enviro damages to be considered but only option left is to allow shoreline protection structure. Can it be overridden by the public interest? **2h16m**

Staff Scott Orr part of consideration you weigh out exactly what you just mentioned. **2h17m**

Staff Gary Helfrich stated we can make it clearer. This policy was written with Gleason Beach in mind. We will add additional language. **2h17m**

Commissioner Koenigshofer shoreline protections all failed at Gleason Beach. When do you not allow the effort? **2h18m**

Staff Gary Helfrich Geotech report has to certify that the shoreline protection has a 100 year life. We will say no if does not. We need to add in peer review with the county geologist. **2h18m**

Commissioner Koenigshofer Goal section minimize acceptable levels very interpretive discretionary and subjective. Do we want to prohibit or disallow? Applies throughout entire draft. **2h20m**

Staff Scott Orr strongly encourages commissioners to exercise minimize verses prohibit way reviewing the LCP has a significant impact on the long term planning. **2h21m**

Staff Gary Helfrich you might want to be more flexible in the policy and put specifics in the zoning code. **2h22m**

Commissioner Koenigshofer stated need to be mindful and intentional on use of various terms. **2h22m**

Break at 3:22pm

Discussion resumed 3:35 pm

Commissioner Ocana suggest we discuss Noise element and finish. **2h37m**

Commissioner Reed trying to gauge do we want to take on the other two elements? 2h37m

Scott Orr recommend checking in after each element. Would recommend take up public facilities next. 2h37m

Staff Gary Helfrich stated in response to direction received from the last meeting. Three part section policy noise, vibration and lighting. The noise policy is abbreviated version on the existing General Plan policy. The standards are the same but added assessment for noise on impacts to biological resources. How noise is measured we added that to the policy. 2h39m

Open to questions to Commissioners: None

Staff Gary Helfrich vibration was tough to do research on almost every jurisdiction all said don't make too much of it. CalTrans staff has a manual. We developed a policy based on that. We allowed a few exceptions. Emergency repairs, boring pilings. CalTrans can meet the current standards. 2h40m

Commissioner Cornwall Are there any standard resources of information for people to make evaluations? 2h41m

Staff Gary Helfrich Evaluation will be species and site specific. Will put all three policies in both open space and land use element. Projects will evaluate for adverse impacts on both people and biological resources. 2h41m

Commissioner Cornwall are there any standard resources for information that should be included for how we want people to make that evaluation? 2h44m

Staff Gary Helfrich stated it is the job of the biologist to evaluate each project. Species and site specific. Can not have an adverse impact. 2h43m

Staff Gary Helfrich Lighting standard High points prohibits light trespass requiring color temperature. No Signs internally illuminated. Flood lights and up lights not permitted except for commercial fishing and Ag activities. Commercial fishing needs a lot of light to remain safe. Staff recommends including in both open space and land use element. 2h44m

Public Comments: None.

Commissioner Koenigshofer regarding lighting does not yet take into account the elevation of the lighting. Is there a way to get to that? Ridgelines see from a long distance. 2h47m

Staff Gary Helfrich responded can't band all lighting. Important thing is part seven total illuminance beyond the property line shall not exceed one lux. It should not be brighter than a light on inside the house. It is not reasonable to require it to be darker than that. 2h49m

Commissioner Koenigshofer: Ag commercial fishing facilities is this only while operating or is 24 hours a day seven days a week? 2h49m

Gary Helfrich permitted for operation when needed. 2h50m

Commissioner Koenigshofer Leave Ag operations for the Glossary only or? We need to be clearer on that. 2h51m

Scott Orr the two step is looking at the LCP. Are there any fishing areas where there is permitted use without discretion? Any permit will be site specific if there is discretion we would apply more strict lighting requirements. 2h52m

Staff Gary Helfrich fishing requires Coastal Permit but county still permits it. 2h52m

Commissioner Koenigshofer Onshore facility to require permit to boats that off load? 2h53m

Staff Gary Helfrich this is out of jurisdiction can't regulate at mean high tide lands. 2h53m

Commissioner Koenigshofer a lot of signage up lighted around county. At very least I would like this to be prohibited in the Coastal Zone. No excuse for it. 2h54m

Gary Helfrich pointed out we have downward facing lighting. 2h55m

Scott Orr sounds like it is in the LCP now. 2h56m

Commissioner Koenigshofer requested residential and commercial security lighting should be restricted that is not motioned activated. Is should be motion activated. 2h55m

Staff Gary Helfrich, number three states this already. 2h56m

Commissioner Koenigshofer asked low level sound that is repetitive and considered disruptive is it treated in this language? 2h57m

Staff Gary Helfrich yes considered half hour or less at 45 decibels. 2h57m

Commissioner Ocana asked about generators for power outages is this an exemption? 2h38m

Staff Gary Helfrich inland there is an exemption. It has been problematic. The language does not list generators. 3h0m

Commissioner Ocana falls under Code Enforcement? Then a complaint could be filed? 3h0m

Staff Scott Orr we see large neighborhoods all using generators when there is a power outage. We weigh with emergency services medical equipment and cell towers. 3h1m

Gary Helfrich we can use policy to make sure the public installs the better generators that make less noise. They will need a coastal permit to install a generator. 3h2m

Staff Gary Helfrich requirement we identify waste water for priority coastal uses. We only have two waste water districts. Bodega Bay Public utilities district at capacity unlikely to expand in the future. Separate private and public systems. None are private water systems. But some are privately owned. We will identify the ones privately owned. PF 2A we identify what are the priorities and non-priorities are. 3h7m

Next Element:

Commissioner Reed asked about vacant lots not served? 3h8m

Gary Helfrich smaller mutual systems information is hard to come by. Russian River utility are willing but the others are not sharing the information so far. 3h8m

Commissioner Ocana happy to see the CC pointed out Environmental Justice policy. Equitable geographic distribution. Will we be connecting the two? Does Permit Sonoma have an Environmental Justice policy? 3h7m

Staff Scott Orr it is now a mandated requirement in the General Plan. Housing, Public Safety and Environmental Justice are all being worked on now. We are working with the Office of Equity on this Element. 3h10m

Public Comment opened: 4:11 pm

Laura Morgan

Commissioner Reed can you explain outside service agreements? **3h15m**

Gary Helfrich outside service agreements. We will define that it has to be a preexisting public health problem. Would not be allowed for new development. Bio solid is focused on ranches and manure disposal. **3h16m**

Commissioner Koenigshofer disposal on Ag lands its compost. **3h17m**

Commissioner Cornwall interest overall given climate change and more equitable about recreation. There are reasons to reduce traffic and increase ways to access and stay at the coast that is equitable. Where would these issues be handled? **3h19m**

Staff Gary Helfrich this came up in circulation element with traffic. Challenge is a single destination verses 55 miles of coast line. May be premature now to have as a policy it should be a proposed program. Public transit in Sonoma county is a big challenge even in the urban areas. **3h20m**

Commissioner Cornwall stated mixed up with park facilities camping should be part of meeting equity goals. **3h21m**

Staff Gary Helfrich stated any restriction in parking or charging for parking the Coastal Commission does not support. That limits coastal access. We want to maximize public access. We do not want to limit parking. We need to develop more ways for public access to the coast. The Coastal Commission would push back against. **3h22m**

Commissioner Ocana Free shuttles? **3h22m**

Staff Gary Helfrich we would have demonstrate people would use the shuttles **3h23m**

Commissioner Koenigshofer: Would be enlightening if the LCP include other ways to fund transportation. Effort to explore with serious analysis. Perhaps seasonal shuttles with several trips per day. Related to lodging is there still a preference for publicly owned campsites verses private? **3h24m**

Staff Gary Helfrich camp grounds are encouraged. **3h25m**

Commissioner Koenigshofer encourage camp ground development over hotels we should be including in the LCP. **3h26m**

Staff Gary Helfrich great ideas I think where they should go is in public access policy. **3h27m**

County Counsel Verne Ball biosolids flag to commission. Biosolids typically involve more than just manure. Involves sewage byproducts from plants. SB 1383 reduce methane emissions state wide. In act bans on import of biosolids including sewage treatment plant. Time place and manner be reasonable. It does go beyond Ag waste. This comes from General Plan and is flagged to be revised by to comply with State law. Prompt for discussion and heads up for later discussion. **3h30m**

Commissioner Koenigshofer policy to prohibit to waste treatment plant in the coast. We should research what we can't do before we propose new ideas. **3h32m**

Commissioner Reed close public hearing so we can open for public comment? **3h32m**

Public Comment: 4:33 pm

Steve Birdlebough

Staff Scott Orr Circulation and Transit today we would receive comment. Or consider a special meeting of a full day committed to reviewing the LCP? **3h34m**

Commissioner Koenigshofer how about doing it on a Saturday? 3h35m

Staff Gary Helfrich we need to be respectful of what the Coastal Commission has already committed to review on the timeline. 3h41m

Scott Orr critical for today establish what we will talk about next time. 3h37m

Commission Reed extensive conversation on Transit which should allow more time for discussion. 3h38m

Commissioner Ocana water resources, Ag, cultural adding on transit might be too much. We should have ample time out to the Tribes before we discuss the cultural section. 3h39m

Staff Gary Helfrich we need to be respectful of what the Coastal Commission staff has already committed to review on the timeline. 3h41m

Staff Scott Orr recommends circulation and transit and then Ag and Water then shift back to Cultural. 3h42m

Commissioner Reed concluded with today's review of the Elements? 3h44m

Commissioner Koenigshofer thank you for breaking it up this way for review. 3h44m

Gary Helfrich December 9 2021 next meeting. 3h46m

Scott Orr January would be Land Use and Cultural. 3h46m

County Counsel Verne Ball need to discuss with Tribes how they want this process to go forward. Time.... Tribes do not usually come forward as public or as a citizen. Acknowledge that. Tribal Official may decide to communicate in a different manner than other citizens. 3h47m

Commissioner Reed are suggesting they work independently with staff? 3h47m

Staff Scott Orr nature of Gov to Gov relationship is a different dynamic. Typically, they interact at equivalent levels. PC is below the highest level of government. 3h48

County Counsel Verne Ball they may have concerns they do not want raised in a public forum. 3h49m

Commissioner Koenigshofer seeking input on draft material. Would not be speaking as public but set up in panels of official capacity. 3h49m

County Counsel Verne Ball often Tribes elect not to work in that way. There are special provisions that make consultation with Tribes confidential. 3h51m

Commissioner Ocana understand confidentiality issues. Link office of equity with public access. Important for our Commission to establish that we have covered are bases. 3h52m

Commissioner Koenigshofer is there a process to invite the Office of Equity to review? 3h53m

Staff Scott Orr we have worked on this process for years and the Office of Equity is fairly new but we will continue to engage with them. 3h54m

Commissioner Koenigshofer asked how can the PC through Staff reach out to and engage the new Office of Equity? 3h55m

Commissioner Reed great comments from all the Commissioner 3h55m

Action: N/A: Initial review of Public Safety and Public Facilities and Services Elements, and Noise, Vibration and Lighting policies. Circulation and Transit Element review moved to December 9, 2021 and will be reviewed on date as will the Water Resources and Agricultural Resources Elements.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner District 1 Cornwall

Commissioner District 3 Ocana

Commissioner District 4 Deas

Commissioner District 5 Koenigshofer

Commissioner District 2, Chair Reed

Ayes:

Noes:

Absent:

Abstain:

Hearing Closed: 4:55 PM

Minutes Approved: October 7, 2021



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 9, 2021
Meeting No.: 21-14

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Brian Oh, Comprehensive Planning Manager
Gary Helfrich, Staff
Chelsea Holup, Secretary
Diana Gomez, Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes None

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Shaun McCaffery appointed to Fourth District

Commissioner Announcements

Public Comments on matters not on the Agenda: None

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the **Public Circulation and Transit Elements, Water Resources and Agricultural Resources Elements** at this meeting.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for January 13, 2022, February 3, 2022, March 3, 2020, and April 7, 2022. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None

Staff Gary Helfrich gave update and overview of LCP and previous workshops held to date and summarized the staff report, which is incorporated herein by reference. **0h12m**

Commissioner Koenighsofer asked if staff could generate a list of policies from 2015 that should be considered to be put back in the proposed Draft LCP? **Staff Gary Helfrich** responded. **0h23m**

Staff Gary Helfrich stated identified in the plan already. Staff could pull out to date what the Coastal Commission has suggested and bring back to PC next meeting. **0h25m**

Commissioner Reed, have these line by line edits been published from the Coastal Commission? **0h25m**

Staff Gary Helfrich responded we have been putting these up on the website as soon as we get them. **0h26m**

Commissioner Reed asked we reviewed the Noise Policy but will it be put back in the Land Use Element and reviewed? **Staff Gary Helfrich** responded yes will be part of the Element and part of review. **0h30m**

Commissioner Koenigshofer asked about bus service that doesn't provide every scope to every every little niche or nook and cranny on the coast still has a potential to decrease auto travel between main points of departure and arrival. Having service that doesn't provide for surfboard kayak advice, it would for bicycles easy because all buses provide bicycle racks these days. Are we being told that if you don't include this full scope that you can't do it at all? **0h32m**

Staff Gary Helfrich responded it can be provided in addition to private automobiles. Access by private automobiles to augment that mode of transportation to reduce dependency and private automobiles absolutely That is something that's consistent with the coastal act and it's something that we should do.

If it's done in conjunction with restrictions on private automobiles then you've got a slightly higher bar because you've got to demonstrate that the restrictions of using private automobiles are offset by the public transit that's the difficult policy to develop. [0h33m](#)

Commissioner Koenigshofer asked to what extent, do you know if we can have a policy that says we're going to restrict parking or we could have an LCP that was absent, such a policy? Which would leave the question of future parking development to budget, which would not be a policy against it, it would be a practical limitation on the realization of expanded parking lots that's not a violation. [0h34m](#)

Staff Gary Helfrich responded. It is important not to restrict parking without offering transportation alternatives to the coast that that is in conflict with the coastal act. [0h34m](#)

Commissioner Cornwall asked about using space in current parking spots for transit vehicles only? [0h38m](#)

Staff Gary Helfrich That would be in a Gray area where I think we'd have to have a demonstrate have some basis for an assumption that the buses would eventually become successful I mean it's unreasonable to say look there's nobody on the bus today. But we would have to provide some very good analysis to remove those parking spaces saying yeah we know we are projecting that this is going to you know allow this, because it potentially could let more people visit the coast, because it takes up less space right in the parking lot, but we have to be very, very mindful that whatever we do in the way of restricting private automobiles has to be backed up a solid findings that we are providing a feasible alternative for people to enjoy the coast. [0h36m](#)

Commissioner Cornwall suggested a two-year pilot period to see if it will work, and then we have two years to show that it doesn't then space goes back to private? [0h36m](#)

Staff Gary Helfrich stated this is one of the other initiatives that we could maybe elevate to a program but it's why the staff recommendation is to have something like this in as a program rather than a policy, because there is not enough assurance right now for it to be a Policy. [0h37m](#)

Commissioner Koenigshofer asked do we have a current list of parking on the coast? discussed. [0h37m](#)

Staff Gary Helfrich parking capacity is already limited. Staff's recommendation is to have alternatives to private parking in the program. [0h38m](#)

Commissioner Koenigshofer asked is there a policy to maximize available parking? [0h38m](#)

Staff Gary Helfrich responded certainly a policy that was the goal of that part of the policy was to maximize available parking that is easily supportable while providing more access. [0h38m](#)

Commissioner Cornwall discussed possibility of multiple buses such as at National Parks. Fund with TOT? Would like to discuss. [0h43m](#)

Staff Gary Helfrich responded that would be a question for County Council, whether or not the LCP would have the authority to make. It's a great idea, but the LCP may not be the tool to make that happen. We also know from talking to Sonoma County Transit that the bus route that would go from Santa Rosa out to Doran and then up to Jenner and then back up the river and then return to Santa Rosa transit Center is about a two hour loop. And it will take a lot of equipment and a lot of drivers to do so it's a long loop. [0h44m](#)

Commissioner Koenigshofer question can you run a smaller model? Petaluma to Coast or Santa Rosa to Coast? [0h47m](#)

Staff Gary Helfrich Traffic counts only for HWY 1 from CalTrans. Collection points at Bodega HWY and then at 116 and HWY 1. [0h48m](#)

Commissioner Koenigshofer asked about the in count in Sebastopol? City limits? [0h49m](#)

Staff Gary Helfrich responded DTPW traffic county on Bodega Highway leaves western city limit passing that point. **0h50m**

Commissioner Koenigshofer asked how do they determine it is coastal traffic? **0h50 m**

Staff Gary Helfrich responded **0h51m**.

Commissioner Koenigshofer Routine traffic counts on daily bases? Does not provide information I need to see for high use days on the coast. **0h52m**

Commissioner Koenigshofer Seek and obtain traffic counts specific to corridors that feed the coast. That information on peak days and months would be most revealing. How can we go about requesting this? Suggested asking the Economic Development Board and Visitor Tourism Bureau to fund specific traffic studies. **0h56m**

Staff Gary Helfrich responded this is a challenge to get the data obtained by Summer. The studies should not be done during a Pandemic. We could not obtain these requested studies in the next 6 months to inform Policy. It could be a program in the LCP to take counts in the future. **0h54m**

Commissioner Koenigshofer stated true but that doesn't mean we shouldn't mention the LCP that we want to generate that data as a high priority. And it's fine to have a standard menu item that we want to continually update etc, etc i'm fine with that what i'm talking about is we don't have that information available in the immediate cycle we're in and I want to have a say, as soon as we are able to based on quote normal traffic patterns, we need to measure these particular sites, because we need that information now, but we don't have it so as soon as we can get it may trigger an early discussion about updating the circulation element even if it's a month or if it's six months after we adopted the LCP. **0h58m**

Staff Gary Helfrich great suggestion. We will draft a policy and a program. **0h57m**

Gary Helfrich explained the Policy that directs County to carry out Program. **0h58m**

County Counsel Diana Gomez, stated if you are going to want that type of recommendation going forward suggest be careful with the wording and use, "as soon as practical" would probably cover a lot of your issues you have like it wouldn't be practical to do it now, for example, while we are still in the middle of a pandemic. But that would be something that staff can look at and to include in a policy. But we don't want to handcuff them into having to do something that they're not going to be able to do in the in this document. **0h59m**

Commissioner Koenigshofer stated we want actionable language. **1h0m**

Gary Helfrich stated will come back with a draft policy for consideration by the Commission at the at the next hearing. **1h3m**

Gary Helfrich stated one thing that the Coastal Commission staff and actually Permit Sonoma staff feels pretty strongly is that the Commission certified the Caltrans repair and maintenance guidelines and we would like to add that, to the appendix is referenced document that is going to be really helpful for Caltrans to expedite repairs on Highway One without generating unnecessary impacts to coastal resources, the idea and those guidelines have been looked at already, and as long as Caltrans works within those guidelines, we can generally waive the coastal development permit requirement, and this is just basic road maintenance fixing a retaining wall repaving. Major stuff that involves stream bed alteration agreements, for example, would still be subject to a CDP, so this is a much lower level of maintenance. **1h4m**

Staff Gary Helfrich At the recommendation of the Coastal Commission we're adding the entire bike and pedestrian plan to the appendix so that will be the reference document for bicycle and pedestrian facilities within the coast and also the policies in the bike plan that were in the General Plan are already incorporated in the LCP so the requirements for consistency with a plan for incorporating all modes of travel into every transportation project that's already part of the proposed LCP so our complete streets policies are in here. The next comment from the Commission was you can see it in the in line comments if they even put the caveat and

we aren't sure this will work in Sonoma County. The elevated roadways and we're going to discuss this in a little bit may have some applicability and, in some areas, living shorelines are usually more appropriate to areas that are long estuaries Large beaches coastal wetlands, it is not a tool that has particularly good solutions to landslides and buffer ocean, which is mostly what's threatening highway one and our other roads. Roads like Bay Flat road and Doran and perhaps Bodega avenue, in fact, even especially being in salmon creek could all benefit from living shoreline protections which means you're restoring the shore to do what it always did before people came and messed it up, which is really limiting erosion and providing kind of a natural resilient defense to storm with action it doesn't of course do anything for sea level rise that's just going to happen, but It will increase the life. It's another tool as we discussed earlier with buses and it's a good tool and we would like to see it included. 1h4m

Commissioner Koenigshofer asked Russian Gulch and Ocean Cove where is it low? 1h15m

Gary Helfrich responded it's not low it's subject to landslides just north of ocean cove there's a scarf that if you look at it from the areas that are in the Coastal records project that it has potential to do a miniature Gleason beach, not a potential it probably will once the sea level has risen enough to start moving debris from the bottom of that bluff there. 1h15m

Commissioner Reed asked I have a question procedurally maybe this is for Council, but I was thinking that we would review this element get some, Commissioner comments and then open it up to public comment on this Element. But also, knowing that we're going to get comments on any and all parts of the Local Coastal Plan is that can we do that and open it incrementally to the meeting. 1h15m

Diana Gomez, County Counsel stated if you would like to I don't think there's any occlusion for you to say this but I think there should always be a catch all if somebody is tuned in late, and they want to comment on something they should be allowed to comment on whenever they wish. 1h15m

Commissioner Reed: Commissioners are we good with opening it up for public comment now and then bringing it back for some final discussion later? Okay let's do that if you'd like to speak on the circulation and transit element or any part of the Local coastal planet you missed, we will be reviewing agriculture and water element coming up, so please raise your hand if you'd like to speak specifically on circulation and transit. 1h16m

Public Hearing Opened: 2:17 PM

Steve Birdlebough
Rue Furch
Tom Conlon
Eris Weaver

Public Hearing Closed, and Commission discussion Opened: 2:31 PM

Commissioner Reed stated if Commissioners have additional comments in summary of the Public Transit and Circulation Element we can hear those now and then move on to the next Element. 1h31m

Commissioner Cornwall suggested the idea of increased equitably by increasing access to the coast, by creating a what is, admittedly, an expensive and difficult and challenging Transit System, we just have we have a world class Coast and it's increasingly going to be treated that way there's only a limited amount of space, and so I would like to see us try to work very vigorously with the Coastal Commission staff about how we do that, I think it's completely consistent with what the state of California wants is a lower emissions more equitable way for all kinds of people to access beautiful places that are cooler, and so I do think we need to trigger a program statement of equitable creation of a program for access to the Coast. Work with CC staff to do that. Program statement should have an explicit trigger like a date. When some proposed funding and implementation work plan could come back for review by whoever the relevant bodies are, it seems to me like it's much more than a land use job it's also a funding job and, possibly, a policy job. 1h33m

Commissioner Reed asked to Gary or county staff are we able to put a trigger into this document? 1h33m

Staff Gary Helfrich suggested to look at other ways we could implement transit alternatives now. In addition to just driving car out to coast. I think my recommendation would be the trigger rather than being chronological trigger. It would be a condition trigger we would look at certain conditions that may not exceed. The problem of the chronological trigger I think for the next year or so just limited capacity and an enormous workload. **1h33m**

Commissioner Cornwall suggested contract out a workplan through a grant proposal. **1h35m**

Staff Gary Helfrich responded there is an issue for staffing bus drivers. This is a Land Use Plan not a funding plan. We have to look at main tools we have at our disposal. I'm not saying that as a way to sidestep doing something effective I'm just saying that we have to look at the main tools we have at our disposal, within the context of the Land Use Plan to leverage other assets. The point is the LCP alone isn't going to make this happen, but the LCP can be a catalyst and a trigger to make this happen. **1h36m**

Commissioner Koenigshofer stated transit program could benefit workforce housing and small business owners. Transportation alternatives for workforce, since it really isn't likely we're going to find some way to develop a sufficient amount of new residential properties within the coastal zone that are affordable to the workforce it's ever growing there so turn up the heat a little bit in the in the transit discussion to include not just visitors they haven't be visitors from out of the area that could park and ride and who knows on weekends those park and ride lots that Caltrans has associated with freeway commuters is the potential. Stopping point or starting point for a transit system that ran to the coast and back, but that also should look at the issue of workforce housing transit. The comments that were made by Eris Weaver of the bicycle coalition about and I think, maybe another speaker I don't recall but it's about the shoulder and shoulders being parking and so forth, you know if we want to encourage bicycle safety by an expanded shoulder we don't have to give up every safety feature to parking and there can be no parking restrictions along stretches that are particularly problematic in terms of bicycle pedestrian safety, so we can keep that in mind they're not mutually exclusive. **1h39m**

Commissioner Deas commented I really appreciate the points that Eric and Commissioner Cornwall brought up. I love the idea of equitably expanding the access to the coast and really make sure we focus on that I also appreciate that we've been talking about not just like data collecting or making goals that can fall by the wayside, but realizing that this connect really acts as a specific trigger and that's the part we're building right now is the trigger for a lot of these things so I really appreciate the compensation Gary I appreciate the effort that's pretty prestigious and I know it's complicated. **1h41m**

Commissioner Ocana question with the Russian Gulch do we want to encourage land acquisition? Is there any actionable language we can put in the LCP to address that? **1h43m**

Staff Gary Helfrich responded it is important we identify sites in the plan which ensures we can get funding faster. Will still have to acquire ROW and do EIR. An important thing that happens when we include it in the LCP is can expedite the permitting process if this is something identified by the plan as needing to happen. The big problem we had with Gleason beach is that project was inconsistent with the LCP so we had to consolidate the permit with the Coastal Commission, it was a defined bureaucratic issue. There's a side benefit here, which is you'll still have to acquire right of way you'll still have to do, environmental studies, but let's at least make the permitting process streamlined so this these projects are already identified so they're de facto consistent with the LCP. **1h43m**

Commissioner Koenigshofer requested to check with the Marine lab and university of California general services staff to see if they have been and if they started thinking about alternative ingress egress to their facility if the road is no longer accessible, they may be talking to state parks about how to get in there. **1h44m**

Staff Gary Helfrich Fac ops have checked it out. Feed back is that UC system are unaware of it. **1h45m**

Commissioner Reed announced a ten-minute break until 3pm

Staff Gary Helfrich presented the Water Resources Element, which is incorporated herein by reference. **2h0m**

Commissioner Koenigshofer asked about large verse significant impact? Large versus potential significant development with impervious surface and or proximity to coastal waters or tributaries which have potential for adverse impacts water quality, I don't care if it's a large or a small project whatever large and small or medium

to me if it does have a potential impact on impervious surfaces or product. Proximity to water tributaries have a potential for adverse impacts, would be the standard that I would want with you know if it's small but impactful I don't want to see an argument in the future, about whether or not it was intended being included . 2h4m

Staff Gary Helfrich deleted one word large. The point of this policy is to make sure that projects that are going to impact water quality are studied correctly and the impacts are mitigated or avoided so that's the intention of this policy, and this seems clear, so this is a pretty easy easy policy recommendation we can do now. 2h5m

Staff Gary Helfrich explained the reason why unimpaired was chosen instead of pristine. 2h08m

Commissioner Koenigshofer asked is this subject to regulation by the Water Board and its definition? Does that mean that we are subordinating the definition of those two words to whatever the changing definition of the Waterboard might be? 2h08m

Staff Gary Helfrich stated the advantage that using their definition has is they have comprehensive mapping of every stream in in the basin and we're able then use this mapping to determine how a project will be conditioned whether or not it'll be improved if we use our own term we would have developed this mapping from scratch using our own definitions while still being stuck with the definition of impaired, I mean there, there are Regulations surrounding impaired water bodies that we have to adhere to that have nothing to do with the coast. 2h11m

Commissioner Koenigshofer asked does every project in the coastal zone or is every project in the coastal zone, subject to regulation by the jurisdiction of the Regional Waterboard and its definition of impairment unimpaired? 2h11m

Staff Gary Helfrich responded unless it's on a public municipal wastewater treatment system, yes. 2h11m

Commissioner Cornwall stated I'm not really clear with this policy or this objective adds that isn't already there in the goal, I mean in the previous objective if we already have to protect an improved water quality, to comply with Waterboard regs i'm just not really clear what the distinction is that that 1.2 is adding. 2h12m

Staff Gary Helfrich responded important to us to have easy access to mapping that is consistent with the Regional Water Board. 1.2 and 1.1 could be consolidated into a single policy. But for us for staff important thing is having easy access to mapping that is consistent with everything else that the Regional Board regulates it's just nice not having to develop these maps from ground zero. 2h12m

Commissioner Cornwall suggested Maybe just simplify it like protect and enhance water quality in accord with the resources and regulations, the resources matched by and the protective regulations of the state where resource control board or something like that. It would at least show the reader plain English words, that we are referring to in specific the regulations. 2h13m

Staff Gary Helfrich stated t's true we're obligated to do that, regardless of whether or not we put it in the policy. 2h13m

Commissioner Koenigshofer asked staff I am aware that the definition of wetland in the coastal zone is different than the definition of wetland by some other jurisdictions in terms of the elements that make up a wetland and whether all of them are required to be present, or one or more of them do we know that there's that there isn't any difference between coastal zone requirements and more general applied definitions? 2h14m

Gary Helfrich responded the criteria is the same coastal. Defining impaired water bodies and too protect other things. Policy is to protect wetlands. So there's two parts one is defining what an impaired and unimpaired water body is that's got nothing to do with the definition of wetlands. But then, our policy is to protect wetlands, so we could say, this means a wetland in the context of the Coastal Act, which would include all the wetlands, but we're talking about what's being protected. 2h15m

Commissioner Koenigshofer asked road side drainage does is meet definitions of a wetland? 2h20m

Commissioner Cornwall stated I'm still not clear, I mean these objectives especially the 1.2 still doesn't really seem actionable it points to regulations it doesn't define. I just wonder why it wouldn't be simpler to just say that we have an objective to protect and enhance water quality and water features in accordance with this Agency?
2h18m

Staff Gary Helfrich responded an excellent suggestion very good recommendation, and we should just reference the Water Boards TMDL program and reference Water Board program is a good idea. So this would put people on notice that you've got to comply with these other standards along with your coastal permit. 2h21m

Staff Gary Helfrich stated there was a comment by the coastal Commission that we would require Water Districts to consult with the county and the Coastal Commission prior to purchasing land for new facilities. And that would be wonderful if they would but we don't think that we would have any legal basis to make them do it, we certainly would encourage them to do it, which is what the policy says, but we can only regulate them after they purchased the property and proposed a project. We really don't have a way to do it preemptively so. This is one thing, where we disagree with the Coastal Commission, I feel we should leave it as encouraged we've discussed this with kind of counseling I believe they agree as well, that it should just be an encouragement so it's not really an actionable policy. But it is something we can bring up when they come in for their coastal development permit is you didn't check, I mean it's your problem, not ours. So comment 34 is adding in the descriptions, the capacity, the operational history of the Bodega Bay and Sea Ranch wastewater facilities that's missing in the public facilities element, and then we will have a reference to that in the section of the Water Element. 2h21m

Garry Helfrich stated that 38 was another. And steep slopes was replaced 35%, and the reason that replaced 35% is from talking to natural resources they came up with an exhaustive number of examples for 35% was not a strict enough standard. So now we've come around full circles let's replace it with the most conservative standard which is 15%. That seems to capture pretty much any situation where there would be a concentration of stormwater runoff that would impact surface waters. The only push back, as it will affect or a problem, we could see is that policy then will impact some land areas where the soil types and the geology and the hydrology create a situation where there is no impact at 15%. 2h22m

Commissioner Koenigshofer stated that is a very substantial change. 2h23m

Staff Gary Helfrich responded and this is where it gets be a very tough discussion is 35% is too steep 15% is probably too shallow but we won't miss anything with that steep slopes would require a geotechnical analysis to be done on a site specific basis to make that determination. So one idea for modifying this was if the slope is 15% or greater that we're going to require GEO technical study and if the study determines that there's no impact than great go ahead and develop. If it does create an impact, then we're going to require mitigation.
2h24m

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Gary Helfrich: If it does create an impact, then we're going to require mitigation.

Gary Helfrich Steep slopes require Geotech report on site. 15% or greater would require study. Impact would require mitigation. 2h26m

Commissioner Cornwall stated I'm confused by this program because it does not seem to be leading to any regulation, it seems like it is duplicative with what like the Resource Conservation Districts do, which is information and technical assistance and supposed to lead to regulation or consideration of regulation, I think it should say so. 2h24m

Staff Gary Helfrich asked looking at a policy recommendation here. Strike the program or strike the slopes?
2h27m

Commissioner Cornwall the Ag Commissioner should cover this education program seems outside of Permit Sonoma. So I would I would vote for striking that if not the whole thing i'm not sure I don't know where it comes from, I don't know what the point is. 2h27m

Brian Oh, suggest Staff take this back and analyze and then consider striking out. 2h27m

Gary Staff we will come back and answer Commissioner Cornwall's question. 2h31m

Staff Gary Helfrich: The last comment, we had was to restore policy see wr 4d. And that says encourage monitoring for all water use and water metering for public water suppliers that require water users to pay for the cost of the amount of water used. This next part encouraged hearing and other pricing mechanisms for public water suppliers provide incentive for water users and employee conservation reuse programs, there are some issues and i'll defer to counsel to discuss why that sentence may be one that we want to delete from. Policy wr 4d then actively encourage public water suppliers and maximize water reuse and conservation prior to increasing net water use for new development. 2h29m

County Counsel Diana Gomez stated I think what we're concerned with the constitutional aspect of that Setting water rates and having us decide what water rates these various water agencies. can and cannot do with have some very complex issues of their independence and the independence of their District, so we advise to steer clear of having anything in there about us deciding what rates and surcharges they need to set. 2h30m

Commissioner Cornwall who ensures the water supplier can meet the demand? 2h30m

Gary Helfrich The Coastal Commission would give us a power to make sure that they've got the water supplies to meet demand, but the conservation efforts are generally, the purview of the State Waterboard. 2h31m

Commissioner Cornwall stated encouraging language seems meaningless. I mean does the plan have the power to , who is it that makes a water supplier justify that they have supplies to increase demand? 2h34m

Commissioner Cornwall asked so if the coastal plan says you don't have enough water you can't have more demand. Wouldn't that be enough to make that supplier go back and look at conservation? 2h31m

Staff Gary Helfrich responded It would. 2h31m

Commissioner Cornwall So that would seem to mean we don't need to have this about encouraging. It seems like saying encourages is a little bit meaningless and if there's already a power to deny additional demand, then we kind of have that power already anyway. 2h31M

Gary Helfrich that's an excellent recommendation, and we will follow it unless there's any other discussion from the Commission. 2h32m

Commissioner Reed: Any other comments. I don't see any that sounds good Gary.

Commissioner Cornwall I see a lot of other paragraphs with "help with, work with" define which can help? And I thought we were going to try to get away from some of those and, in any case, if there's so many of them it just sort of suggests that none of them are going to be able to happen or which ones are going to actually happen wonder if they're if we should do some kind of prioritizing. 2h32m

Staff Gary Helfrich Through the Chair these are other initiatives, rather than actual policies. It means we have identified the need to do but do not have enough information at this time to develop a scope for a program. In the big sense, it means that something that we have identified a need. there's an identified need to tackle a problem. But there is not yet at this point sufficient information to develop a scope for a program. take care of the problems, so it, even though technically there's not really a hierarchy here. But I do always think you know everything has to meet the goal of the element you look at the goals and that that forms the umbrella that everything fits underneath. The objectives are your strategies for carrying that out, and then the policies need to be the actions that you're going to take that implement the strategies, the programs are actions were. There is an identified need there is an identified path, but there is not yet enough known to move it into something actionable. 2h34m

Commissioner Reed All right, we'll look forward to your feedback there Gary let's open this up for public comment see if we have any hands raised on the water resources element. **2h35m**

Public Comment opened 3:36 pm

Rue Furch

Public Comment closed 3:38 pm

Gary Helfrich responded almost no development on the coast outside of current water system. Not much vacant land left. All development should occur within what is already being served with the current water system. **2h38m**

Commissioner Reed asked how does the Local Coastal Plan dovetail in with the state's groundwater sustainability planning? **2h39m**

Staff Gary Helfrich responded it has to maintain consistency with the Ground Water Management Act so that that's going to apply and that is one part of our review we did when we did the update is a lot of things and we maybe took too many things out, but many things were taken out because they're going to be part of the State criteria and so it's similar to why we don't have standards in for how you build a septic system. Because that's regulated by another Agency it's the design is not in the coastal plan what's in the coastal plan is the disturbance that happens when you dig a big hole in the ground, but what goes in the holes is regulated by the Regional Board. **2h39m**

Commissioner Cornwall asked about other kinds of uses? I'm thinking about irrigated agriculture, and I mean are there any development potential for hotels and resorts and whatnot? Is that is that a realistic. **2h42m**

Gary Helfrich responded responded already developed unless we change current Land Use but the areas in the Land Use element identified as being suitable for that are already developed so it might be Timber Cove lodge requesting an expansion but it wouldn't be any new facilities there's no undeveloped parcels that are zoned for visitor serving commercial uses on the coast. **2h42m**

Gary Helfrich ability to regulate residential uses is pretty clear. **2h42m**

Staff Gary Helfrich responded already developed unless we change current Land use. **2h43m**

Commissioner Reed suggested we move onto the Agricultural Element. **2h43m**

Staff Gary Helfrich gave presentation Ag Resources Element which is incorporated herein: **2h43m**

Commissioner Koenigshofer asked about access and particular camping bias which embraces publicly owned camping but does not treat private camping the same. What is the justification? **2h47m**

Staff Gary Helfrich good recommendation to add private camping to the element. Staff can do this. **2h51m**

Commissioner Koenigshofer stated I'm not looking for easy development without a hearing but I don't want it opposed to development. My vision is that a privately owned campsite would still require a Use Permit. **2h50m**

Staff Gary Helfrich asked is this the direction from Commission is to develop a policy that allows camp grounds in the Ag Resources Element, allowing private camping and it should say public and private campgrounds on agricultural lands? **2h51m**

Diana Gomez, County Counsel stated to Gary my only qualification with that is as long as it does not comply with the uniform rules if it is a land under contract. Reminder must have it in the qualification. **2h57**

Gary Helfrich responded that's true we may have to add some I will review the uniform rules with Council because it might be we'll just have to prohibit it under on lands under contract.

Diana Gomez, County Counsel: Right unless it's classified as a use as permitted under the Uniform Rules we need to have that qualification in whatever they draft so it's clear. [2h55m](#)

Staff Gary Helfrich highlighted the standards for add ag employee and farmworker housing. Explained A11 add section describing Williamson Act and Uniform Rules. Explaining what the Act is within the context of the Coastal Act. [2h57m](#)

Staff Gary Helfrich: We've got to write policy that's consistent with regulations, in effect, currently and not speculating on what could be changed in the future. [3h1m](#)

Commissioner Koenigshofer stated I don't want to assume too much about its irrelevance over the period of time that the LCP would be, in effect, and part of that is if there was a change to this policy, would it affect a directive to a pre-existing Williamson Act Contracts and then the curiosity, since their annually renewed would it be a year before it was considered a new contract? [3h2m](#)

Diana Gomez, County Counsel: Every year it's considered a new Contract so if rules change it will update each Contract. [3h3m](#)

Commissioner Koenigshofer asked if there was a change by the Board that applied to Williamson Act rules, then that would automatically apply to pre-existing Contracts, including in the Coastal Zone and I would assume that would be by operation of law, not by required change in the LCP? [3h3m](#)

Staff Gary Helfrich responded yes, but it allows them to apply for a subdivision that subdivision would be summarily denied because it's inconsistent with Land Use Plan. It doesn't meet any other criteria for Diverse Agriculture or Land Extensive Agriculture parcels so you couldn't come up today and say, I want to split let's say you owned enough land by density, you could subdivide your parcel. The land use plans still won't let you create a five acre parcel of agricultural zoning it doesn't meet minimum lots size. [3h4m](#)

Staff Gary Helfrich presented recommendation to delete A13 Policy C-AR-4a. No prime lands and Uniform Rules already require meeting contract criteria. Does not add anything to the LCP. [3h 6m](#)

Commissioner Reed agrees with deletion A13. [3h7m](#)

Staff Gary Helfrich staff recommends that commercial cannabis be considered a non-agricultural use. Includes commercial only does not include personal grows. It does not have anything to do with indoor grows and commercial zones, this is strictly giving cannabis, the same standing in terms of permitting as agriculture. [3h11m](#)

Commissioner Reed stated, I'm confused so staff recommends a commercial cannabis, be considered a non agricultural use? [3h7m](#)

Staff Gary Helfrich responded Correct which is different than saying staff recommends cannabis commercial be prohibited. It will be treated as an ancillary use in the agricultural zone, so that may or may not be allowed because it's not a principally permitted use it's a use by right. [3h8m](#)

Commissioner Reed asked about Hemp and other Cannabis products? [3h8m](#)

Staff Gary Helfrich responded It specifically does not say anything about hemp because hemp does meet the criteria of the production of food or fiber. [3h8m](#)

Commissioner Deas asked what is the background on this decision? [3h8m](#)

Staff Gary Helfrich responded That the concern is that it would reduce the level of review for any cannabis production in the coastal zone, if it was just a use by right. [3h9m](#)

Diana Gomez County Counsel added that it is consistent with how it is classified now. [3h9m](#)

Commissioner Koenigshofer stated support for staffs is recommendation. [3h10m](#)

Commissioner Ocana asked what are other counties doing to classify? , what are some of our surrounding counties doing as far as classification in their coastal zones, for example, Marine or down towards the central coast? **3h10m**

Staff Gary Helfrich responded Humboldt County allowing subject to Coastal permit but seems to encourage inland development. **3h11m**

Commissioner Eric Koenigshofer stated Marin county does not allow Cannabids grows at all inland or coastal. **3h12m**

Staff Gary Helfrich that is a policy option we could just prohibit commercial cannabis in the coastal zone. **3h12m**

Commissioner Koenigshofer we've provided a sufficient amount of land area for a robust cannabis sector. And, given the resource protection concerns that are substantially important part of the package of policies in the coastal zone I don't know that we need to be overly ambitious and promoting it in the coastal zone. We should not be ambitious to offer it in the Coastal Zone. **3h13m**

Commissioner Deas supports staff's recommendation. **3h14m**

Commissioner Cornwall would like to see water analysis availability done. **3h14m**

Gary Helfrich responded that is the intention of the Coastal development permit process. We requires studies. The Coastal permit review process is a high bar. Ag uses are exempt from Design review on coast. By declaring it non-agricultural we also make it subject to design review. **3h15m**

Diana Gomez County Counsel stated it is already under our guidelines adopted for commercial cannabis inland it is nonagricultural also the State does not recognize it as such. **3h16m**

Commissioner Reed asked would this be consistent with inland Ordinance? **3h17m**

Staff Gary Helfrich responded correct. Would be considered a coastal development and would be reviewed as such so it would not be ministerial. **3h17m**

Staff Gary Helfrich A 17 add definition of Ag Support Serviced from the Zoning Code. A 19 delete Permit Type table. It is confusing. Use by right is the only ministerial permit allowed on the Coast. This would make it cleared if the last colume was delete.

Commissioner Koenigshofer would need to think more about this proposal. **3h21m**

Staff Gary Helfrich the context is to carry out the original intent from decades ago of allowing them to provide the necessary services that local agriculture needs to operate their business. I know it's got an expanded beyond that but i'm just saying that is the intention here. **3h21m**

Public Comment Opened: 4:25 PM

Kimberly Burr
Cea Higgins
Megan Kaun
Beth Bruzzone

Public Hearing Closed, and Commission discussion Opened: 4:36 PM

Commissioner Reed Right to Farm language a little too broad? Gary how do you feel about that and narrowing it? **3h37m**

Staff Gary Helfrich responded applied inland for the last 35 years. Why is different on the Coast than it is inland? I will look at again and review. **3h38m**

Commissioner Koenigshofer perhaps look at again and have specific language of the provision itself. Look at it rather than make countywide look at specifically if there is any incompatibility or potential that is incompatible with the Coastal Act. **3h39m**

Commissioner Reed public comment on vineyards and aquaculture should be a clear distinction between Agriculture and Aquaculture. **3h39m**

Staff Gary Helfrich we have seen no vineyard development on coast. Still subject to Coastal Permit. LCP tasting rooms not allowed on Ag lands verses inland it is allowed with a Use permit. **3h41m**

Staff Gary Helfrich commented on aquaculture most of it is done in water which we can't regulate. Coastal Commission Permits the in-tide lands. We would only permit inland facilities. We regulate the processing of the food product only. There is a potential for Aquaculture to have a bad impact. We have to look at what tools we have to regulate. I will look into this further and come back to the Commission with the land base options. **3h43m**

Commissioner Koenigshofer stated that is a good idea so we can have a better understanding of onshore facilities as they support offshore development. **3h45mm**

Staff Gary Helfrich stated that the pesticide ban comment is part of Open Space and Conservation Element and will be presented there. Not part of Ag Element. **3h45m**

Staff Gary Helfrich stated camp grounds would still be under discretionary review. It is subject to a Use permit and environmental review. **3h46m**

Commissioner Cornwall stated interested in water supply availability we need tools to evaluate future use for evaluating water intensive uses. **3h48m**

Gary Helfrich suggested collecting data and collecting often so we know what were doing when we have to regulate. **3h49m**

Commissioner Koenigshofer asked about knowledge of water in coastal zone? Level of detail throughout the coastal zone? **3h49m**

Staff Gary Helfrich unusually complex water on our coast. We need a lot of data and should start monitoring now. Would the Commission like to see a policy written it for data collection? **3h52m**

Commissioner Koenigshofer yes. **3h55m**

Commissioner Cornwall supports well monitoring on coast. **3h55m**

Staff Gary Helfrich need to check with Counsel on legal limits. **3h55m**

Commissioner Reed thank you to staff for today's presentation. **3h56m**

Staff Gary Helfrich suggested cultural resources and land use for the next meeting. **3h57m**

All commissioners agreed. **3h58m**

Action: Informational only.
Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Ayes:
Noes:
Absent:
Abstain:

Hearing Closed: 4:58 PM



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

January 13, 2022
Meeting No.: 22-01

Roll Call

Commissioner District 1	Cornwall
Commissioner District 3	Ocana
Commissioner District 4	Deas
Commissioner District 5	Koenigshofer
Commissioner District 2	Chair Reed

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Verne Ball, Deputy County Counsel IV

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes November 10, 2021 and December 9, 2021

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Comments on matters not on the Agenda: None

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.:	1
Time:	1:05 PM
File:	Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant:	County of Sonoma
Owner:	Not Applicable
Cont. from:	July 26, 2021
Staff:	Gary Helfrich
Env. Doc:	The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the **Cultural Resources and Land Use Elements** in this meeting. The Commission may also review revised sea level rise maps based on a 7-foot and 10-foot forecasts as directed by the Commission.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for February 3, 2022, March 3, 2022, and April 7, 2022. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h12m**

Commissioner Questions:

Commissioner Deas asked about compromise on sea level rise asked about a sliding scale for residential structures verses public facilities. **Staff Gary Helfrich** responded. **0h22m**

Commissioner Cornwall stated she agreed with Commissioner Deas approach. Discussed the idea of how long a structure lasts verses what it is built to last. Asked about the cleanup if a structure fails. **Staff Helfrich** responded. **0h24m**

Commissioner Ocana asked who is responsible for the environmental cleanup of a building fails? Staff Gary current owner always bears responsibility for clean up on property. **0h25m**

Commissioner Koenigshofer expected life of various structure and the life expectancy are we looking at just a specific structure on a specific site? Are we considering access to the site as well? What is the practical implication after we adopt the plan? What if it does not work in 20 years? **0h26m**

Staff Gary responded. We need to pick a number now in order for future development and for the Policies. Require preemptive flood. **0h28m**

Commissioner Koenigshofer how do we correlate the number we pick with the roads leading to the sites?

Staff Gary Helfrich responded. Very different impacts from the seven-foot verses the ten-foot. Whatever sea level rise number we pick for infrastructure protection and we'll have to make a decision, if we identify roads that have no prospects for managed retreat and are not going to be usable for access. But to get there, we need to know which number we're working with to map and identify those areas because it'll there's very different impacts. The seven-foot rise doesn't really affect that many residential properties, the ten-foot rise effects, quite a few I mean is a dramatic increase in how many roads and access points we're going to lose at 10 feet based on a certain sea level rise that may be a reason to restrict future development in certain areas. **0h30m**

Commissioner Koengishofer asked the achievement of the seven-foot total or the ten-foot total is projected to be what date? **0h30m**

Staff Gary Helfrich responded the Coastal Commission did not want a date chosen. Based on a 100-year projection. We know it will rise we don't how much it will rise. **0h33m**

Commissioner Cornwall stated it's useful one of the major uncertainties is the speed at which humanity as a whole, reduces emissions, so, in some ways, choosing one of these numbers is in some ways affected by our sense of optimism or pessimism about you know, will the emissions trajectory really change or will it probably just keep going up. **0h32m**

Commissioner Koenigshofer asked about the model of the difference between the two sea level rise predictions in the next 20 years? **Staff Gary Helfrich** responded very little will change in the next 5 or 10 years. We do have the models and could get that information from NOAA (National Weather Service). **0h32m**

Commissioner Koenigshofer asked how does the question of which of these two models seven or 10 or 20 year estimate how does it translate into regulatory basically law and restrictions? How do we deal with that, how do we deal with something that's in the immediate horizon, what are we going to tell them? **0h34m**

Staff Gary Helfrich part of that is a policy decision for this commission to make. The Zoning Code could take a more nuanced approach. But we need a starting point to develop future policies. **0h34m**

Commissioner Reed asked is there any reason we could not pick both? **0h36m**

Staff Gary Helfrich responded technically no. Staff can prepare both but it will be a lot of work. **0h36m**

Commissioner Koenigshofer stated it will be the driving force for implementing the Zoning Code. I agree with Reed we should be informed by both options. **0h37m**

Commissioner Cornwall stated we should be conservative with infrastructure and should use the higher levels. Residential houses stand for much longer than what they are built to stand. I would rather go with the higher number. I don't think were precluding any existing structures. **0h39m**

Commissioner Koenigshofer stated looking at map of 10-foot projection as a practical matter for State Park asked about future access by road? **0h43m**

Staff Gary Helfrich by adopting this map that also allows us to create policy that would identify this road alignments being critical for coastal access getting it in the plan and therefore not having to basically, fight ourselves on our policy for protection of Russia River is that we make the findings that public access to this area overrides the small impact to coastal resources and we build into the plan, the alternative road alignment so when the time comes to build the road that's in there as its own policy and the road can just be built. That's the whole point of going through this is to identify those needs, and the opportunities and make the findings now for the necessity of building that road. **0h44m**

Commissioner Koenigshofer asked if we adopt the 10 foot then it would fold in other sites along the coast?

Staff Gary Helfrich responded yes it would allow us to work with the Coastal Commission on other sites but still need to weigh in the public access. We would identify a policy that would allow an exception to build a road along that line. **0h46m**

Commissioner Koenigshofer asked about other sites on coasts and facilities. Should we plan the retreat now?
0h47m

Staff Gary Helfrich responded yes that is the point of what we are asking now. 0h47m

Commissioner Eric Koenigshofer asked where does it show up we adopt a map, I want to know what language comes back and says Doran park is going to be abandoned Spud Point is going to be underwater the sewage treatment plant is no longer reliably operational and what are the options does that show up in the LCP somewhere or do we just wait for that to appear somewhere else it's not really pertinent stuff? 0h47m

Counsel Verne Ball stated, I can suggest that you're talking about two different maps, with seven and ten foot. And it may be beneficial to come back with an index of the policies that are implicated by the different maps and or options to use one or both in order to better understand the textual implications. In addition, that there's a huge amount of uncertainty and some of this, I mean if you were you were talking about scenarios that are likely, in which you know entire cities on this planet are going underwater so we're dealing with sort of concrete issues here but, the future may involve legal changes that we can anticipate right now and crises that we were foreseeing but and need to plan for, but what I'm hearing from the Commission might benefit from a kind of a legalistic index of here is everything where this is discussed, and this is what these triggers mean, because i'm hearing that you would like potentially to have information about both of these you know maps to be in seven and ten that's it on their own they're just informational and a disclosure matter, but the legal triggers are independent of the maps themselves. 0h49m

Commissioner Ocana I think it is best to error on side of caution and use the more conservative map. I am in favor of the 10-foot map. Can we take a straw vote? 0h50m

Staff Gary Helfrich responded staff is asking for direction from the Commission. It would be beneficial for staff if we could bring back policy recommendations based on the sea level rise chosen. 0h52m

Commissioner Ocana stated a 10-foot is my preference. 0h53m

Commissioner Koenigshofer I do not have a preference. 0h54 m

Commissioner Deas stated agrees with the 10-foot map but still leery of lumping all structures and public facilities together. 0h57m

Commissioner Reed 10-foot is more conservative I agree with that proposal. 0h57m

Staff Gary responded thank you. 0h58m

Cultural and Historic Resources Element

Staff Gary Helfrich gave update and overview 1h0m

Commissioner Ocana disclosure I had a conversation about the cultural and resources element with Alegria de La Cruz who's the director of our new Sonoma County Office of Equity. To briefly describe what the Local Coastal Plan was and where we're moving towards incorporation with the Tribes and emphasizing the importance of sovereignty and inclusion in development going forward. I had a couple of questions related to the plan, but the first item that I wanted to kind of bring to Mr Balls' attention and see if perhaps he could assist me with is my understanding is that in order for the Office of Equity to really participate in a plan with the planning Commission that they need to be requested or asked, and so what I would like to do is request that the Office have a chance or be directed to review the section of cultural and historic resources and perhaps provide some input before the Local Coastal Plan has been finalized, and I hope that i'm saying that appropriately. 1h19m

County Counsel Verne Ball responded that's more of an administrative question than a legal question I would direct Brian Oh to respond to that it is the only issue there is that they would be subject to the same confidentiality restrictions as the rest of the of the county and that would be part of it.

Staff Brian Oh responded anything that we can do to ensure a robust presentation of the final draft within our county confines absolutely will look into that and see how we can make that happen. **1h04m**

Commissioner Ocana stated that the Coastal Commission made a reference to Sonoma State North West Informational Center questioning if they have the knowledge or ability to contribute to the Draft? Is there a direct pathway for them to work with county? **1h3m**

Staff Gary Helfrich responded and explained NW Information Center's role in research and land development. They are informational research facility. Staff recommends putting in the description so it is clear who they are. **1h4m**

Commissioner Ocana asked how is staff going to elaborate on the Tribal input based on the Coastal Commission comments? **1h6m**

Staff Gary Helfrich responded we have not received any comments from the Tribes on the recent LCP Draft. **1h6m**

County Counsel Verne Ball stated it is confidential. It is an ongoing discussion we can't reveal the communication between Tribes and the County. We can generalize outcomes. The outcome has not been reached yet. **1h09m**

Commissioner Ocana asked can we site this to the Coastal Commission? And if I could just comment on that I guess where I was going with that comment is more, how are we going, how can we satisfy the Coastal Commission's thoughts about elaborating on the Tribal input, can we put a line in there that says they are deeply involved or there is a lot of communication going on, I don't think we need to reference that it's confidential just that that we are in constant communication with them. **1h8m**

County Counsel Verne Ball responded I didn't see anything in their request in the record that required us to reveal confidential information, and we would, if it did, we would have to say no, but going to your comment, yes, I think we can include I mean they wanted some information on the background of the different Tribes and in the information of a general nature, about the relationship between the County Government and the Tribal Governments would not be inappropriate to include. **1h8m**

Commissioner Koenigshofer we all expressed interest and desire for the Tribes to be involved we just want to ensure this has been done and we are not making a decision without their input. Can we be assured outreach was done and received? If there were areas of issue could we at least be told of that aspect? We want to make sure the Tribe has been consulted. **1h11m**

Commissioner Ocana could we ask the office of equity to meet with the Tribes as a third party? **1h11m**

Commissioner Ocana I wonder if that wouldn't be the perfect opportunity to bring in the Office of Equity, because they are a third party, even though they are part of some county government, but they would be a third group that could be party to perhaps the confidentiality of those communications and then be able to somewhat report back to the Commission, just to let us know that they've been satisfied? **1h11m**

Verne Ball in general terms process cannot conclude until the process with the Tribe concludes. The outcome would be conveyed to the Commission we cannot move forward without it. **1h14m**

Commissioner Koenigshofer asked if any Tribes in Marin County have been consulted? **1h15m**

County Counsel Verne Ball stated we can't reveal any individual consultation information. Gary Helfrich did provide us with a list of the Tribes that was consulted. **1h15m**

Staff Gary Helfrich responded we use the list from the NAHC (Native American Heritage Commission) **1h17m**

Commissioner Cornwall stated my conclusion is that they don't feel like we are a group that they need to talk

with that's their prerogative. 1h15m

Commissioner Questions:

Commissioner Koenigshofer can we split the discussion into Cultural and Historic? 1h16m

Staff Gary Helfrich responded we could. 1h16m

Commissioner Koenigshofer stated we have Historic Districts, we have all kinds of specific references to historic features that are distinct and not conjoined with cultural resources, so I don't really know where the difficulty is and distinguishing between the two. Gave example of Valley Ford structures historical but not cultural. 1h17m

Commissioner Ocana So that's my understanding is that's a very different terminology that they're not indigenous structures and they're not cultural structures, because culturally, yes, they have enormous significance to the people that came out here when they created those kind of homesteads, and so I agree that perhaps there could be a separation, but I think we have to be cautious about saying If you want to separate indigenous from other historical things and that's one thing, but I don't think that we could use the word cultural does that really encompasses all different cultures from all different time periods. 1h18m

Commission Reed stated there is a historic inventory of structures. 1h19m

Commissioner Reed I'd like to note that included in Appendix J is the historic resources inventory, which seemed to catalog all the historic structures which seems to coincide with the historic resources versus cultural, so I don't know if that's enough separation that there's a clear distinction, I wonder how up to date, this list is, and if it gets updated and certainly is your policy suggestions, just so it could be some sea level rise issues with a lot of these historic structures. 1h19m

Commissioner Koenigshofer there is an array of historic interest sites that don't call for consultation with Tribes. 1h20m

Commissioner Ocana I think that's a very interesting point and I if we were to perhaps make a subsection that would be historical resources that do require consultation with Tribes with the overall, general cultural and within the overall, general cultural and historic resources and perhaps staff could provide some understanding to us, of whether or not, that would be feasible or if it would be better to have two separate elements. 1h20m

Staff Gary responded what is the advantage to having the separation? The purpose of document is to carry out the provisions of the Coastal Act. 1h23m

Commissioner Koenigshofer Cultural and Historical Resources I was expected to read two different sections. Suggested a Non-Tribal section like historic preservation, expanded tools. I would like to see more treatment for that. 1h25m

Staff Gary Helfrich: The county historic resources policy applies everywhere it doesn't apply just inland so those structures are protected, regardless of whether or not there is something, both in the General Plan and in Coastal Plan regardless whether it's duplicated into documents that still exists, and the comment, I just wanted to make is we have a lot of elements that have the connective phrase at the top and when we get to Open Space and Resource Conservation it's going to be pretty tough to separate those two from each other. 1h26m

Commissioner Reed I'm hearing Commissioner Koenigshofer concern, and I agree that you know the appendix is the only thing that we have that refers to the historic resources inventory but if you go through that it's very detailed and it does include barn structures and things that are on private and public property, but what's not clear in the Policy is how you know, maybe some overview of those resources and how the county thinks about them and what the responsibility is for the county versus what you know homeowners have in terms of managing those things might be just a nice overview, I think we could include it in the same policy. 1h26m

Commissioner Ocana add a section for cultural resources that are not Tribal resources. I agree, I think, an additional objective right under one point to highlight all of the historical and cultural resources that are not native I could really add more depth to the to the element, and I think that might cover what Commissioner Koenigshofer is getting at which I agree there is an enormous amount of cultural resources that are not necessarily highlighted. **1h27m**

Staff Gary Helfrich so bifurcating objective 1.2 and then elaborating on the Historic resources and specifying giving some background and specifying the attachment would satisfy this, or is there more that needs to be done? **1h30m**

Commissioner Koenigshofer responded this would satisfy my request. **1h31m**

Gary responded we could have a program to consider new areas for consideration of historic designation. It would need to go to the Landmarks Commission. **1h32m**

Commissioner Cornwall stated concerned about time need to leave by 4:00 pm **1h33m**

Public Hearing Opened: 2:33 PM

Kimberly Burr
Beth Bruzzone
Eric Fraser
Carol Sklenicka
Laura Morgan
Lisa Dundee

Public Hearing Closed, and Commission discussion Opened: 2:47 PM

County Counsel Verne Ball NW Information Center does have some reports that they do not disclose. No land owner is precluded from doing their own research. Could contact NW Information Center and or hire an Archeologist or work with Tribes. Some cultural resources are not archeological in nature. **1h46m**

Break 2:47 pm

Land Use Element:

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **1h55m**

Gary Helfrich requested input for the new general provision section that was provided in the Memo. Also the inline edits from the CC to include. **2h01m**

Gary Helfrich: We also establish specific requirements for coastal development permit to make it clear that every activity. That is not on the excluded activities that sounds kind of funny, but there is an attachment to the land use element that is the exclusion orders that the county has received from the coastal Commission over the years, this is not new we're not adding anything to it, these have always been excluded activities but make it clear that everything else does require a coastal development permit. One recommendation from the Commission is to that we don't have this right now allow an exclusion in very limited circumstances from acquiring coastal permit for small scale activities that can be found with certainty, not to have an adverse impact on resources. Because right now quite literally we've had coastal permits for somebody swapping out their propane tank because it met the definition of development, however it's important to note that even when we issue a waiver that waiver has to go to the coastal Commission and be reviewed so everything is reviewed, but all our actions are reviewed by the coastal Commission, but it does give us a way to help the property owner under streamline routine maintenance activities around their property. So, before I go to the next one, I just like to get the commission's input on the new general provisions section it's the entire text is outlined in in the staff memo. **2h2m**

Commissioner Koenigshofer asked about legal non-conforming uses? **2h1m**

Gary Helfrich standard is one year without use whereas the Coastal Commission allows four years. **2h2m**

Commissioner Koenigshofer seems unlikely we can make it through the entire Land Use Element today. I would like to split it up. **2h4m**

Commission Ocana can we divide the Land Use Element into two? **2h4m**

Staff Gary Helfrich suggested reviewing general provisions and then housing policies and then return for the other policies? Finish up with this new section and then go onto two topics that has a lot of public interest. **2h6m**

Commissioner Ocana agreed. **2h4m**

Staff Gary Helfrich stated vacation rentals go over policy but no new restrictions are being presented. Clarification on vacation Rentals because they're essentially isn't really any restrictions being proposed of vacation Rentals, but I wanted to go over the policies that are being proposed and allow the folks who want to comment about vacation Rentals give them an opportunity to comment on that and we've also, I think, have a good solution to the comments we've received on offshore wind support facilities as it impacts commercial fishing and Richard Charter actually has a very good policy recommendation that both the Coastal Commission staff and Permit Sonoma staff would like to recommend. **2h5m**

Commissioner Koenigshofer stated new development policy change of use. Primary use and change of use are major concerns of mine. We will need a lot of clarity so we have a good definition. Issue Waiver for small scale Agriculture needs to be quantified and qualified. **2h10m**

Staff Gary Helfrich responded generally the Coastal Commission wants it defined major versus minor. Staff will do that. **2h12m**

Commissioner Koenigshofer: Day time noise is listed as 7am to 10 pm. I don't think many people think 10pm as daytime and I'm wondering why that is so late, is that the state's commission's definition of what daytime is? **2h11m**

Staff Gary Helfrich responded that is based on what the Commission requested. It is the same standard for the inland noise. We could change this time frame. **2h12m**

Commissioner Koenigshofer inquired about meeting individually with staff to discuss. I have 6-8 notes on every page I would like to go over this with staff before the public meeting. **2h12m**

Commissioner Ocana I have spoken with Gary Helfrich on several occasions and he has been helpful. **2h13m**

Gary Helfrich responded we can discuss off line as soon as this meeting is over. **2h14m**

Offshore Wind Support Facilities:

Staff Gary Helfrich gave presentation **2h14m**

Commissioner Cornwall asked the folks who suggested this policy are they supportive of restricting them or prohibition to just the commercial fishing area? **2h18m**

Gary Helfrich responded the letter is in the packet you received. This is based on his recommendation. **2h18m**

Commissioner Koenigshofer asked what other kinds of facilities would be allowed? Support facilities versus transmission facilities. **2h19m**

Commissioner Koenigshofer On of the same line of what Commissioner Cornwall is asking, what kind of facilities, other than work facilities, would be allowed if at all, and if so, in what land use category? **2h20m**

Staff Gary Helfrich we allow substations in the PF zone. We don't have any PF near the waterways.

Well, certainly, you know inverter facility is from his physical appearance would look to a lay person to be a substation so the we allow substations in the PF zone and public facilities zone. That would be kind of unusual for us to allow one type of PG&E facility and not allow a different type of facility that's essentially doing the same thing, which is processing electrical energy. 2h21m

Commission Cornwall inclined to support this policy. Would not close the door to onshore facilities everywhere but should be tightly regulated. 2h21m

Staff Gary Helfrich stated there has been incredibly strong support for protecting our commercial fishing industry and that's one of the big reasons why staff is recommending this. 2h24m

Commissioner Ocana asked if the other Commissioners have thought on Amendment on a County Vote? What is the ability to change this plan if circumstances do change? If we prohibit it now will it be forever prohibited? 2h26m

Staff Gary Helfrich the LCP be can be amended in the future. There would be more steps with adding the amendment process. 2h27m

Commissioner Koenigshofer I prefer we include them. Listed impacts visual, fishery, shipping and onshore impacts for moving the energy. We should prevent potential onshore development in the coastal zone. 2h29m

Gary Helfrich include in 1 A? 2h31m

Commissioner Reed good discussion inclined to agree with the commissioners. I would like to hear from the public. 2h33m

Public Comment opened 3:34 pm

Richard Harter
Laura Morgan
Cea Higgins
Beth Bruzzone

Public Hearing Closed, and Commission discussion Opened: 3:40 pm

Commissioner Ocana can we get a vote from the commission to include in 1A and 1B? 2h40m

Commissioner Koenigshofer agreed for now it seems fine. 2h40m

Vacation Rentals:

Staff Gary Helfrich gave presentation 2h40m

Commissioner Cornwall Coastal Act came before the explosion of Vacation Rentals. What can we do to protect the coast from the impacts of vacation Rentals and their impacts to roads and safety? 2h43m

Staff Gary responded lodging is seen as an integral part of coastal access and certainly is when you remember that the coast is available to all people, not just people who live in coastal areas and low cost lodging is actually extremely important. The situation in Sonoma county is most lodging in the coast is provided and has been historically provided by Vacation Rentals we really don't have a lot of what I would call traditional lodging facilities, we don't have a lot of beds available. Vacation rentals is the main way visitors can stay. Provides equitable access. Ability to restrict is based on the impact to coastal resources. 2h46m

Commissioner Ocana So if I could add I think this would be a great opportunity to elaborate on the cultural and historical resources, because there is something to be said about an excess of vacation Rentals in small communities that are made up of residents that live there, so, for example Duncan's Mills
A couple other ones are escaping me, but those are very clear examples, and so I know Commissioner Koenigshofer had talked about elaborating on those kind of historical neighborhoods I think it would be

important to make sure that's very clear that an excess of a vacation Rentals would impact those communities, they would cease to become communities. 2h47m

Commissioner Koenigshofer stated I have a huge problem with not engaging this question in the coastal zone at all. Resource protection only. We should look at workforce housing. I would like to see us press the analysis and questions to the Coastal Commission. Workforce housing is very inadequate in the coastal zone, as is affordability at all, and you know when I give this by extension the more conversion of the existing housing stock within the coastal zone that turns to vacation Rentals, the greater the possibility that you're eventually going to trigger response of having to build new housing to accommodate people that can't live and work in the in the coastal zone. Would like some way to address vacation rentals in the Coast. 2h50m

Commissioner Ocana open to the public for comments: 2h53m

Public Comments 3:54 pm

**Charles
Laura Morgan
Erin Casey
Eric Fraser
Cea Higgins
Chris Stoessel**

Public comment closed 4:04 pm

Gary Helfrich responded HCD established income requirements. Policy has been reviewed from other jurisdictions. We have a competitive vacation rental industry on our coast lack of regular lodging makes it hard. We will review and discussion with the Coastal Commission and come back to you. 3h06m

Commissioner Koenigshofer thanked staff for looking into this request. Camp grounds most affordable. A lot of places on coast that vacation rentals use that are not affordable in terms of workforce housing. We should explore more. Might help us decide how we would like to promote affordable housing. 3h08m

Commissioner Reed I think, in the spirit of moving this forward and getting a little bit more information, I like Gary's response and willingness to explore a little bit more, I did like I think it was Erin Casey's comments regarding performance standards and some look at what those might be particularly around concentration and things like that, just to begin to get my head around some of the broader issues around vacation Rentals. 3h09m

Commissioner Koenigshofer business licensing and other revenue generating tools that might be applied. I would like us, while you're looking at the question of the coastal zone as well, whether or not any of those kinds of tools might apply and then whether or not the revenue from those the possible revenue from anything like that could be used to enhance affordability in some pockets of the coast for workforce. 3h10m

Staff Gary Helfrich responded When we're charging a fee what we spend that money on we can use for different purposes, but that license fee and that permit fee really have to go to the cost of administering those programs. Otherwise it's considered a tax, and it would have to go to a vote. 3h11m

Commissioner Koenigshofer suggested an enhanced TOT in the Coastal Zone so the funds could be used. 3h11m

Gary Helfrich will look closer at Mendocino, Humboldt and San Luis Obispo. 3h12m

Commissioner Ocana inquired if we could you come back to the PC after doing review on the Vacation Rental Ordinance? 3h16m

Staff Gary Helfrich responded we can report back but would be hard to use in the Coastal Zone. The licensing program should help resolve the behavior based in neighborhoods. 3h16m

Gary Helfrich asked about the topic of housing and public access for next meeting? 3h16m

Commissioner Ocana can ask if housing is the last section in the Land use? 3h16m

Commissioner Koenigshofer I would prefer we pick up the Land Use Element at the next meeting it may take the entire meeting. 3h17m

Commissioner Deas agreed. 3h17m

Hearing Closed: 4:20 pm

Minutes Approved: November 10, 2021 and December 9, 2021

Commissioner X discussed. **Staff X** responded. 0h0m

Commissioner X discussed. **Staff X** responded. 0h0m

Public Hearing Opened: PM

Ms. Y, Applicant, gave an overview of the project. 0h0m

Commissioner X inquired about. 0h0m

Commissioner X inquired about. 0h0m

Public Hearing Closed, and Commission discussion Opened: PM

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

County Counsel clarified. 0h0m

Action: **Commissioner XXX** motioned to (**example:** approve the project as recommended with modified conditions). Seconded by **Commissioner XXX** and (approved) with a X-X-X vote.
0h0m

Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner District 1
Commissioner District 3
Commissioner District 4
Commissioner District 5
Commissioner District 2, Chair

Ayes:
Noes:
Absent:

Abstain:

Public Hearing Opened: PM

Ms. Y, Applicant, gave an overview of the project. 0h0m

Commissioner X inquired about. 0h0m

Public Hearing Closed, and Commission discussion Opened: PM

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

County Counsel clarified. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

County Counsel clarified. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

Commissioner X commented about. 0h0m

Commissioner X discussed. 0h0m

County Counsel clarified. 0h0m

Public Comments continued for items not on the Agenda: 0h0m
(List names here)

Public commenters that want to receive future hearing notices regarding a project or topic:
No requests received at hearing.

Hearing Closed: X:XX PM

Minutes Approved: Month Day, 2022



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

February 3, 2022
Meeting No.: 22-03

Roll Call

Commissioner District 1 Cornwall
Commissioner District 2 Reed
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Ocana

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Verne Ball, Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes January 13, 2022

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Public Comments on matters not on the Agenda: None

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the **Land Use Element** and **Open Space Element** in this meeting.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for **March 3, 2022**, and **April 7, 2022**. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: **Commissioner Cornwall** met with Suzanne Smith, Transportation and Public Works, and Tanya Narrow County Regional Climate Protection Authority about topics related to LCP like sea level rise and activities that the county is undertaking to prepare for sea level rise. **0h5m**

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h7m**

Commissioner Questions:

Commissioner Koenigshofer asked if staff could cluster all Coastal Commission comments in one tab on website? **0h15m**

Staff Gary Helfrich responded. **0h15m**

Sea Level Rise update: **0h20m**

Commissioner Cornwall asked about height of sea level rise onto the maps? **0h25**

Staff Gary Helfrich responded. **0h25m**

Commissioner Cornwall Susan Smith TP Authority her opinion was 10 feet might be enough but it might not.

Staff Gary Helfrich responded. **0h27m**

Commissioner Koenigshofer within 10 year 20 inches? Could you send a submittal Memo out that explains this information plus the source? **0h29m**

Staff Gary Helfrich responded. **0h29m**

Commissioner Deas likes this approach. **0h29m**

Commissioner Cornwall I agree that level of certainty decreases pretty quickly as we go further into the future, these are reasonable bins I just think there's still more to discuss about what is the level that we're going to assign to each of these and I keep coming back to there's the idea of US private house, maybe being subject to

different rules, but in my mind more compelling distinctions are about how long a structure or a US is meant to last. So, if something is going to be permitted it's meant to last 75 years or 100 years I don't know it needs to be at least 10 feet. Whereas something that's not going to have a longer life or that's easy to move like a like a trail and a park and it was important to assign it a worst case sea level rise number. **0h30m**

Staff Gary Helfrich responded through the Chair so the direction I think I was looking for I think i've received, which is putting things in these three bins is an approach supported by the Commission, I just want to be sure, before we put a lot of time into research and coming back with a full report that we're not going down a rabbit hole, what I heard is concurrence with this approach and that, Commissioner, a quick memo on the sources were using and a little bit more background and how the predictions are being created does that sum it up?
0h31m

Commissioner Koenigshofer mapping out the life of structures would be helpful. The timeline plus show your work, I mean i'm not saying that your work, but just so people can understand where it comes from, and then secondarily having this staged information, with obvious footnote, that the further out you get the more flex there is in its accuracy, but you know, then I want to figure out what tools we need to focus on the first 10 years and then the second 10 years because that is the window of the document. **0h33m**

Cultural Resources review 0h35m

Staff Gary Helfrich Looking for recommendation from Commission. **0h36m**

Commissioner Ocana stated she would like the Office of Equity included. **0h37m**

Staff Scott Orr stated all Departments are charged with working closely with the Office of Equity. LCP is broadly outfacing. Caution including a specific reference to another department in this document. Name changes and or County structure changes. CAO may also have preferences in the future for structural changes.
0h39m

Commissioner Ocana requested that Staff come back with confirmation that they have been working with the Office of Equity. **0h39m**

Scott Orr will follow up on that request. **0h40m**

Commissioner Koenigshofer is this in the standard referral procedure? **0h40m**

Staff Scott Orr responded. **0h40m**

Commissioner Ocana would like a formal avenue or request to the office of Equity. **0h41m**

Staff Gary Helfrich does the Commission concur with the recommendation subject to reaching out to Office of Equity? **0h42m**

Commissioner Koenigshofer requested more outreach beyond Landmarks Commission. **0h43m**

Public Facilities review 0h44m

Staff Gary Helfrich explained Public health vs capacity DWR. **0h47m**

Commissioner Deas asked what are some actionable implications for failing?

Staff Gary Helfrich responded must have adequate preserves and have long term ability to serve customers.
0h48m

Scott Orr how much does DWR like new systems right now? **0h49m**

Gary Helfrich Responded close to zero. **0h50m**

Commissioner Koenigshofer how is capacity determined? **0h51m**

Staff Gary Helfrich responded this is suggested as an annual report the Commission can change this to every five years. **0h51m**

Gary Helfrich we can adjust how long we allow homes to remain on properties. We are putting it on the operating plants to show it has the capacity. **0h55m**

Counsel Verne Ball clarified it's still Water Resources Control Board not the Department of Water we get confused because it means the Department of Water Resources, but there's also a division of water rights within the State Water Resources Control Board, but here it's Drinking water regulation was recently moved from public health in California, to the State Water Resources Control Board, which was a big deal, but the public water systems are as Gary was outlining and there are other regulated systems that are smaller than that they're called small water systems, I believe that are regulated by County Environmental Health so there's a division of Labor between the State water resources Control Board and Environmental Health Department Kenny from the Environmental Health Dept. helped us to the size of the system and who regulates and why. **0h58m**

Commissioner Cornwall in favor but provide a report based on capacity. Suggested a frequency of every two or three years for reporting. **0h58m**

Commissioner Ocana asked can lay people complete these reports or do they have to hire a professional? **1h0m**

Staff Gary Helfrich responded. **1h1m**

Scott Orr when looking at polices there may always be a burden on the public as well as staff. Important to leave it open so when we get into the implementation plan we can accordingly. **1h3m**

Commissioner Koenigshofer stated he has an issue with carrying capacity. Not opposed to idea but would like to understand how it might play out.

Staff Gary Helfrich responded with a new policy action. **1h04m**

Commissioner Ocana what would make it more simple? A smaller report or less often? I disagree gave example of a large campground.

Staff Gary Helfrich responded. **1h07m**

Staff Scott Orr suggested considering only for Discretionary projects. **1h12m**

Land Use: Public Facilities **1h13m**

Staff Gary Helfrich recommended this be incorporated in the Land Use Element. **1h14m**

Commissioner Reed asked how does this overlap with the State requirement for ground water management Act? **1h14m**

County Counsel Verne Ball the basin in the Coast does not qualify. **1h15m**

Commissioner Cornwall stated can we put something in like, "will not allow an increase in total water demand."

Staff Gary Helfrich responded I will bring back revisions to the Commission. **1h16m**

Gary Helfrich will bring back a draft to the Commission **1h20m**

Land Use: Principally Permitted Use **1h21m**

Commissioner Koenigshofer question Coastal requirement is a singular use but not principle use. How is that determined how much of impact the secondary use might have? **1h24m**

Staff Gary Helfrich responded principle use is about process. **1h24m**

Land Use: Offshore Energy **1h25m**

Commissioner Koenigshofer agrees with proposed. **1h27m**

Commissioner Ocana agrees with proposed. **1h27m**

Commissioner Cornwall agrees with proposed. **1h27m**

Land Use -Housing **1h28m**

Commissioner Deas asked what does barrier free design mean? **1h33m**

Staff Scott Orr responded. **1h33m**

Commissioner Ocana stated I agree with the proposed but would like to see it elaborated more point to ADA or other aging in place language. **1h34m**

County Counsel Verne Ball stated there are existing building codes for accessibility. Would have to look at the law on this. Public facilities have stricter rules than a private residence. **1h35m**

Scott Orr recommend we visit this in the implementation stage. **1h36m**

Commissioner Reed agrees with policy. At minimum it becomes a discussion for the developer. **1h37m**

Staff Gary Helfrich stated that it could be used as an educational talking point. **1h39m**

Commissioner Koenigshofer discussed. **1h39m**

Commissioner Ocana is there any other areas that could be affected by this? Do not want to pigeon hole into only Bodega Bay. **1h41m**

Staff Gary Helfrich responded. **1h42m**

Commissioner Deas agreed leave it broader. **1h43m**

Commissioner Koenigshofer Bodega Bay is the only treatment plant on the coast. Concern that we not let the system get eaten up by market rate housing. We need to leave some capacity for workforce housing. **1h45m**

Staff Gary Helfrich responded agreed with identifying it with Bodega Bay. The second part we do not want to restrict we want to make it neutral . Prohibit new connections unless there is moderate or low income connections. **1h47m**

Commissioner Ocana asked is staff putting together a draft policy that will trigger public input? **1h49m**

Commissioner Koenigshofer requested drilling down into a specific place and idea. **1h52m**

Commissioner Cornwall agree with intent but wording should be clarified. **1h53m**

Staff Gary Helfrich responded should staff change to reserve capacity? Would that be clearer? **1h53m**

Scott Orr how much is the capacity? We need to name the capacity. **1h55m**

Commissioner Koenigshofer can we table this and discuss at later date? **1h56m**

Staff Gary Helfrich responded. 1h56m

New Program C-LU-1 x:

Staff Gary Helfrich highlighted inland areas such as Forestville, Sebastopol ect to work with in near proximity. 2h0m

Commissioner Cornwall asked if we can do anything more? 2h0m

Scott Orr responded we do have two processes in parallel but timing is challenging at the moment. 2h3m

Commissioner Koenigshofer suggested taking out last sentence. 2h3m

Scott Orr agreed with striking the last sentence. 2h4m

County Counsel Verne Ball commented about Coastal Commission Act. The question Gary has the Commission staff, the coastal Commission staff comment on this, the broad observation I have is that Commissioners here are making really intelligent smart policy observations about the relationship between the coastal zone and the non coastal zone, but the LCP regulates the coastal zone, I would anticipate a comment, like a policy like this doesn't belong in an LCP. And I just that's not a criticism it's just a legal perhaps conclusion that that they might come back with but I don't know if Gary is already broached this with them. 2h7m

Staff Gary Helfrich responded policy does not contradict the Coastal Act. 2h8m

Commissioner Koenigshofer commented this is not incompatible with the Coast Act. 2h10m

Land Use Timber Cove 2h10m

Gary Helfrich Presenting to the Commission as a request from the Timber Cove Inn. 2h12m

Commissioner Ocana purpose of specifics? What are we aiming for? 2h13m

Staff Gary Helfrich responded 2h13m

Commissioner Koenigshofer site specific development on coastal side is different than inland. There are reasons for specific limitations. Would not want to sign off on this now. Should not make a decision based on current owner or operator. 2h15m

Commissioner Deas two questions, would it be addressed in the permitting process? Looks like this was based on a past owner? 2h17m

Staff Gary Helfrich offered as an option they could apply for an LCP Amendment at a later date. 2h18m

Staff Gary Helfrich Westside of 101 appealable to the Coastal Commission and has enhanced review for development. It will be a large hurdle for them either way. 2h19m

Commissioner Cornwall why include this in the first place? Why are we including site specifics? What are limited opportunities? 2h21m

Scott Orr suggests not making a decision on it today to give the Commission time and the public time to respond. 2h22m

Commissioner Koenigshofer agree with **Scott Orr** to not vote on today. Reference to BBY service center and limited opportunities is important. 2h24m

Land Use Policy Revision 2h25m

Parking Management

Land Use Campgrounds

Commissioner Koenigshofer disagrees with the limit of 5 acres believes it is too small. 2h 29m

Staff Gary Helfrich responded will look at different size proposals and bring back to the Commission. 2h29m

OSRC Scenic And Visual Resources Policy 2h30m

Commission Ocana asked about trees used for visual screening removed and planted somewhere else on site? 2h33m

Staff Gary Helfrich responded 2h34m

Commissioner Deas Agrees with proposal. 2h35m

Break 3:38 pm return at 3:50 pm

Public Hearing Opened: 3:53 PM

Marti Campbell
Erin Casey
Megan Kaun
Scott Farmer
Laura Morgan
Eric Fraser
Richard Charter
Cea Higgins
Rue Furch
Jennifer Merchant
Joel Schulman
Chris Poehlmann

Public Hearing Closed, and Commission discussion Opened: 4:28 PM

Commissioner Reed commented about to Cea Higgins. Long discussion today without public input until the end. Perhaps we could find a way to integrate comments earlier. 3h29m

Commissioner Deas stated we do read the comments sent in and they are constructive. 3h30m

Commission Cornwall agrees that written comments are helpful. Consolidated view of next draft? How could staff do this? 3h31m

Staff Gary Helfrich responded we release Monday the different versions with the Coastal Commissions comments. Will prepare to publish. 3h32m

Commissioner Ocana stated we value the public input both written and oral. When Marty Campbell brought up the welfare risk, and I believe one other commenter brought that up, I think that is a very valid verbiage and i'm wondering if that would be appropriate to add to that section of the plan. And, or perhaps maybe Gary could just answer that or state if the verbiage will be added to section of plan? 3h32m

Staff Gary Helfrich responded I need to harmonize language to the Safety Element it must be consistent. 3h33m

Commissioner Ocana asked about Cea Higgins comment on Administrative requests. Is it put in the plan? 3h34m

Staff Gary Helfrich stated the meeting happened too close to this meeting but will bring forward to the Commission. 3h34m

Scott Orr reminded the Commission and Public of timelines for making documents public, requirements under the Brown Act. 3h35m

Staff Gary Helfrich stated we will bring forward next month. 3h36m

Commissioner Ocana asked about the Malibu Plan has it been considered? Interesting topic. 3h36m

Staff Gary Helfrich deferred to Counsel. 3h38m

County Counsel Verne Ball stated one of the things that was incorrect is the idea that there's an appellate decision that in October Coastal Commission asked Attorney General on scope of pesticides. They are working on it. The Coastal Commission has been sued on the issue previously. Superior Court decision only. Cannot rely on that case for future legal analysis. When is the use considered development? Will be useful to get clearer guidance on what development is.
3h40m

Commissioner Reed comments from public interested in hearing a possible way to ban pesticides in the Coastal Zone. I'm sympathetic to the comments from the public, and if there was an opportunity to introduce some sort of a ban on pesticide it sounds simple you know, in the in the local coastal plan, I would be interested in hearing about how we might do that and it sounds like we're having some feedback from the state Attorney General would be beneficial to that conversation so let's just track it and see where it goes, you know any other quick comment or question I had was why we don't articulate the public comment in the meeting minutes. As opposed to just listing their names? 3h44m

Scott Orr public comments have never been translated. But all video and audio recordings are posted online. We would not want to miss quote or put words in other's mouths. 3h45m

Commissioner Koenigshofer asked has the Coastal Commission approved the Malibu Pesticide language? 3h47m

County Counsel Verne Ball would need to double check on. 3h47m

Commissioner Koenigshofer I would like to see what language has been adopted and bring it forward to Commission as a policy option. 3h48m

Commissioner Ocana and **Commissioner Deas** agreed. 3h50m

County Counsel Verne Ball stated might have some comments on this and may take some time to flush out. 3h50m

Commissioner Koenigshofer Farm worker housing not be abused once established. Issue of AR Zoning and scope of use in AR idea of unlimited Ag activity in residential zone might create problems. Additional meetings requested by public once the final draft is published there will be a lot of public comment. Asked about material submitted by Spellata regarding Estero Trail when will be discussing? 3h54m

Staff Gary Helfrich will present at the March meeting it is part of the public access element. Off shore energy policy we are not talking about eliminating the offshore we want to add to it. We can't modify it. 3h55m

Staff Gary Helfrich stated the important thing to remember, going back to the principal the permitted use it's not the principal the permitted use in that land use, you know it's zoning that's allowed within that land use and because it's not agriculturally zoned those activities potentially would be subject to a CDP that is appealable to the Coastal Commission so that even for policy is to allow agriculture it's not like an agricultural land use, where that is the principle is permitted use and you know we could clarify this easily by just saying that it's allowed with a CDP.

You just put that in our policy to make it clear, you need a CDP for agricultural operations in residential land use. **3h57m**

Staff Scott Orr strongly recommend set an additional PC meeting in March ideally on a Saturday. We have a lot to cover but would like to keep the Board of Supervisors date. **3h58m**

Commissioner Ocana agrees with additional meeting but would prefer not a Saturday. Set at 1 pm on a weekday. **3h59m**

Commissioner Cornwall request it be held later in the day. **4h0m**

Commissioner Deas reminded the public of future opportunities at the Board of Supervisor level. **4h1m**

Scott Orr March 28 special meeting would have two along with the PA meeting on March 30th. Confirm the special date. **4h1m**

Gary Helfrich reminded April 7th hearing all material would need to be done after the March 28th meeting. **4h7m**

Commissioner Ocana agreed on special meeting of March 28 2022. **4h11m**

Staff Gary Helfrich staff intention is to update the LCP more often. **4h12m**

Commissioner Cornwall Land Use has used water supply and traffic to limit development. We have other technologies now for water development and possible traffic alternatives. We should consider how much development we want on the Coast. **3h13m**

Gary Helfrich Regional Board establishes what can be used. We can put it in the LCP but it is the State Water Regional that regulates. **4h14m.**

Commissioner Ocana thanked the public and staff and will return on March 3, 2022. **4h15m**

Action: N/A Review of Land Use Element and Open Space Element.
Appeal Deadline: N/A
Resolution No.: N/A

Vote: N/A

Commissioner District 1
Commissioner District 3
Commissioner District 4
Commissioner District 5
Commissioner District 2, Chair

Ayes:
Noes:
Absent:
Abstain:

Hearing Closed: 5:15 PM

Minutes Approved: January 13, 2022



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 3, 2022
Meeting No.: 22-05

Roll Call

Commissioner District 1 Cornwall
Commissioner District 2 Reed
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Ocana

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Verne Ball, Deputy County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes None

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions:
Board approved 1.1 million for the Cannabis program.

Commissioner Announcements None

Public Comments on matters not on the Agenda: 10m0s
Laura Morgon

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the **Public Access Element, remaining policies of the Open Space and Resource Conservation Element**, and input received from the public since the February 3 reopened hearing. The Planning Commission will announce a schedule for final review and recommendation at the conclusion of this meeting.

The Planning Commission is anticipated to begin final review of recommended changes to the Local Coastal Plan on **March 28, 2022** with recommendation to the Board of Supervisors anticipated on **April 7, 2022**. The Planning Commission Recommended Draft of the Local Coastal Plan will be considered for adoption by the Board of Supervisors at a future date to be determined.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None **0h0m**

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h14m**

Commissioner Questions:

Commissioner Koenigshofer asked about calendar. My understanding we are one meeting behind. **0h20m**
Staff Scott Orr responded. **0h20m**

Staff Gary Helfrich responded the Commission can change the schedule if needed. **0h21m**

Commissioner Ocana recommended meeting one on one with Staff to incorporate edits. **0h22m**

County Counsel, Verne Ball stated there is no reason why Commissioner Koenigshofer could not meet with Staff. **0h22m**

Commissioner Ocana recommended coming back on March 28th, 2022 with all edits incorporated. **0h24m**

Commissioner Koenigshofer agreed. **0h24m**

Staff Gary Helfrich continued to summarized the staff report, which is incorporated herein by reference. **0h25m**

Staff Gary Helfrich highlighted Public Comments and Administration recommendations from *Save Our Sonoma Coast* overview and Timber Cove Inn. **0h30m**

Commissioner Cornwall stated collecting fees for affordable housing need to be at a level that would allow construction. **0h37m**. **Staff Gary Helfrich** responded proposed the same as current inland fee's. Staff will discuss with Housing Team and come back to Commission. **0h38m**

Commissioner Koenigshofer asked about Land Use Polices needs clarification? **0h39m**. **Staff Gary Helfrich** responded will look up on the break. **0h39m**

Staff Gary Helfrich gave overview of Pesticide Regulation **0h41m**

County Counsel Verne Ball stated that the Attorney General has a list of opinions they are working on. **0h42m**

Commissioner Koenigshofer asked for clarity when would it be applied? **0h42m**
Staff Gary Helfrich responded. **0h45m**

County Counsel Verne Ball applies to development but at broadest it includes regulation of intensity of use of the land. **0h46m**

Commissioner Koenigshofer asked about the difference between “shall be minimized verses shall minimize adverse impacts to ESHA?” **Staff Gary Helfrich** responded both Policy’s should have the same language. **0h48m**

Gary Helfrich stated need to specifically refer to ESHA or otherwise it could be seen as not carrying out the Coastal Act. **0h52m**

Commissioner Cornwall asked what does the word development cover?
Staff Gary Helfrich responded yes, it is used in context of the Coastal Act definition. **0h53m**

Commissioner Koenigshofer asked not retroactive until they come in for a new Permit? **0h53**
County Counsel Verne Ball responded. Geared toward CDP Conditions. There could be other Ordinances or Actions we could consider. **0h53m**

Staff Gary Helfrich gave overview of Open Space & Resource Conservation. **0h53m**

Commissioner Cornwall stated Steelhead should be on the list. Minimum flow standard should be named.
Staff Gary Helfrich the 1.5 times flow was recommend by Coastal Commission staff. Will look into minimum standards with Natural Resource Staff and see if there is one. **1h4m**

Staff Gary Helfrich gave an overview of proposed programs in the Open Space & Resources Conservation Element. **1h9m**

Chair Ocana proposed to open to public comment but with a focus on current topic. **1h12m**

Public Hearing Opened: 2:14 PM

Richard Charter
Larry Hanson
Laura Morgan
Peter Prows
Beth Bruzzone
Kimberly Burr
Cea Higgins

Public Hearing Closed, and Commission discussion Opened: 2:32 PM

Staff Gary Helfrich showed Policies with specific references. **1h36m**

Commissioner Cornwall would all of these concerns now be covered under the new process? 1h37m

Staff Gary Helfrich responded 1h37m

County Counsel Verne Ball stated the assessor has no authority to amend the LCP. APN numbers change. We can look at and find a way to identify without identifying the business name. 1h42m

Staff Gary Helfrich is requesting direction from the Commission. Policy to remain intact and come up with several ways to identify parcels? 1h44m

Commissioner Koenigshofer stated he agrees with leaving polices as it. 1h45m

Chair Ocana suggested with leave the polices in but come back with suggestions on identifying. 1h46m

Commissioner Deas agrees. 1h46m

Commissioner Reed agrees with Commissioner Koenigshofer. Leave language in there. It would be understood as historic. 1h46m

Staff Scott Orr, explained names may change but it will not change the intent of the Policy. Most critical to decide is what to leave in and what to take out. 1h48m

Commissioner Ocana asked **Commissioner Koenigshofer** if we decide to keep the Timber Cove Inn then the applicant would need to come back with a specific request? 1h48m

Commissioner Koenigshofer responded if they want to change this, they would make an application, the application would set forth the scope of their proposal which would go through the requirements and analysis by staff and be subject to public hearings, as opposed to the sweeping alteration of the intention of the LCP as presented here for the last four and a half decades. 1h49

Straw vote

Commissioner Koenigshofer motioned to leave all polices in. Seconded by **Commissioner Reed** and passed with a 5-0-0 Vote.

Break until 3:05 pm

Staff Gary Helfrich gave presentation Public Access Element: 2h6m

Regional Parks staff Steve Ehret will provide background on material provided to Commission on the technical corrections. Permit Sonoma Staff is recommending we incorporate the changes. 2h6m

Commissioner Koenigshofer what is the context to consider this information? 2h9m

Staff Gary Helfrich responded 2h10m

Chair Ocana in support of hearing from Regional Parks staff. 2h10m

Regional Parks Staff, Steve Ehret public access planning changes every three to six months. When Projects are adopted it is nice to update to reflect current events. 2h11m

Staff Gary Helfrich Revise definition of development consistent with Coastal Act. Suggesting add Temporary Events. 2h12m

Commissioner Koenigshofer asked if a road closure is defined? One lane closure or both lanes? 2h14m

Staff Gary Helfrich blocking access to beach is not allowed. Right now, we have no guidance. Implementation of temporary events staff is hopping the County will develop what is considered a road closure definition. 2h15m

Chair Ocana asked will it prohibit future events? [2h17m](#)

Staff Gary Helfrich responded it will set standards for future use. We are working on a Special Event Policy now for the County. [2h18m](#)

Commissioner Cornwall requested to enter a sentence, "for a temporary event." [2h18m](#)

Commissioner Koenigshofer asked is this a policy? Aggress with using the Commissioners 1998 Memo. But suggests a balance with Temp Events and with public access. [2h19m](#)

Staff Gary Helfrich responded, correct this would be implemented similar to the inland policy for Special Events. [2h20m](#)

Commissioner Reed asked is the recommendation that this should become a Program? [2h21m](#)

Staff Gary Helfrich responded a Program sets parameters for future standards. [2h22m](#)

County Counsel Verne Ball stated to be clear in order to preserve the status quo you could have both the Policy and a Program. I recommend keeping this language as is and adding a Program. [2h23m](#)

Staff Scott Orr recommends the Commissioner consider that after public input. [2h24m](#)

Staff Gary Helfrich revise Policy C-PA-3c [2h26m](#)

Regional Parks Staff Steve Ehret highlighted the difference between East and West points of access. Visual access versus parking. Stated there is a variety of low cost approaches, senior pass, ADA pass, low income pass. [2h30m](#)

Chair Ocana discussed the idea of low income public stopping and use restrooms without having to pay. Does the County intend to increase bathrooms and trash receptacles along the coast? What is the threshold to charge for parking? [2h30m](#)

Regional Parks Staff Steve Ehret stated we would like to build more restrooms but prohibited by issues State wide. Often tricky with site constraints. Protecting water quality is a consideration with installing bathrooms. [2h30m](#)

Chair Ocana asked does there need to be additional stronger language in this section to help with the County goals? [2h31m](#)

Regional Parks Staff Steve Ehret stated staff will take a look at and get back to Permit Sonoma Staff. [2h30m](#)

Commissioner Koenigshofer asked if Regional Parks offers a discounted day pass? Does the Sea Ranch have restrooms? [2h31m](#)

Regional Parks Staff Steve Ehret responded Sea Ranch does have restrooms. No fee's are charged. There are no discounted day passes. [2h31m](#)

Commissioner Koenigshofer stated we should not rely only on Regional Parks or State Parks review only. I would prefer drawing a line with this policy. Would like access more broadly accessible with more free or low cost policy. [2h33m](#)

Chair Ocana asked if language could be added to encourage development of basic services? [2h33m](#)

Commissioner Koenigshofer Can I make a follow up associated comments, Commissioner Ocana if we make a policy statement, that we could propose the allocation of some financial resources that were transit occupancy tax.

Revenue as a means of funding that looking at a program that would expand under the umbrella of access restroom facilities that were in the free access. **2h34m**

Regional Parks Staff Steve Ehret stated there are differences between County and State parks for charging fees. **2h35m**

Commissioner Ocana requested Staff to comment on shoring up that last line there by adding basic services. **2h36m**

Staff Gary Helfrich responded that is an excellent idea. Would like to met with Steve Ehret to discuss and make sure it meets the state parks requirement. Something that is easy to interpret and creates a clear line and, of course, since this in the LCP it applies to state parks, so we would have uniform standard state parks, is subject to the coastal act, just like regional parks is. **2h37m**

Staff Gary Helfrich gave overview of Public Access to Estero Americano: **2h38m**

Commissioner Koenigshofer requesting update on Bodessa project. Asked if it is an issue of showing access on map before it is an actual approved access point? **2h51m**

Staff Gary Helfrich stated these are future plan points and or lead on a docent bases. **2h51m**

Commissioner Koenigshofer asked is it restricted access only? **2h52m**

Chair Ocana asked for clarification between restricted access by private owner verses a County Park. **2h52m**

Staff Gary Helfrich responded private access is recognized in the Coastal Act. This is part of the current Coastal Plan and is supposed to identify points of access. **2h54m**

Commissioner Cornwall lack of clarity of what qualifies as public access. I would like to hear a clear definition. **2h55m**

Gary Helfrich responded should represent future and planned access points. **2h55m**

County Counsel Verne Ball clarified access at Scotty Creek. It is not the job of the LCP to define each access. Each point is different. **2h58m**

Commissioner Koenigshofer stated think of restricted access as Conditioned. A degree of access developed. **2h59m**

Chair Ocana suggested to open up to public comment **2h59m**

Public Hearing Opened 4:00 pm
Steve Birdlebough
Cea Higgins
Diane Moore
Beth Bruzzone
Tibbetts
Jennifer Merchant
Peter Prows
Cea Higgins (allowed additional time)

Public Comment closed 4:21 pm

Commissioner Ocana asked for clarification on the K2 access point. Is this setting a precedence? Are they any other Counties that have a similar access points? **3h21m**

Staff Gary Helfrich Marsh Road access in Marin. Does not list access point not part of their LCP. **3h22m**

Commissioner Cornwall asked where do these access points come from how are they selected? What is the process for finding or designating another one.? 3h23m

Commissioner Deas asked what is the process once we've identified these of figuring out how these actually become access points or whether or not they are the you know are actually feasible and we thought that would be. 3h24m

Commissioner Koenigshofer asked what is the criteria and how was it applied to identify access points? 3h29m

Staff Gary Helfrich stated I will defer to Steve Ehret on access plan. Marsh Road is historic and a popular point even though Marin has taken it out of their plan. The County needs to perform the analysis first before we take it off the map. When an access point comes up for development is when it will be under go analysis including CEQA. Land Trust bought that land specifically for the purpose of a public access point and whether or not it's feasible the county has to perform the analysis and it may turn out that there are unavoidable unmitigated environmental impacts and it's not a feasible location, but we need, we need to do that analysis before we take it off the map. And I'm talking about when it comes up for development when we're doing a CDP is for now leaving it in the plan if it's not feasible and it won't pass environmental review it's not going to happen, whether or not it's on the map, putting it on the map doesn't get rid of the endangered species act it doesn't get rid of any of the other constraints on the site and it will get analyzed when it comes time to have it developed. 3h26m

Commissioner Koenigshofer this is a request but do they have any plan how it would be developed? 3h27m

Staff Gary Helfrich stated the Land Trust requested it be put on the map. 3h29m

Staff Scott Orr requesting Steve Ehret weigh in. 3h29m

Regional Parks Staff, Steve Ehret clarified that State-wide studies deal with the issue of what is a public access point. Land Trust property is running guided tours with hand held kayaks from shore. There is a public and private spectrum allowed along the Coast. The LCP attempts to identify all of these. 3h30m

County Counsel Verne Ball stated there is no lines being drawn. No commitment for public or private trail. The only possible effect is what the Sonoma Land Trust wants to do with their property. Any development would have to go through the Coastal Permit process. The Bordessa property easement has current discussions underway. The Trail easement does not actually say it leads to the water. 3h34m

Commissioner Koenigshofer stated curious what is the criteria. Is there a current inventory so we can see all of the potential access points? 3h37m

Regional Parks Staff Steve Ehret clarified the Coastal Commission requested dedicated land with intention to develop be captured for information in the current Draft LCP. 3h38m

Commissioner Koenigshofer asked again, how these points were chosen. 3h39m

Staff Gary Helfrich stated these points are carried over from 2001 Local Coastal Plan. I can look at record and get back to staff. 3h40m

Commissioner Koenigshofer stated concerned with public access bumping up against environmental issues and trespass issues. 3h41m

Staff Scott Orr asked if map was updated to reflect current and proposed access points would that be helpful? 3h42m

Staff Gary Helfrich stated these are meant as general locations. The points may change. 3h44m

Scott Orr responded master plan is important for future use. It can take decades to develop. 3h44m

Commissioner Ocana stated I agree with color coding list public access or restricted access should be clear along with sites that are actual access points. **3h50m**

Commissioner Deas stated I appreciate idea of making this clear with color coding as discussed. **3h51m**

Regional Parks Staff Steve Ehret agrees with clarity on map. Consider what the benefits are for listing out possible future access points. Example of a Master plan that took 40 years to develop (Taylor Mountain Regional Park). **3h51m**

Chair Ocana conclude today's meeting and announced the next meeting will be a 1:05 pm on March 28, 2022. Encouraged all Commissioners to meet with Gary Helfrich before then to discuss specific points before the March 28 2022 meeting. **3h52m**

Staff Gary Helfrich asked for clarification: leave points on map but clarify which have access? The Commission supports leaving the access points on the Estero However, once the map clarified so that it's obvious which points are public which are private which are restricted and apply that same criteria to the other public access maps. Is that correct? **3h52**

Commissioner Koenigshofer what did the Land Trust say, that point or some other point? Asked about access from road and the Sea Ranch side. **3h52m**

Regional Parks Staff Steve Ehret stated the single point designates many possibilities not necessarily a trail. The single points are used to designate a whole range of activities so it's not just necessarily a single trail in a single point. For example they lead tours all over the property to look at the habitat and the properties are protected by Conservation Easements. Also, which have in your monitoring so it's not that they're trying to build a particular trail or at least that's my understanding of it. It is this activity they're inviting the public periodically out to and it's being recognized by the LCP. **3h52m**

Staff Gary Helfrich stated will research and discuss with Commissioner Koenigshofer. **3h58m**

Commissioner Ocana asked how was the land obtained? If there were public funds used to buy the land then maybe there should be public access. **3h59m**

Staff Gary Helfrich thanked staff for finishing the LCP preliminary review. **4h0m**

Action: Not applicable. Review of Public Access Element and remaining policies of the Open Space and Resource Conservation Element.

Appeal Deadline: Not Applicable

Resolution No.: Not Applicable

Vote: Not applicable

Commissioner District 1 Cornwall

Commissioner District 2 Reed

Commissioner District 4 Deas

Commissioner District 5 Koenigshofer

Commissioner District 3, Chair Ocana

Hearing Closed: 5:00 PM



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 28, 2022
Meeting No.: 22-07

Roll Call

Commissioner District 1 Cornwall
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Verne Ball, Deputy County Counsel IV

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes February 3, 2022 and March 3, 2022

Correspondence None

Board of Zoning Adjustments/Board of Supervisors Actions Noe

Commissioner Announcements None

Public Comments on matters not on the Agenda: None

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

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Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments.

The Planning Commission is anticipated to begin final review of recommended changes to the Local Coastal Plan on **April 7, 2022** with recommendation to the Board of Supervisors. The Planning Commission Recommended Draft of the Local Coastal Plan will be considered for adoption by the Board of Supervisors at a future date to be determined.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h5m**

Commissioner Questions:

Commissioner Koenigshofer asked when would public comment make its way into the Draft? **0h11m**

Staff Gary Helfrich responded. **0h11m**

Commissioner Koenigshofer asked if there is public input that is considered inconsistent with Coastal Act will it be flagged? **Staff Gary Helfrich** responded. **0h13m**

Commissioner Koenigshofer does not want to lose public comment that might be considered inconsistent. We would want that analysis shown by staff. **0h14m**

Staff Gary Helfrich stated yes we would provide that in a fairly concise way. Staff would need a time horizon from the Commission. Go back to public comments from last July 2021? **0h15m**

Commissioner Koenigshofer responded agreed. **0h15**

Staff Scott Orr responded between now and one month prior to the next PC would release updated drafted. Would give time for each Commissioner to give comments ask questions ectara but no large policy changes. **0h15m**

Commissioner Cornwall asked about how would the public comments be noted. Stated some public comments span multiple Elements. **0h16m**

Staff Scott Orr responded I think we were just having kind of a general or overarching section, you know we'll break it up, all we can but just for the sake of time we probably wouldn't have a big internal meeting. If a comment spans multiple Elements will probably just make the decision to include it in a general section. **0h16m**

Commissioner Reed stated I expect this will be a large document. Could the Commission get hard copies of the Draft? **0h17m**

Staff Scott Orr we could do that per request of each Commissioner. **0h17m**

Commissioner Koenigshofer stated I would like a hard copy and color maps. **0h17m**

Staff Scott Orr stated we will end meeting with a more formal direction and timeline. **0h19m**

Commissioner Koenigshofer stated we already modified approach by looking at it Element by Element. It has been beneficial high level of communication with the Coastal Commission staff. Thanked Staff and the public for patience and work done. **0h20m**

Staff Gary Helfrich continued the overview presentation. **0h21m**

All Elements will have identical format sections
Summarized **Circulation & Transit Element**

Commissioner Reed asked to clarify we're looking at the Circulation and Transit Element today, but this idea that we're going to receive another copy of all the comments of and Commission comments for all the elements, subsequent to this? **0h32m**

Staff Gary Helfrich responded correct. Will do this for each Element. The idea was to sort of walk the Commission through kind of the three aspects of what we'd be presenting on each element for your final review, which would be the Coastal Commission draft the planning Commission policy recommendations and the public input with staff recommendations. Great and we do that for each Element, and where the Elements had extensive dependencies it would include comments on the dependencies as well. **0h32m**

Public Hearing Opened: 1:33 PM

Beth Bruzzone
Cea Higgins

Commissioner Reed Why don't we leave it open for a minute, and maybe we can respond to miss Persons question regarding the EV stations would that be part of a Use Permit where applicants might be encouraged to apply for one? **0h36m**

Staff Gary Helfrich responded It would be both and maybe that's a good point that was brought up there, we should clarify, because the intention is it's both it's both public and private. And the intent there is to just lower the bar if somebody right now there's a lot of places where if you had a restaurant and you wanted to ensure install EV charging stations like the Tides wanted to put EV stations in they need a Coastal Development Permit with Hearing because of where they're located and the intention of that is to streamline the entitlement process basically provide incentives, but also to have it so in all of our public use areas there will be EV charging stations, but my understanding is those aren't free I mean there may be built with taxpayer money, but so is the campground and you still have to pay a fee to camp and assume you have to pay a fee to charge your vehicle too. **0h36m**

Public Hearing Closed, and Commission discussion Opened: 1:36 PM

Commissioner Cornwall commented about a number of statements in staff Memo vary in force some say, "shall be verses when identified." In support of stronger language. Asked about reducing VMT (Vehicle Miles Traveled) in comparison to what? **0h43m**

Staff Gary Helfrich responded requiring road way expansion to put in side walk would not be feasible due to possible ESHA on either side. Sonoma County Transit we can't force them to develop but just encourage them to develop better transit. We tried to make them positive actionable statements. **0h45m**

Commissioner Cornwall stated we need this plan to lay the groundwork for future use. Important issue how people get to the coast. The LCP should be as strong as possible. **0h48m**

Commissioner Koenigshofer stated General Plan relationship to housing and transit the LCP should clearly push the General Plan direction that overlap. VMT when we talk about coastal zone and working remotely.

Traffic on the coast is mainly a visitor travel tourism issue. Cumulative impacts on coast still seemed overlooked I see it as an omission. **0h50m**

Commissioner Reed requested to circle back to **Commissioner Cornwall**. **0h54m**

Staff Scott Orr Just because something says when feasible doesn't mean it doesn't have value. When staff is conducting an analysis on a discretionary permit there's never a point where we go okay we're doing our analysis, this project says when feasible, they say it's not feasible. I think that it's appropriate for vehicle miles traveled, especially in regards to greenhouse gases, because requiring EV charging stations actually doesn't do anything for VMT because an electric vehicle is still a vehicle on the road driving miles: So in cases like that I think it's good to have a little bit of flexibility knowing that when a discretionary project comes forward we will as staff discuss that flexibility and whether it is or not appropriate in in the circumstance. **0h57m**

Commissioner Reed responded when we have use permit come before us where you know the applicant has to demonstrate that they have responded to those kinds of comments and they have to prove that, for example, it's not feasible and you know it seems to me that it allows for some creativity and some discussion of the site plan specifically ways of achieving those things to provide incentive for them. **0h55m**

Commissioner Cornwall responded individual projects, you know, a bigger project or something would have to do a traffic analysis and then there's some demonstration usually that the amount of traffic and VMT that they would cause is not that much. What we really need is not just prevent minor increases, which is what usually happens when we can project by project, but we need to drive a long-term significant decrease, both in VMT and in congestion and emissions. How can we have general proposed language that the county will move toward a program of funding and planning, and you know that's going to take a long time, in the meantime I'm wondering what kinds of project by project, you know month by month, year by year steps can be taken to definitely not increase the emissions and congestion. Because right now going back to that carrying capacity comment we're over the top on many days a year at the coast are ready, so how, in practice, would a project with new development not increase this? **0h57**

Staff Scott Orr responded in general any new use is a defacto increase. So this would mean no development at all on the Coast. The Coastal Commission might see this as limiting public access. **0h59**

Commissioner Cornwall A more refined version of that would be no net increase in VMT. Maybe projects have to pay into some fund or they have to take something off the road or they have to some I mean if we don't put something in place then we're just going to keep creeping up that's the nature of the beast. **0h58m**

Gary Helfrich staff has thought about this. It is Tourism driving the VMT not development. There is not very much capacity on the Coast for development. The Coastal Act encourages public access but also drives up the issue of vehicles on the road. **1h1m**

Commissioner Cornwall seems like an issue the Coastal Commission needs to deal with. Have they come up with anything new? **1h2m**

Staff Gary Helfrich responded no but the Coastal Commission is open to ideas. **1h3m**

Commissioner Koenigshofer would like to see measure of importance of public interest would prefer public policy get expressed and implemented on more than just what the applicant wants or needs. VMT is the umbrella to subtopics. Mention of complexity of subsets would be worth noting. Mentioned outlining coastal towns that are inland but are affected by development in the Coast But the quantifiable impacts in the coastal zone could be quite visible and finding a way to recognize the real world nexus between an out of zone project and its implications in the coastal zone, I think is important to note relative To general plan discussions. The whole question of what the county does through tourism promotion you know, I think it it's oddly in a vacuum in the sense that it's outside the realm of any kind of CEQA analysis, which I find sometimes to be very frustrating and unfortunate because you can have all sorts of public resources devoted to promoting activity which exacerbates carrying capacity problems and congestion problems, and it would be nice if it is at least there was some recognition that some of that programming should be measured against carrying capacity that might be more general plan observation than coastal zone but it certainly applies in the coastal zone. **1h5m**

Commissioner Reed it seems like the consensus is to try to push the local coastal plan to incorporate more decisive kinds of language, and I would imagine we've been pushed to incorporate more decisive language. To staff will you take these comments back and edit? Or should we look at what you have submitted in your Memo? **1h7m**

Staff Gary Helfrich responded this represents Coastal Commission comments, public input, and Planning Commission comments. We are well aware of concerns. I'm worried about a list of changes. We need a list more specific. **1h10m**

Commissioner Reed asked be more specific? **1h10m**

Staff Gary Helfrich yes looking for a way to present to Commission with specific recommendation and changes so we will have something actionable. **1h11m**

Commissioner Cornwall Element as presented is fine. But can we go farther? If the answer is no that that's fine.

Staff Scott Orr responded I think the main feasible is that's an issue is policy [REDACTED] to see which has wherever feasible require development projects to implement measures, etc. If it's only feasible that doesn't have a strike through on the page and I think it's entirely within the Commission's power to say you know what we don't want that we want to require development to do this, and ultimately it's something that the Coastal Commission may change after it goes to the Board but it is something that the Planning Commission can decide to model and give staff direction today. **1h13**

Commissioner Cornwall stated also in 2b take away four words. **1h14m**

Staff Gary Helfrich I agree c2c strike first two words. The Commission is making a recommendation should be your best it may be struck down but I think it is important that your recommendation reflects what you want. So far as we're concerned, you can make something more restrictive as long as you aren't stepping in and restricting things that the Coastal Act encourages. just be reasonable it's like if you're requiring development, you know there's important requiring development not parks and things that well parks can be developed, but requiring development to implement measures that increase the occupancy in vehicles. **1h15m**

Commissioner Reed responded thank you for clarifying that. Well, given that I would support **Commissioner Cornwall's** recommendation to delete the "wherever feasible". CT2a and remove first two words of CT. **1h17m**

Commissioner Koenigshofer asked do all projects fall into these two actions? **1h17m**

Gary Helfrich what would then be a good qualifying phrased add in there to qualify what type of development projects? **1h17**

Commissioner Koenigshofer stated when applicable is stronger language, then whenever feasible. **1h17m**

Staff Scott Orr When applicable suggested. **1h17m**

Gary Helfrich It could be required for development projects with potential to increase the VMT. **1h17m**

Staff Scott Orr: Okay, a little more complicated, but Commissioner Cornwall, how do you feel about when applicable, which means the staff, which is the regulatory Agent is the one deciding when its applicable rather than the applicant deciding when it's feasible? **1h17m**

Commissioner Cornwall agrees with the change. **1h18m**

County Counsel Verne Ball stated there are feasible economic and physical limitations involved. Not necessarily made by the applicant. Where it is not feasible, is not in the eye of the applicant, and it certainly can, in certain cases like Commissioner mentioned bear on the applicants finances, but it can mean impossible, I mean it can have elements of physical impossibility. In in the realm of the California Environmental Quality Act, it has a specific meaning by case law where feasibility really means would a prudent developer go forward in the economic component, but usually, when you use the word feasible there's economic and physical limitations and variety of other limitations that are read into the word so it's not really a question of who decides it has several layers of determinations that have to be made and they wouldn't just be made by staff, it would be a question of what the facts are and the role of the deciding Commission and other permit grantor would be to adjudicate to those. **1h18m**

Staff Scott Orr stated to create an example of a development project example of a fence. I think when applicable is clearer and in plain terms and wherever feasible. **1h21m**

Commissioner Deas, agree with the difference when applicable seems more specific. **1h22m**

Commissioner Koenigshofer looked at improve bus transit. Strike efficient and add affordable to transit? What is the purpose of the policies of stating a policy in service to the objective, which is in service of the goal If we don't have any policy control. Does that mean we shouldn't state what we believe the policy should be? **1h23m**

Staff Scott Orr responded I think the benefit of having policies that where we may not have full control and they may be a little more aspirational is there may be a project that comes down the road that can actually further something like this that we could use to add to the project description of a project include some aspect that isn't really necessary for the project, but does further certain policies and maybe gets them through a discretionary process. I'm just trying to think of reasons for, possibly including in along the lines with. **1h25m**

Commissioner Reed to **Scott Orr** can we take a break now for eight minutes to think on and come back? **1h26m**

Commissioner Reed We were debating or discussing your policy CT dash A Is that correct and I think the conversations going toward whether we should delete that or amended in some ways. **1h35m**

Staff Scott Orr to the Commission how would the Commission feel about instead of provide efficient comma affordable, it says provide accessible, which to me accessible implies efficient affordable reliable. And then not have it say where opportunities are identified, so it reads a little stronger. If there is value in keeping it that's a recommendation that maybe makes it a little more straightforward. But if the Commission would rather deleted them that's fine too. **1h37m**

Commissioner Koenigshofer would Policy 2A and 2B be just one policy statement? Reading from the Element itself. **1h38m**

Staff Gary Helfrich stated will clarify language we can put in to follow regulations. **1h42m**

Staff Scott Orr stated if everyone agrees maybe we should move on. Staff can consider the input and consider reconfiguration. **1h43m**

Commission Cornwall another edit last goal four on page 18. Capacity and safety insert into goal statement that it is consistent with required reductions in VMT. **1h43m**

Staff Gary Helfrich stated section four is safety get rid of capacity. Staffs recommendation here would be just in section for section should be safety we get rid of capacity and it would be a network with the ability to safely meet the future travel rather than capacity. **1h45m**

Commissioner Cornwall So, if this is just going to be about safety, a word we talk about capacity and be there's a lot of stuff in this goal that that goes beyond safety like providing equitable coastal access isn't about safety and the multiplicity of types of users of transportation. My main point, and maybe there's a better place to do this, is that I think that our goals, whatever goals and policies and programs that are about capacity and providing mobility should not just be about increasing the ability of the roads and the more cars, they should

really have as one of their goals, reducing VMT and being consistent with it like other counties in the state.
1h46m

Staff Gary Helfrich stated li'd still recommend considering replacing capacity with the word ability. Could be maintenance and safety verses capacity. 1h47m

Commissioner Cornwall agrees. 1h49m

Commissioner Koenigshofer suggested a title change, Safety and Carrying Capacity Policy. 1h49m

Commissioner Reed stated I sort of feel like carrying capacity adds kind of a level of analysis, like that you'd have to go through to determine what the carrying capacity is. So I'm not sure that it helps to clarify the goal.
1h49m

Commissioner Deas stated not sure how much of an impact this will really have on the outcome of the policy we're making. Not sure the this is worth changing. 1h49m

Commissioner Reed So, just to clarify, we did amend the goal statement per the memo and I think that that satisfies Commissioner Cornwall comments regarding vehicles miles vehicle miles traveled so we've refined the goal. The recommendation seems like it holds together pretty well that way. 1h49m

Commissioner Koenigshofer stated road design and maintenance standards should operate within the carrying capacity of the Coastal resource. 1h50

Staff Gary Helfrich responded carrying capacity needs to be defined if we are going to use it in this plan.
1h51m

Commissioner Koenigshofer stated Well I'm trying to insert the loaded term of carrying capacity with purpose for avoiding having discussions about carrying capacity what better way to introduce the idea of having those discussions and analysis and actually say we're going to do it because it matters. Maybe look at objective C dash CT for one established road design and maintenance standards to protect coast, the resources while providing public access to the coast. That to me, that means that road design and maintenance standards operate within the limitation, to wit the carrying capacity of coastal resource. 1h51m

Staff Gary Helfrich carrying capacity is an excellent framework for this policy we don't define it anywhere, so I think we need to have a definition of what it is, if we're going to refer to it in this plan. I mean we all, we all think we know what it is we all have an idea of what it is, but it's not articulated the plan. 1h51m

Staff Scott Orr don't think we need a definition. Change to carry capacity or leave it as is. 1h56m

Commissioner Reed change to carrying capacity shows we do have a concern. Concept should be our goal.
1h57m

Commissioner Cornwall goal statement does not include VMT should include all check boxes 1h58m.

Commissioner Koenigshofer suggested to **Commissioner Cornwall** to speak together with Staff and then come back for decision. 1h58m

County Counsel concerned about carrying capacity term more on how this implemented how will it be interpreted. Concept is to make sure enough road to get to where your going. A lot of polices that could come into play. We don't want to confuse the traffic community. Connotations here not that the connotation of sort of the general biological you know notion that there's a limit on what things can bear but more on the nitty gritty of how this is implemented in the transportation context and so when you talk to someone who's working with the traffic engineer, and they see the word carrying capacity, how will they interpret that and what will it mean to them, it does remind me a little bit when you use the word capacity of the term level of service which is one that we still have in our general plan, the state is trying to kill off that concept generally but that concept of capacity is really you know, making sure that there's enough road to get where you're going and not necessarily this concept of a limit on the existing road system and how you balance that so there are a lot of policy issues that

could be come into play here and it'd be helpful, just to make sure that we don't create confusion and sort of the traffic community. 2h0m

Commissioner Koenigshofer stated the whole carrying capacity is what interests me. Outside and even more broadly than just this transportation question is what I'm interested in exploring. 2h3m

Commissioner Reed is that the final comment? 2h3m

Commissioner Cornwall stated the first goal does not include protect coastal resources or reduce VMT. The mandated reductions in VMT some reference to that or it is consistent with. 2h4m

Scott Orr responded staff will look at pulling that language into the goal 2h4m.

Commissioner Reed next topic is to schedule the next meeting in June. 2h4m

Scott Orr proposing a June meeting and skip April. 2h4m

Commissioner Koenigshofer suggested a mid morning meeting with a lunch and the afternoon hearing.

Staff Scott Orr we can do that but we can also go later and have a dinner break. Proposing June 23, 2022. 2h8m

All Commissioner agreed accept for Commissioner Deas. 2h9m

Commissioner Koenigshofer suggested push up to June 30th? Would have to cancel the PA meeting 2h10m

Commissioner Deas that day would work.

Staff Scott Orr that day is same day we have to submit Board materials.

Scott Orr Special meeting on June 28th 2022. We would look to have all draft materials released on May 27, 2022. 2h20m

Commissioner Reed should anticipate reviewing the entire draft and each Element? Should we open up public comment to each Element? 2h21m

Staff Scott Orr suggested open one public sessions for the entire draft. 2h21m

Staff Gary Helfrich stated he encourages the Commissioners to read the Draft LCP as soon as its made public on **May 27th**. We are available to talk to you on an individual bases with questions or concerns. 2h22m

Staff Gary Helfirch stated he will incorporate recommendations from today's meeting into the draft. 2h22m

Scott Orr between now and June 30th we will cancel the April 7th Planning Commission meeting. May 14th will be the last day to accept comments that can be incorporated into the draft. We will continue to receive public comments and place them in the record but they will not be incorporated past May 14th. May 27th the Updated Draft LCP will be published. Meeting on June 29th for final review and recommendation. 2h22m

Commissioner Reed concluded the meeting. 2h24m

Action: N/A Review and discussion only.
Appeal Deadline: N/A
Resolution No.: N/A

Vote: N/A

Commissioner District 1 Cornwall	Present
Commissioner District 3 Ocana	Absent

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Commissioner District 4 Deas	Present
Commissioner District 5 Koenigshofer	Present
Commissioner District 2, Chair Reed	Present

Hearing Closed: 3:25 PM

Minutes Approved: February 3, 2022 and March 3, 2022



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 29, 2022
Meeting No.: 22-13

Roll Call

Commissioner District 1 Cornwall
Commissioner District 2 Reed
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Ocana

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Verne Ball, Deputy County Counsel

1:00 PM Call to order

Approval of Minutes March 28, 2022

Correspondence None

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements None

Public Comments on matters not on the Agenda: None

Break Back at 1:20 pm

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. In June of 2021, a revision to the 2019 Public Review Draft of the Local Coastal Plan was released. This revision, the 2021 Revised Public Review Draft was reviewed by the Sonoma County Planning Commission at their July 26, 2021 meeting. In response to public input the Planning Commission continued this hearing to October 7, 2021 to allow additional time for review and reopened the hearing to consider elements of the plan individually. As part of this extended review, involving 8 additional meetings, the California Coastal Commission provided a line-by-line review of the 2021 Revised Public Review Draft. At the conclusion of the March 28, 2022 reopened hearing, the Planning Commission directed staff to prepare a revised plan incorporating Coastal Commission recommendations and input received from the Planning Commission.

At this hearing, the Planning Commission will hold its final review of the May 2022 Planning Commission Draft Local Coastal Plan, and consider public comments received since the 2021 Revised Public Review Draft was released in June of 2021, as well as policy options based on these comments. The Planning Commission is anticipated to make their final recommendation to the Board of Supervisor for adoption of the Local Coastal Plan at the conclusion of this hearing. The Planning Commission Recommended Draft of the Local Coastal Plan will be considered for adoption by the Board of Supervisors at a future date to be determined.

All interested persons are invited and encouraged to attend and provide comments.

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h20m**

Staff Gary Helfrich to Chair look for recommendation to go forward for review. Element by Element is Requested. **0h33m**

Commissioner Ocana I agree with that review. Suggested go over Policy Options first and then go by Element by Element. **0h33m**

Commissioner Reed asked about mapping the new access points? **Staff Gary Helfrich** responded. **0h34m**

Commissioner Reed supports using NOAA's projections. **0h34**

Commissioner Cornwall stated I support using NOAA's projections but should use the most current maps. Should use conservative for long term building. 10 feet is maybe a better fit. **0h35m**

Staff Gary Helfrich responded with what we know today the projections are the worst-case scenario. 10 Feet will happen much later. We do need to pick a number and give property owners a predictable path to developing. **0h37m**

Commissioner Koenigshofer stated I agree with seven feet. But if there is a significant change staff should consider an update to the LCP and bringing it back to the PC before the five-year review. **0h39m**

Commissioner Deas stated fine with seven feet. **0h40m**

Commissioner Cornwall asked is there a way for staff to address the public with changes requested that have already been made? **0h41m**

Staff Gary Helfrich responded yes, through the Chair, we will certainly do that and tried to do as best we could in our responses to the comments we received during this reopened hearing that if something was addressed by a new policy or revised policy we put a reference to that policy in the response. **0h41m**

Staff Scott Orr responded anything that changes today or a new Policy we will be calling that out at the Board of Supervisors Hearing. **0h42m**

Commissioner Ocana agrees with **Commission Cornwall** not sure how this could be done. **0h43mm**

Commissioner Cornwall could there be a marked-up version? **0h43m**

Staff Gary Helfrich responded the LCP has gotten continuously better. Many of the public comments have been based on an older version of the LCP. **0h44m**

Staff Scott Orr pointed out the matrix responses for a reference. The vast majority of comments or that you're referencing would be reflected in the attachment that has a public comment matrix of what the comment was a summary of it, one section, and then the response, such as this was included, you know in this year or this goes against the Coastal Commission so we've registered it, but we can't put it in things like that. This has been made public in Attachment three. **0h44m**

Commissioner Ocana would like to rap this up and keep the discussion on track. **0h45m**

Commissioner Koenigshofer had a similar discussion with Staff Gary Helfrich. Much of the public comment is incorporated under the umbrellas of the CCC (Coastal Commission comments). It is not always readily identifiable.

Perhaps Gary can point this out as we go through. **0h46m**

Commissioner Ocana agrees with the NOAA of seven feet. Should state the most accurate reports are used. **0h46m**

Cannabis prohibition proposed.

Commissioner Ocana stated I am concerned about adding a prohibition I'm wondering Gary if you couldn't give us a quick synopsis as to why this is why the prohibition is recommended. **0h47m**

Staff Scott Orr responded to build off inland the Board of Supervisors has given staff direction to update our cannabis program and we're going through the process of drafting a new ordinance getting a consultant on board to do an EIR and this is just not a good time to be adding another area that would You know, have a cannabis permit wrapped Both in terms of The direction to update our ordinance and it's just kind of a very difficult thing for us to add into this process, even if we were to required to have a use permit at this time. **0h47m**

Commissioner Ocana how about not at this time? **0h48m**

Staff Gary Helfrich recommend to stay silent on it. **0h48**

Staff Scott Orr suggested leaving as it. If it is not listed then it is not allowed. **0h49m**

Commissioner Ocana in agreement with not referencing it. **0h49m**

Commissioner Koenigshofer aren't most areas in the Coastal Zone in the Class Four Ground Water Area? I would argue and prefer it should be prohibited. **0h50m**

Commissioner Ocana responded what about dry farming would that change your opinion? We don't know where the evolution of Cannabis will go in Sonoma County. **0h50m**

Commissioner Koenigshofer responded I guess we disagree. **0h51m**

Commissioner Reed I agree with Commissioner Koenigshofer. There is a strong agreement we don't have the resources to support this. **0h52m**

Commissioner Cornwall asked how can it be legal in the County but illegal on the Coast? Pointed out strawberries and zucchini are also water intensive. I do not believe water scarcity should be the only reason to prohibit Cannabis on the coast. **0h53m**

Scott Orr the difference is we have an Ordinance inland for Cannabis. We could include as non-ag use. **0h54m**

Commissioner Deas I agree with the option of staying silent. Concerned with prohibiting now and having a hard time reversing in the future. **0h55m**

Commissioner Koenigshofer to issue of other high demand water crops should not be a reason to include Cannabis. Larger parcel sizes limit soil types that would be recognize in land use category is LIA. I don't think there is any LIA in the Coastal Zone at all. **0h57**

Gary Helfrich responded there is not any LIA in the Coastal Zone. **0h57m**

Staff Scott Orr my suggestion was editing table C-AR-3 dash, which is agriculture uses and support uses allowed some common thresholds and in the second part of the table, there is a non agricultural reduces category. So we could just include it there to make it clear that we're not bundling it in with the rest of the agricultural uses. Cannabis would be listed as a specifically as a non-agricultural use. **0h58m**

Commissioner Koenigshofer asked meaning that it would not be allowed? **0h58m**

Staff Scott Orr responded anything should the Federal rules change that would automatically be allowed anywhere that agriculture is allowed and protected on the coast. **0h58m**

Commissioner Koenigshofer responded so it would be a de facto prohibition until federal law changed and public and local review? **0h58m**

Staff Scott Orr responded correct. **0h58m**

Commissioner Ocana asked would that be commercial or cannabis in general? **0h58m**

Staff Scott Orr responded it means any type of commercial cultivation. We should hold off on any straw votes until we receive public comment. Any cultivation beyond six plants is not allowed. **0h59m**

Commissioner Reed asked is hemp protected? **1h0m**

Staff Scott Orr responded it is a federally recognized as agriculture, so it is significantly more protected than cannabis is at this time. **1h0m**

Coastal Access:

All agreed to go with staff recommendation. **1h0m**

Access Points:

Commissioner Ocana stated would go with staff recommendation. **1h1m**

Commissioner Koenigshofer support first part. Second part on the mapping potential future access has been confused by public. Would be changed to clearly state it is not access but could be potential? **1h2m**

Staff Gary Helfrich responded proposed still means you can't assume it is open to the public. **1h3m**

Commissioner Koenigshofer in favor of both staff's recommendations. **1h3m**

Commissioner Ocana asked Gary, can I ask a clarifying question, there are access points that are privately owned. Could you just clarify for us how that's identified. **1h3m**

Staff Gary Helfrich responded well those fall in a couple of categories one would be the boat launch at Ocean Cove access point. You pay a fee to launch. There are also campgrounds where you have to pay a fee but it is in a public location with a public parking lot. In terms of proposed should not be relevant if it is private or public owned land this could change at any time. Just because open land space buys a property would not automatically mean it is now public access. **1h4m**

Commissioner Cornwall convinced by staff should not label private versus public. I support staff's recommendation **1h4m**

Commissioner Ocana time to open for public comment. **1h5m**

Public Hearing Opened: 2:05 PM

Beth Bruzzone
Ariel Majorana
Jaime Neary
Don Mcenhill
Wendy Krupnick
Marti Campbell
Steve Birdlebough

Public Hearing Closed, and Commission discussion Opened: 2:21 PM

Commissioner Ocana thanked the public for all comments. Start review of Elements? **1h22m**

Staff Gary Helfrich stated the main change in introduction is the five-year review required. **1h23m**

Commissioner Reed commented thinks that is a good addition and supports the five-year review requirement. **1h23m**

Straw vote on Introduction:

Commissioner Koenigshofer comment on line two references to Coastal Act and then to the Public Code. Minor point would be worth while to site sections to make it easier to find. **1h25m**

Staff Gary Helfrich responded the reason we wouldn't do that is most members of the public are not attorneys. The Act does say in the beginning 1973. If someone were curious and wanted to do a deeper dive it is in the public guide. General public is more familiar with the Coastal Act. **1h26m**

Staff Gary Helfrich to **County Counsel Verne Ball** is there any legal advantage? **1h28m**

County Counsel responded it can be found in multiple ways. You could provide more information. **1h28m**

Commissioner Ocana suggested perhaps add a line. **1h28m**

Staff Gary Helfrich we could add public resources code reference in header. Would be an easy fix. **1h29m**

Staff Scott Orr suggested a break while **Commissioner Koenigshofer** reconnects to webinar. **1h31m**

Break return 2:40 pm

Commissioner Koenigshofer stated would still have liked more time to go over final version. Under table C-L-U-1 priority of land uses can staff explain how the table should be interpreted? **1h43m**

Staff Cecily Condon coastal wide specific title could be applied. 1h45m

Staff Gary Helfrich I think **Commissioner Koenigshofer** is asking about where it says coastal dependent public recreation and public access areas that doesn't have a title above it. 1h45m

Commissioner Koenigshofer asked could we put all areas? 1h46

Scott Orr recommended to put all Coastal areas. 1h46m

Commissioner Koenigshofer useful tool but can be confusing to people. 1h47m

Gary Helfrich stated **Cecily Condon** will do the inline changes so it will be her screen that we use. 1h47m

Commissioner Cornwall asked about the Coastal dependent public recreation in both boxes? 1h48m

Staff Cecily Condon there is a foot note it defines recreational at the coast that does not require extensive alteration of the natural environment. 1h49m

Commissioner Cornwall how is public recreation different from public serving? 1h50m

Staff Cecily Condon again primary difference is highlighted in the foot note. Passive recreation versus less passive. 1h51m

Commissioner Cornwall responded passive and active, I understand, but it seems like a visitor is also a member of the public and they might wherever they go they might pay money or they might not pay money is that the difference between commercial and non-commercial? Are there legal meanings of these words? 1h51m

County Counsel clarified specific language that establishes the hierarchy. Section 30222 Article that establishes these priorities. To some extent, Commissioner, this does track the Statute, which has separate like 30222 is separate from you know, three or two to one and there's a specific language in the Coastal Act that establishes these hierarchies Our job is kind of to interpret them to, to the extent that there's ambiguity sometimes they go back to 1976 but just to give you an example specific to your question section 302222 the Coast Act says, the use of private land suitable for visitors serving commercial recreational facilities designed to enhance public opportunities for coastal recreation use shall have priority over private residential general industrial or general commercial development but not over agriculture or coastal dependent industry. So these are all separate sections and its a whole article of the Coastal Act that establishes these priorities. 1h51m

Commissioner Koenigshofer commented in order to make sense, out of the table, one has to familiarize himself with the sections. Which referenced in this table included in the sections that are set forth in the preceding pages. 1h53m

Staff Gary Helfrich responded correct. The Coastal Commission was very clear that you don't paraphrase you are to quote the entire section. One important change that is relevant to some new sections in the Coastal Act is local priority uses. It is a challenge to give priority to affordable housing. From discussions with the Coastal Commission staff, they will support having a local priority use for affordable housing that places that above many, many other uses generally would be higher priority so that's the highest priority, we can put on affordable housing, but that does improve the ability to develop affordable housing. 1h54m

Staff Scott Orr is there is concern that this table will undermine the Coastal plan or an element? 1h55m

Commissioner Cornwall no that was not my point. The table is just confusing. 1h55m

Commissioner Koenigshofer suggested must be read along with sited sections might be a helpful guidance. Discussion on workforce housing where would vacation rental fall in these categories? 1h56m

Staff Gary Helfrich responded it will be in one of the two visitor serving commercial categories, because clearly a House that is going for \$5,000 a night is different than one going for \$100 a night so vacation Rentals could be either of those categories, depending on the rental rate. **1h57m**

Commissioner Koenigshofer asked if we were looking at vacation rental policy in the context of competing priority uses where would it fall? **1h57m**

Staff Gary Helfrich responded it falls below coastal resource protection below agriculture below coastal dependent recreation. Any recreation activity that is not dependent upon being on the water and over pretty much all of the commercial uses and definitely above development of housing or any commercial or industrial developments. **1h58m**

Commissioner Koenigshofer so it would be low water dependent public recreation and it would be below local priority uses. **1h58m**

Staff Gary Helfrich responded no, it is local, that is, the local priority use. **1h58m**

Commissioner Koenigshofer vacation rentals used to not be an issue but now are that we are trying to catch up to. **1h59m**

Staff Gary Helfrich responded so I'm sorry I interpreted that, as I thought you were asking a question about affordable housing. No Vacation Rentals are in those two boxes, it says visitor serving commercial recreation lower costs and the one that says higher cost, depending on what the rental is. Vacation rentals in the coastal zone is on a separate track. The amendment to the coastal zoning code to begin to regulate vacation rentals is a project on an independent track. We will be taking an Amendment to the Coastal Zoning Ordinance to the Coastal Commission as part of the vacation rental program update. **2h0m**

Polices have already been recommended by the Commission. Existing home that gets converted to a vacation rental. **2h0m**

Commissioner Koenigshofer if we were serious about workforce housing there is some competing interests. I want a sense for future discussions on where on the priority lists the vacation rentals fall. Does Counsel have any thoughts on this or insight? **2h1m**

County Counsel Verne Ball my advice would think of this holistically when you deal with that Ordinance. For example you could have a cap on the number of vacation rentals relative to the overall available housing. Chapter 26 C would have to make a decision at that point. You would not want to get it done in this table. We want to prioritize this set limits they could be brought together to the Commission at that time. **2h3m**

Commissioner Koenigshofer meaning Chapter 26 C changes? **2h4m**

Gary Helfrich responded the Planning Commission has reviewed and recommended changes to Chapter 26 C to the Board of Supervisors already. **2h4m**

Staff Scott Orr for the sake of moving us forward tables are useful but this is pulled from Code. This should be just a general sense of priority. If you go to each section it will describe in more detail the priority. **2h5m**

Commissioner Reed agrees with Scott Orr. Affordable dwelling units is what the PC had requested before and it is added now. I support it as is. **2h6m**

Commissioner Koenigshofer request center market rate housing under the low priority. State again note it should be read along with the specific sections. **2h7m**

Commissioner Ocana any other comments on the Land Use Element? **2h10m**

Commissioner Koenigshofer stated page two other permitted uses may be required change to site what cannot be permitted so the public does not go down the wrong path. **2h11m**

Commissioner Cornwall in staff memo a reference to policy L-U- dealing with affordable housing I could not find it. [2h12m](#)

Staff Gary Helfrich responded C-LU-5 i1. Recommendation was to change to require into a Policy. [2h14m](#)

Commissioner Koenigshofer secondary and subordinate means the same to me. No definition of subordinate in glossary. I've seen this be a problem when your trying to figure out if a use is secondary and subordinate. The issue that comes up is two uses on property but the discretionary use should be subordinate. Should not be used based on acreage and total use. How do we define the phrase so it is not relying on is it compatible? [2h15m](#)

Staff Scott Orr responded that type of specific is more appropriate for the Zoning Code. At the Policy level it may take away from the Policy. [2h19m](#)

Commissioner Koenigshofer I don't think were over doing it. But I also think we should provide enough direction in the LCP for the Zoning Code. We should define it. We should distinguish the General Plan is not the Coastal Plan. [2h20m](#)

Commissioner Ocana stated we should move on. Staff understands the need to clarify in the glossary. [2h21m](#)

Staff Scott Orr clarified the Vacation Rental Ordinance is moving forward not the Zoning Code. [2h23m](#)

Commissioner Koenigshofer requested define both in the glossary. [2h24m](#)

Commissioner Koenigshofer 2.2 Recreation and Natural Resources change the introduction. Precise development plans and planned community. Reword so it emphasizes RRD development. Just reverse the order of two paragraphs. [2h25m](#)

Commissioner Ocana if you change the paragraphs here it will interrupt the format in the other sections. [2h37m](#)

Staff Scott Orr responded we can make the change. We understand the direction. [2h38m](#)

Commissioner Koenigshofer are golf courses considered passive recreation? [2h38m](#)

Staff Gary Helfrich responded it is important to clarify in the glossary. Personal opinion in this section it would not be defined as passive recreation. [2h29m](#)

Commissioner Koenigshofer stated commercial tourist no reference to camp grounds. Lodging reference camping is the least impact and least expensive. We should list them in principally permitted Use. [2h31m](#)

Staff Gary Helfrich good point but make sure Vacation rentals is not included. [2h31m](#)

Commissioner Koenigshofer stated 2.5 Residential Land Use. Concern with unlimited use in AR. [2h33m](#)

Staff Gary Helfrich responded there are only two parcels with AR in coastal zone. [2h33m](#)

Commissioner Koenigshofer could we eliminate the AR all together? [2h33m](#)

Commissioner Ocana what would be the benefit of eliminating it? [2h34m](#)

Commissioner Koenigshofer responded there are limits on AR zoning because it is residential not agricultural. It is not consistent with impact. [2h35m](#)

Staff Cecily Condon suggested looking at Chapter 26 C where is very clearly identified with limitations. It is not necessarily appropriate to define it here as unlimited production. May I suggest and edit that it says, "on land designated low residential and zoned low residential or agricultural and residential. Limited crop in farm animal

husbandry is allowed, as defined in those zoning districts, or even without the as defined statement that would still hold true. **2h36m**

Commissioner Koenigshofer agreed with staff's recommendation. Onshore facilities is it with new technologies the concern comes up. Is there a way to raise concern in the LCP? Is it possible to express that concern for onshore facilities in the LCP? **2h37m**

Staff Gary Helfrich the best way would be to get another initiative on the ballot to modify the existing voter approved Ordinance. And electrical transmission facilities will require environmental review and a Coastal Permit which is appealable to the Coastal Commission. **2h40m**

Commissioner Ocana stated I interpreted the goal today is to review all of the elements to get this in front of the BOS to then get it in front of the Coastal Commission for final adoption by Fall 2022. I would also like to give more space to other Commissioners to comment. **2h44m**

Commissioner Koenigshofer this is not a new item before you. We have a lot of public testimony that is not included in the draft. What do we do with new material? **2h45m**

Commissioner Ocana responded we are elaborating on things that are not under the purview of the draft. We need to make it more specific line by line item rather than elaborate discussions that could be held offline... **2h46m**

Staff Scott Orr it is a balancing act if we're not able to reach a decision today on the draft we will not be able to bring this item back until September or later in 2022. We have not had an update in over two decades. **2h47m**

Commissioner Ocana I agree we should be able to meet the goal today on the draft with a final recommendation to the Board of Supervisors. We need to focus on the major priorities. **2h47m**

Commissioner Koenigshofer my question to staff was, is there a way to incorporate this request into this plan, other than kicking it over to the people to do an election? I didn't get an answer to that. Regarding the existing voter approved Ordinance that regulates onshore facilities. **2h47m**

Staff Scott Orr we cannot effectly include that request in a short amount of time. **2h48m**

Commissioner Reed appreciates **Commissioner Koenigshofer's** through analyses of report. I was using the staff memo as an outline of what has been done. We may use this as a guidance and then ask questions. **2h49m**

Commissioner Cornwall stated I only have 4 or 5 things I want to bring up. **2h50m**

Commissioner Ocana to **Commissioner Cornwall** let's come back at 4 pm. We can focus on the staff memo and use our time efficiently as possible. **2h51m**

Staff Scott Orr reminded folks going to **Commissioner Cornwall** and then **Commissioner Reed** suggested using the Memo as a guide. Our goal today should be to consider the larger array of items coming to the Commission. If we don't finish today likely the General Plan Update will be delayed by six months. **3h2m**

Commissioner Cornwall one issue I wanted to raise is sea level rise and the management of retreat. The plan needs to create a definite pathway for planning for roads and protection and what manner and with what money. Not sure they are there. I saw in the public safety Element identifies areas but not how this will get done. Baseline is from 2005 questioning that date that we are now putting the seven feet rise. Questioning that using that date as a baseline. **3h4m**

Staff Gary Helfrich responded sea level rise base line. It has to be done over a 19 year measuring period it has a huge amount to do with the relationship with the earth and the moon. It is like the census it does not happen very often. The one were using is what the USGS standard is using. **3h6m**

Staff Gary Helfrich I think we are one step away from determining how we would move roads or plants. We have not done the studies yet but we have tried in the LCP to take into account and use projections. We can only rely on the best available studies we have today. **3h8m**

Commissioner Cornwall asked would any other Commissioners like to see specific plans now for these areas? **3h8m**

Commissioner Reed to **Commissioner Cornwall** I'm seeing a review in the hazard data every three years. Are you proposing to go beyond that? Is it contingent on mapping? **3h9m**

Cornwall trying to go beyond the data to go into the plans for roads, trails, subdivisions now what is to be done. **3h9m**

Commissioner Reed is that contingent upon the mapping? **3h9m**

Staff Gary Helfrich important thing they are called **Figures and not Maps. These are intended as a general graphic guide.** An actual project will require a site specific case with studies and professionals. The maps are for reference only. The science is not updated that often. But we use the most available studies and science. Should not be longer than five years and if it needs to be less that will be done. **3h11m**

Staff Scott Orr responded maybe we include some kind of Policy that outlines an update in the next Multijurisdictional Hazard Update Plan. Not sure how we would accommodate retreat planning in this phase in the process. **3h12m**

Staff Cecily Condon Objective CPS-4.5 page 32 and 33 different adaptation strategies could tie objective CPS 4.5. **3h12m**

Commissioner Cornwall agreed with suggestion. **3h12m**

Staff Gary Helfrich pointed out in the staff memo new policy that ADU's (Assessory Dwelling Units) cannot be used as vacation rentals. **3h13m**

Commissioner Koenigshofer asked are we using staff memo as a guidance? I'm in support of this. **3h14m**

Commissioner Ocana we covered the Cannabis conversation earlier and touched on all of the Land Use Elements listed in the staff memo did not talk about parking in the commercial area. **3h14m**

Gary Helfrich not complicated to add but we need data before we can do policy. **3h14m**

Commissioner Ocana moving onto Agricultural Resource Element. Aquaculture. **3h16m**

Staff Gary Helfrich Aquaculture this is given the most restrictive needing a high level of review both a Coastal Permit and Use Permit. Types of aquaculture go all over the map in terms of impact. If it's a good project it will get approved but if its damaging it will get denied. **3h16m**

Commissioner Reed all look like positive additions and looks like the public input was also added. Outside of the Cannabis question there was not a lot to discuss five year update to EHSA is positive. **3h17m**

Commissioner Cornwall would like to talk about protecting small scale agricultural and would like a Coastal Plan that supports small ag. I do want a Coastal plan that supports small farmers. **3h19m**

Staff Gary Helfrich responded the area is not really viable beyond small cattle. Very poor soil with nonexistent water resource. Parcels are all relatively large we don't have many small parcels. The physical characteristics of the Coast make it almost impossible to do small agriculture. **3h20m**

Commissioner Cornwall not clear why they wrote the letter if there is something they don't want to protect. **3h20m**

Staff Gary Helfrich the public can confuse the coastal zone with the coastal area. The coastal area does have areas where agriculture can be a success but it is not in the coastal zone. **3h21m**

Gary Helfrich would require subdivision of large parcels to encourage small agriculture. A lot of associated concerns to allow the public to split up large parcels into smaller parcels. **3h21m**

Commissioner Koenigshofer any movement towards subdividing large parcels into small parcels on the Coast would eliminate grazing operations. It is a no starter. You would end up with a lot of mini mansions of the coast and not small farming. A policy promoting that lands held by RP, State Parks be encouraged to lease for grazing purposes would be a worth while addition. Sited a few small farms that are successful. **3h23**

Commissioner Cornwall ok I am satisfied with this. **3h25m**

Commissioner Ocana one public mentioned the lack of siting forests in the Coastal Plan. Could staff address this? **3h26m**

Staff Gary Helfrich there are huge timber tracks next to the Coastal Zone but again they are outside. We have to take into concern what does the Coastal Plan control. **3h27m**

Commissioner Ocana suggested to move onto Open Space:

Scott Orr asked **Cecily Condon** to share screen of memo as we go through the discussion. **3h29m**

Staff Gary Helfrich starting at top, three new general polices: Lighting, protection of fish streams, coastal wetlands identified. Added back in objectives, native coastal habitats. All assessments take into account sea level rises and climate change. Erosion control measures over 10% slope. **3h30m**

Commissioner Reed commented looks good to me. **3h34m**

Commissioner Cornwall looks good to me. **3h34m**

County Counsel clarified change to Dept of Fish and Wildlife from Dept of Fish and Game. **3h35m**

Staff Gary Helfrich stated the public access element added reference to CC. Estero American Access staff recommendation **3h36m**

Commissioner Ocana what would it look like for future access trails? How would they be created? Specifically Estero? **3h39m**

Staff Gary Helfrich discussed both organization support access points on their property. Access point on Sonoma County side of the road. Bordessa property access point **County Counsel Verne Ball** can discuss. **3h40m**

County Counsel Verne Ball easement document conflict with land owners for years. The outcome is uncertain no current decision for a particular trail. The trail may not actually reach the Estero. **3h42m**

Staff Gary Helfrich these points are generalized and conceptual planning graphics. Not intended to point to exact points and access. **3h42m**

Commissioner Ocana does county staff have the ability to monitor and take down some of the erroneous markers? **3h43m**

Staff Scott Orr responded we do our best to track and keep accurate information. **3h43m**

Commissioner Cornwall stated many of these sites show where trails are but not legally. **3h44m**

Commissioner Ocana move onto Water Resource Element: **3h44m**

Staff Gary Helfrich comment revised draft based on sustainable water management act. Not in place yet.
3h45m

Staff Gary Helfrich highlighted policy for new connections are prohibited if the system cannot meet current or future demand taking into account climate change and sea level rise. Public water system can be anything from one connection (Blue Heron) up to the Sea Ranch. This will put a cap on new connections until it can be demonstrated as supportable for no impact development. 3h47m

Commissioner Koenigshofer request to scroll back up to previous page CW-R-1K in particular Bodega Bay not Sea Ranch is there a mechanism or a way for us to call for some reservation for a treatment level capacity for affordable level development? 3h50m

Staff Gary Helfrich responded will look into if its not in there we will make a note. 3h50m

Commissioner Koenigshofer is there a logical cutoff point for smaller systems? 3h21m

Staff Gary Helfrich what defines a public system is defined by State. We can't define it. A master plan for the smaller systems is not really that burdensome. 3h52m

Commissioner Koenigshofer but it may be a big deal for one individual. So does it require a qualified professional to prepare? 3h53m

Staff Gary Helfrich responded it does not require a licensed professional to prepare. 3h54m

Commissioner Cornwall I generally like the water resources element but also agreed with suggested Rue Furch changes. I believe the edits would strengthen the outcome and make them more compatible. 3h55m

Commissioner Ocana asked is there any items that would not be appropriate for inclusion? 3h57m

Staff Gary Helfrich I thought Rue Furch's suggestions were excellent recommendations. 3h57m

Commissioner Ocana is the County intending on implementing ??? or ? 3h58m

Staff Gary Helfrich the water resource policy would be strengthened if it referenced the Land Use Policy. The idea it has to be considered to meet that standard of that policy as well as provide service to existing customers.
3h58m

Commissioner Ocana so that there will be a consideration for a capacity for a reserve. 3h59m

Staff Gary Helfrich good point that you've made to connect the points together. 3h59m

Cecily Condon brought up both polices to mark up. 4h0m

Commissioner Ocana drought tolerant plants is there going to be monitoring of that or is neighbors monitoring that? 4h0m

Staff Gary Helfrich the main place would be in new development. It is hard to apply retroactively to built homes. 4h1m

Commissioner Cornwall asked about the Rue Furch edits. What was the conclusion? 4h2m

Staff Scott Orr responded trying to tie the water resource policy to the land use policy. 4h2m

Gary Helfrich responded create a reference back to the policy C-LU-4u 4h2m

Commissioner Koenigshofer asked to Counsel can we require service providers? 4h3m

Counsel County Verne Ball responded requires a conversation between utility and housing element requirements. It is an ongoing conversation versus a one-off requirement. More likely it would come into play during development. Housing Element Laws and Special Districts. 4h5m

Staff Gary Helfrich this is a tough one. It is not clear. 4h5m

Staff Scott Orr is we use require we have to be specific what that means. Whereas encourage let's us rely on the policy to support things that may come forward. If we are going to require it should list amount of Units. 4h6m

Commissioner Koenigshofer we should be using action language. I would like to try and require that some portion of water and sewage hookups be set aside for workforce housing. I would prefer we take an ambitious approach. 4h7m

Staff Scott Orr what if we require and tie it to the affordable housing requirements of the Zoning Code. Then in the Zoning Code we could with a 15% inclusionary standard. But we could draw a link from plan to implementation. 4h9m

Commissioner Koenigshofer I like that so it would be an inclusionary zoning type of approach? 4h7m

Staff Scott Orr yes draw a connection with reserve requirement with de Facto basement inclusionary requirement is. 4h10m

Commissioner Koenigshofer I don't want to limit the action item to only private development. 4h11m

Staff Scott Orr I can't think of a way to put 100% affordability on this policy. 4h11m

Commissioner Koenigshofer responded it may create a lower level of capacity if you base it on the 15%. 4h12m

Staff Scott Orr I understand but I don't think its right to put expectation on utilities to maintain capacity for a project we hope happens but may never materialize. 4h13m

County Counsel Verne Ball addressed by existing law SB 1087 2004 requires housing elements when adopted be distributed to water and utilities. And then they must adopt policies that can meet that. It is not simple it involves RENA numbers and where they are placed. A question of adequate and how that is defined in the planning process. 4h14m

Commissioner Koenigshofer that is very helpful. Is there any reason why we have the Policy in here then? 4h15m

Commissioner Cornwall I think this is important to keep. We don't want any good developer to put on the hook for that. 4h16m

Commissioner Koenigshofer not a lot of potential for development in Bodega Bay. You can go ahead and leave it the way it is. 4h16m

Staff Cecily Condon stated this may also come into play for consistency requirements when reviewing a project of expansion or a new project. This would facilitate staff to bring up this point and make sure it is addressed. 4h17m

Commissioner Ocana asked any additional comments for water developments? 4h18m

Commissioner Koenigshofer what did we decide on Rue Furch's suggestions? There are 6 pages have not read through as a uniform adoption. 4h18m

Commissioner Ocana I believe we all agreed to incorporate her edits. 4h19m

Staff Gary Helfrich stated at first review the changes seem to improve the policy. I have not analyzed everything in the letter. 4h19m

County Counsel Verne Ball responded I would like to point out the memo is lengthy. You have to be clear about what to do with it. Some of it is open ended. 4h19m

Commissioner Deas I agree I think we should spend more time with reviewing it. 4h20m

Commissioner Ocana suggested **Commissioner Cornwall** go over the proposal? 4h20m

Commissioner Koenigshofer requested staff go over it and take a 10 minute break to go over it. 4h21m

Commissioner Ocana how does the Commissioner feel about another couple hours of review? 4h22m

Commissioner Reed and **Commissioner Cornwall** agreed let's just keep going. 4h22m

Staff Scott Orr shared screen **Gary Helfrich** look at suggested changes first. Then come back and look at the questions. 4h23m

Commissioner Koenigshofer stated bullet points are important. 4h23m

Staff Scott Orr will read anything with a yellow component and then get feedback. Read out WR-3 the Water Resources Element with addition of, "for the benefit of all uses." 4h24

Commissioner Cornwall wording means it is not just for human consumption. 4h24m

Commissioner Ocana, Commissioner Reed, Commissioner Koenigshofer support the change. 4h24m

Staff Scott Orr wetlands added, class 4 water area shall be protected, CW-R1.3, CW-R1.5, CW-R1.6, 4h26

County Counsel can be clarified with commas. This is an objective and not a policy. Unlikely this would become a dispute. I would advise commas to be applicable to all. 4h30m

Staff Scott Orr suggested leave at reduce. 4h30m

C-WR-1c, C-WR-1e, C-WR-1g, WR-14/policy CR-W-1g (where feasible use previous surfaces). Policy C-WR 1j, CW-R 11, CW-R 1-P-I, CW-R-P3,

Commissioner Koenigshofer commented CW-R-1-P3 on the development guidelines for Rural Communities that would provide for retention of sites pre-development rate of groundwater recharge as opposed to? 4h41m

Staff Gary Helfrich responded there is a list of defined rural communities in the coastal zone. 4h41m

Commissioner Koenigshofer so this means it would exclude development between rural communities? So, the guidelines would not apply to development between rural communities? 4h42m

Commissioner Cornwall should we just get rid of the rural communities and generalize it. 4h42m

Staff Scott Orr to staff do you have enough information on that to make the changes? 4h42m

Staff Scott Orr suggested create guidelines for development. 4h43m

Staff Scott Orr WR-15 & 16 programs believes it is redundant already accounted for. Would not recommend change. 4h45m

Commission agreed not to incorporate. 4h45m

CWR-2a Scott Orr agrees with this change but could not recommend live. 4h47m

Commissioner Deas I hesitate to add this. 4h48m

Commissioner Cornwall option to work with NOAA. 4h48m

Scott Orr asked so rather than include it in a policy make it a program? 4h48m

Commissioner Cornwall responded yes. 4h48m

Staff Scott Orr suggested to name work with agencies instead of making it specific agencies. 4h49m

Commission agreed. 4h49m

Scott Orr CW-R-2b agrees with suggestion. 4h50m

Program WR-20/2.1 watershed from basin. 4h50m

Commissioner Cornwall explained difference. 4h51m

Staff Gary Helfrich use both we don't want to lose basin. 4h52m

Commissioner Koenigshofer the watersheds are for the most part way outside of the coastal zone. How do you do this if most of it is out of the coastal zone? 4h53m

Commissioner Cornwall responded 4h54m

Commissioner Koenigshofer who would be managing the groundwater management plan? Not sure how this would work. 4h54m

Commissioner Cornwall suggested using staff's suggestion to use both basin and watershed. 4h55m

County Counsel Verne Ball one suggestion would be to present to the Board of Supervisors and then have technical staff do the analysis. You really want to use the right terms. I suggest this warrants some care. 4h56m

Commissioner Cornwall just leave it as the planning area. Should define and justify the area. 4h58m

Staff Cecily Condon this is assuming we are already looking at a defined and predetermined area. The Board has developed a groundwater area. 4h58m

Staff Scott Orr asked for clarity from Commissioner Cornwall. 4h59m

Commissioner Cornwall suggested for the special study area and take out water area and basin. 4h59m

Staff Scott Orr staff can recommend that change we will also run it by our Geologist in house and if there is a problem we will highlight this to the Board. 4h59m

C-WR-5 **Staff Scott Orr** does not recommend. 5h0m

Commission agreed. 5h0m

Policy C-WR 3d WR-22/3 **Scott Orr** supports this. 5h01m

C-WR 3-12 may hamstring in dire situations. 5h5m

C-WR 4 encouraging water monitoring for all monitoring users and require water metering. 5h7m

C-WR-4-P4 Scott Orr suggested leave as is. 5h8m

Commissioner Cornwall discussed water exporting and importing on Coast under WR/2/75. 5h8m

Staff Scott Orr this one I would want the full Commission to weigh in on. It is a policy position. 5h10m

Staff Gary Helfrich mentioned Casini Ranch exporting water all over West County in Summer. 5h11m

County Counsel Verne Ball recycle water might be an issue. 5h11m

Commissioner Deas and **Commissioner Carr** are hesitant to incorporate this one. 5h11m

Commissioner Cornwall hesitant to allow if that meant development that could not support water. 5h12m

Commissioner Koenigshofer the only source would be the Sonoma County Water Agency with a pipeline for exporting. I don't see a foreseeable threat. I would need more information on before signing on. 5h14m

WR-28/6 Watershed Management objective C-WR -6.2.

Commissioner Koenigshofer what was the original intent of the objective? 5h16m

Staff Scott Orr responded we look at the impacts of water exports and imports. 5h16m

Staff Cecily Condon WR 5.2 is a duplicate. Suggested omitting this objective all together. 5h17m

Staff Gary Helfrich confirmed and agreed. 5h17m

Commissioner Koenigshofer asked in the other place where the objective exists would it be good to put the new language there? 5h18m

Staff Cecily Condon we she look at it based on the watershed should do the environmental review with a broader mind. I would not want it to limited it to the coastal watersheds. 5h19m

Staff Scott Orr confirmed take out the highlighted yellow. All agreed. 5h19m

Commissioner Ocana stated thank you so much thought that was a huge endeavor really appreciate it. I'm glad we got through that I would like to ask if there are any other comments on this element, and if not, then we take a quick, short break I'm seeing shaking heads. 5h19m

Commissioner Koenigshofer stated I've one comment, in addition to thanking Scott I'd like to thank Rue Furch for the careful quality work. 5h20m

Commissioner Ocana stated a five-minute break and then come back for the remaining four elements. 5h20m

Commission Meeting resumed at 6:26 pm

Commissioner Ocana stated welcome back we will start with the public safety element number seven. 5h26m

Staff Gary Helfrich stated we've already discussed the major change in in the public safety element, which are the sea level rise policies so unless there's more questions on those a skip down to the only other major recommendation, which is that there are two policies that are essentially duplicates CPS one D and CPS for D. One D is the one that has been gone over with Coastal Commission, so the staff recommendation, there is to delete the duplicate policy CPS for D and that's it for public safety. I do want to point out, though, is one key thing about this, this is the policy says to evaluate and update hazard data every three years, so this is another one of our policies that specifically calling for regular updates on information and updates on our policies in response to what we hear. So are there any question on the public safety element? 5h27m

Commissioner Ocana I think we are good I just want to check in with **Commissioner Cornwall**. This is something that was concerning to you do you feel satisfied with all of our previous communications? 5h28m

Commissioner Cornwall responded I just want to make sure that we're going beyond assessing civil rights risks to get to the point of actually planning to resolve them. To **Gary Helfrich**, is it correct that your response was that those tasks the actual detailed planning tasks for assets at risk is located, not necessarily here, but in places like circulation and transit for roads and in water resources for water facilities? [5h29m](#)

Staff Gary Helfrich responded it is through literally in every element because things like historic and cultural resources there are policies for evaluating sea level rise and climate change, risks to resources land use it's obviously in there, so this is kind of a master policy that then ripples out through every other element of the coastal plan, which is why it's so important to have agreement on how we define it. So the important thing is the public safety element is where sea level rises defined so hopefully everyone's happy with the discussion that we've had there. Are there any comments about deleting the duplicate policy on evaluating updating hazard data? [5h29m](#)

Commissioner Ocana suggested move onto Circulation and Transit Element. [5h30m](#)

Staff Gary Helfrich stated this was an element has many things recommended that was reviewed by the Planning Commission. On the March 3, 2022 meeting this is one of the elements that we had a more robust policy level conversation than some of the other ones. So the policies are focused a couple of things, one is that we're removing references from level of service and every all the impacts are evaluated based on vehicle miles of travel which is consistent with California law for evaluating traffic impacts we've also added an objective for Vision Zero which is CT 3.4 so that's to incorporate Vision Zero strategies and all transportation improvements. Is there a question about what Vision Zero is because I could explain it or I could move on. CT for is important when it says use a set of projected seven foot sea level rise to identify all road segments at risk from sea level rise And then identify routes for realignment or alternative routes in the event that maintaining the roadway is not feasible so that's an important policy that incorporates sea level rise into future planning for roads, we also made the recommendation to incorporate the Caltrans to know rate Sonoma State route one prepare guidelines by references and appendix to the LCP that covers guidelines for repairs on both highway One and highway 116 it's already been reviewed and certified by the Coastal Commission. It gives us a good handbook for when we have a lands like when we have infrastructure replacement, as long as Caltrns is following these repair guidelines it established the thresholds if of what subject to a coastal permit what's exempt what it should look at like how it should be built so it's a I think it's going be a real step forward in expediting maintaining route, one which is just critical in the coastal zone. And then there's a policy option that we're recommending, which is to identify reliable data sources for vehicle counts and parking data collect this information annually, then produce a report every three years that it identifies impact areas peak days and months and evaluates trends and work with the Economic Development Board and the visitor tourism bureau to fund this program so that's a totally new Program. And that's the highlights of what's changed in circulation and transit. There's quite a number of active transportation alternative transportation small changes that was recommended either by the Commission. The coastal Commission have to be clear, or were discussed and appear to be agreed to at the March 3, 2022 meeting. The one outlier here is we've heard a lot of public input about establishing a shuttle bus program similar to Muir Woods and well there's policies that support a we were really This is like affordable housing is developing policies that can give people an alternative to an automobile is going to take a while in the coastal zone it's not there's no immediate solutions available Muir woods has the advantage of being a federal facility with basically, one pickup point one drop off point it's not 55 miles of coastline it's also not a place that people use for recreation you're not bringing a surfboard you're not bringing tents you're not bringing a lot of the things that visitors to our coast bring, but we do have programs in there to evolve away from an automobile dependent transportation system they're just at this time, the best really the best we can do immediately is incorporate the design principles in the highway one that make it more likely that people can walk when they're you know locally around the deck of Bay, so you won't say I won't walk to the post office because I'm going to die so I'm going to drive my car quarter mile, which of course really increases congestion on highway one. And for slightly longer routes is make it so if people would feel safe riding a bicycle on certain segments of highway. one I mean most of our All the traffic, not all the traffic impacts, the major impacts major the empty south of the Russian river so that's also the easiest area to focus transit on because fairly difficult to get transit providers say that could run up to the Sea Ranch it's a good concept but not that feasible. That is the updates to the circulation element, are there any questions about those changes? [5h31m](#)

Staff Scott Orr responded for clarity, I think one thing, specifically that staff needs direction on the policy option because it its an option. [5h36m](#)

Staff Gary Helfrich responded that is true. The new program proposes to identify reliable data sources for vehicle counts and produce a report about impacted areas peak days and months and trends in in traffic in the Bodega Bay area actually in the coastal zone. [5h36m](#)

Commissioner Koenigshofer responded I have a question on that the scope of it. Would you do the corridors, leading to the Coastal Zone? [5h37m](#)

Staff Gary Helfrich responded you would have to because that's kind of like watersheds you can't just cut it off at the edge of the Coastal Zone. A big part of this is origin destination you've got to know where the cars are coming from to generate any type of report that means anything. [5h37m](#)

Staff Scott Orr stated one thing I would recommend is going through the meeting today is potentially changing it from three years to five years. There is a lot of things that we need to do every five years that might benefit from having that part of the discussion, rather than it getting out of every year and a half. How does the Commission feel about that? [5h37m](#)

Commissioner Cornwall responded I think that a lot of these three-year intervals sound really short considering what I consider understaffing of permits. I think five year recommend just from a feasibility point of view, and if that enables multiple reviews and data collections, to be simultaneous all better. [5h37m](#)

Commissioner Koenigshofer responded so if you had just done, the other five year cycles and this one wouldn't be done for five more years, I say no. [5h38m](#)

Staff Scott Orr responded even though we're talking a five-year cycle, works needs to get started almost immediately so that we have time to identify resources get information do an analysis and then get ready to tell the people about it. [5h39m](#)

Commissioner Koenigshofer responded that's good. That is what I wanted to know and what I hoped to hear because the town of Bodega that town of Freestone has had multiple meetings and crazy crashes. It is now a focal point of CHP. Most of the traffic is not local traffic. [5h39m](#)

Commissioner Cornwall responded transportation to and from the coast needs to have a complete revolution like what we want to see in 20 years. This will take a lot of money and studies. I want to see these programs set us up for that success. One piece a public member submitted, Steve Birdeloough was the idea of a program to alert drivers of full parking lots and reservations. What is the probably of a program like this? [5h40m](#)

Staff Gary Helfrich responded through the Chair it's an excellent idea and I think what the ideas be framed up in the context that there is a first step that's even more important, which is, we have no way of collecting that data currently we have no requirements that anybody keeps data on how many cars are in the parking lot. There's no tube counters loop detectors and there's tons of informal parking on Highway One, So the first thing we've got to do is get an handle on what would our methodology be to even to gather that information in the first place, so I think that's a critical step that has to happen prior to going down the road of looking into the feasibility of some sort of notification system, because you have to be able to know what your notifying them of. [5h41m](#)

Commissioner Cornwall asked could that kind of date be integrated into the data program that we just talked about? [5h42m](#)

Staff Gary Helfrich responded all the notes the first step is we don't know how to collect it. [5h42m](#)

Staff Scott Orr responded to **Commissioner Cornwall**, yes, I think the previous program we talked about of identifying reliable data sources vehicle counts and all that, I think that does get us to the direction that you're wanting to go without needing to specifically pick future solutions to it. But we could look at enhancing that program by including an extra line about it's lowering wireless options to decrease conduction as it goes, or something like that. You know whether it's websites that you know say full of parking lot is i'm hesitant to say yeah let's send out, you know wireless text to people as they're driving out to the parking lot just because we don't want to encourage people looking at their phone while they're on highway one but I think that we could include some kind of exploratory option to that prior to the Program. [5h43m](#)

Action: **Commissioner Koenigshofer** motioned to approve the Local Coastal Plan Update with changes as recommended by the Planning Commission to the Board of Supervisors for adoption. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

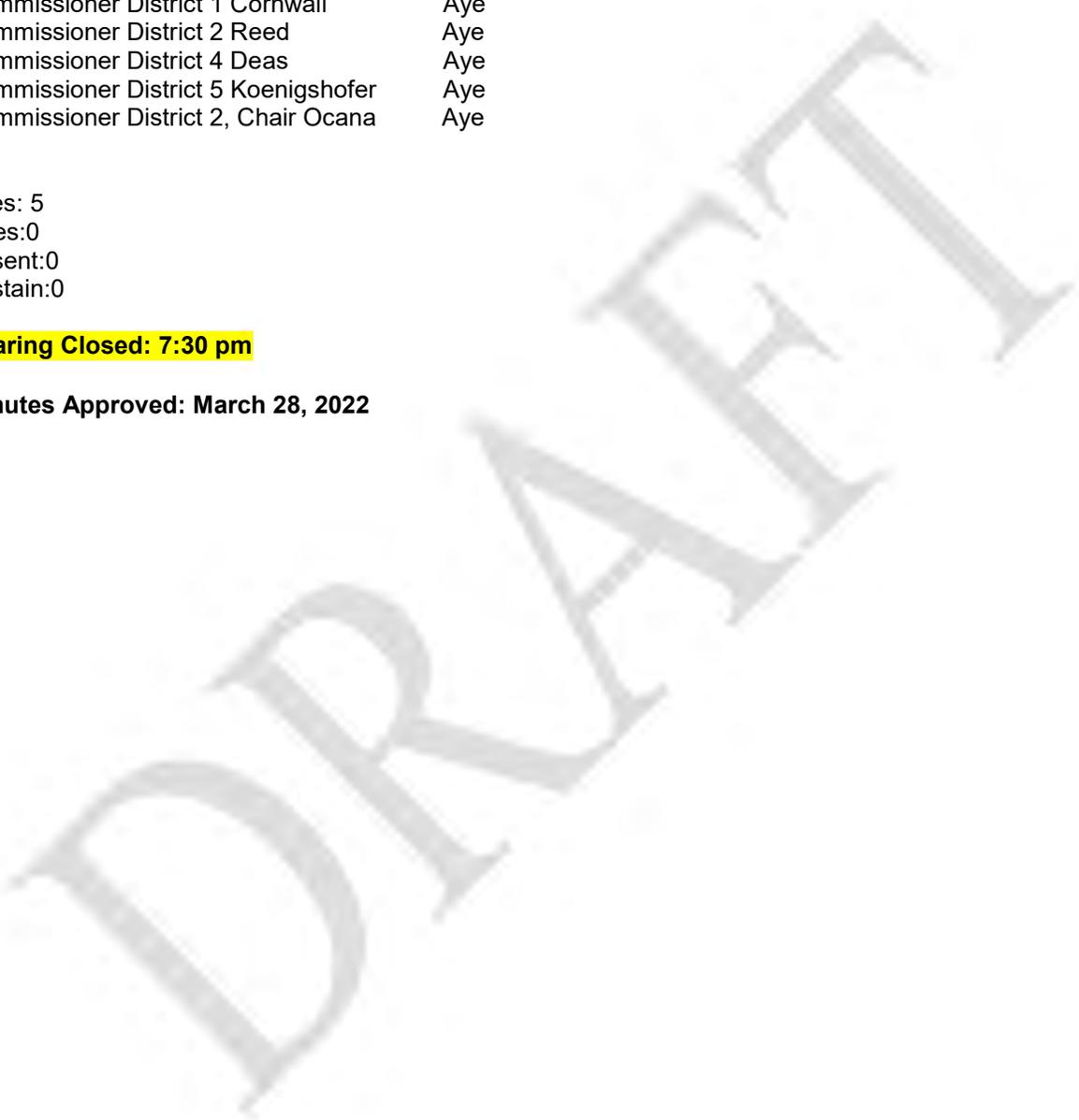
Appeal Deadline: Not applicable
Resolution No.: 22-04

Vote:
Commissioner District 1 Cornwall Aye
Commissioner District 2 Reed Aye
Commissioner District 4 Deas Aye
Commissioner District 5 Koenigshofer Aye
Commissioner District 2, Chair Ocana Aye

Ayes: 5
Noes:0
Absent:0
Abstain:0

Hearing Closed: 7:30 pm

Minutes Approved: March 28, 2022





Sonoma County Planning Commission STAFF REPORT

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: 26 July 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner: Various

Applicant: County of Sonoma, Permit Sonoma

Address: Various

Supervisory District: District Five

APN: Various

Description: In order to retain Local Land use authority the State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use, and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft of 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan. The Local Coastal Plan currently being updated is one part of the Sonoma County three part Local Coastal Program which also includes the Administrative Manual and Coastal Zoning Code (Implementation Plan). The Local Coastal Plan Update does not become effective until certified by the California Coastal Commission.

CEQA Review: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

General Plan Land Use: Various

Ordinance Reference: Chapter 26C, CC Coastal Zoning Resource Districts

Zoning: Various, CC (Coastal Combining District)



RECOMMENDATION

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission recommend the Draft Local Coastal Plan update for adoption by the Board of Supervisors, to be effective after certification by the California Coastal Commission.

EXECUTIVE SUMMARY

The purpose of this Local Coastal Plan Update is to help guide land use planning and development decisions within Sonoma County's Coastal Zone in a manner reflective of current community priorities, responsive to present-day conditions, and consistent with the latest California Coastal Commission policy and guidance. This update also reflects policies related to coastal development that were adopted by the Sonoma County Board of Supervisors in General Plan 2020. In addition, this Local Coastal Plan Update adds new information and policy in the following areas: climate change and adaptation including sea level rise (2100 planning horizon), protecting of water resources; conserving of coastal ecosystems; preserving agriculture; mitigating hazards and wildfire resiliency, and public access. The Local Coastal Plan update will address these areas while modernizing the format of the document making the plan easier to understand and use. The Local Coastal Plan currently being updated is one part of the Sonoma County three part Local Coastal Program which also includes the Administrative Manual and Coastal Zoning Code ("Implementation Plan" collectively). The Local Coastal Plan Update does not become effective until certified by the California Coastal Commission.

PROJECT AREA AND CONTEXT

Background

Sonoma County has a rich history related to the development and implementation of the Coastal Act as a result of Proposition 20, passed in 1972, wherein Sonoma County had a pivotal role. Sonoma County has had a Local Coastal Plan since the first adoption of the Local Coastal Plan by Board of Supervisors in May 1980. The most recent Local Coastal Plan (Current Plan) was originally certified in 2001.

This Local Coastal Plan update process initiated around the time of the adoption of the Sonoma County General Plan 2020 in 2008. Land Use Program 1: Local Coastal Plan Update adopted with the General Plan by Resolution No. 08-0808 formalized the intent of the Board to update the Plan. The County held three public workshops in spring 2013 as part of the initial plan update process. Three drafts have been circulated for public review and comment to date; the Preliminary Review Draft 2015 was released and workshops were held, the Public Review Draft 2019 circulated and a series of workshops was held into 2020, and recently the Revised Public Review Draft June 2021 was developed in response to public and agency comments on the previous drafts and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Project Location

The Local Coastal Plan boundary is commonly referred to in the Plan as the Coastal Zone and policies within the Plan are only effective within this area. The Coastal Zone is defined in Coastal Act section 30103, and its boundaries were further established through maps adopted by the State Legislature in 1976, at the time of Coastal Act enactment. Per the Coastal Act, the Coastal Zone includes land and water of the State of California, from the Oregon to the Mexico border. The Coastal Zone extends seaward to the State's outer limit of



jurisdiction, including all offshore islands, and inland generally 1,000 yards. However, in significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. Along Sonoma County’s 55-mile coast, the Coastal Zone extends inland generally between 3,000 and 12,000 feet from the shoreline, except around Duncans Mills, Willow Creek, and Valley Ford, where it extends up to five miles inland along the Russian River estuary and the Estero Americano.

The Planning Area runs the length of the Pacific Coast margin, from the Gualala River to the Estero Americano. The Planning Area has been divided into the following ten SubAreas for ease of mapping:

- | | |
|----------------------------------|---------------------------------|
| 1. The Sea Ranch North | 6. The High Cliffs/Muniz-Jenner |
| 2. The Sea Ranch South | 7. Duncans Mills |
| 3. Stewarts Point/Horseshoe Cove | 8. Pacific View/Willow Creek |
| 4. Salt Point | 9. State Beach/Bodega Bay |
| 5. Timber Cove/Fort Ross | 10. Valley Ford |

Policy Framework

The California Coastal Act (Public Resources Code Section 30000 et seq.; Coastal Act) was passed by the State Legislature in 1976 and became effective on January 1, 1977. The Coastal Act replaced the original Coastal initiative, Proposition 20, passed in 1972. The Coastal Act transferred the responsibility of preparing a Local Coastal Program (consists of a Local Coastal Plan and an Implementation Plan) from the State and Regional Coastal Commissions to each of the 15 counties and 53 cities along the California Coast. Each jurisdiction is typically develops a Local Coastal Plan or equivalent document that covers a 20-year planning period.

In adopting the California Coastal Act, the legislature declared that its basic goals were to:

- Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- Assure orderly balanced utilization and conservation of Coastal Zone resources taking into account the social and economic needs of the people of the state.
- Maximize public access to and along the Coast and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the Coast.
- Encourage State and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the Coastal Zone.

The Coastal Act established a framework for guiding development and preserving sensitive resources in the Coastal Zone. Through its policies, it sets up a land use priority system which gives the highest priority to the preservation and protection of environmentally sensitive habitats and prime agricultural land and timberland.

Certification of a Local Coastal Plan or Program amendments is required before the Plan or policy changes can take effect and the local jurisdiction can implement its land use authority. The California Coastal Commission will



hold public hearings on the certification of the Local Coastal Plan update after the Sonoma County Board of Supervisors hears and adopts the project.

After a Local Coastal Program has been certified by the Coastal Commission, permitting authority over most new development in the Coastal Zone is transferred to the local government, which reviews proposals for new development for conformance with the Local Coastal Program. The Coastal Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands. The Commission also acts on appeals from certain local government coastal permit decisions.

There are significant differences between the State General Plan law and the Coastal Act with respect to how policies are to be read and interpreted. For example, development projects are typically required to be found consistent on balance with an overall or comprehensive reading of the General Plan’s policies. In contrast, the Coastal Act requires that development projects in the Coastal Zone must be found to be consistent with all of the policies and standards of the Local Coastal Program. In the Coastal Zone, the Local Coastal Program supersedes and takes precedence over other local plans, policies, and regulations.

Priority of Land Uses

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. These land use priorities are unique to the Coastal Zone and are considered in addition to the goals and priorities of the local community.

Priority of Coastal Land Uses

	Undeveloped areas		Developed areas
<p>High</p> <p style="text-align: center;">↓</p> <p>Priority of Use</p> <p style="text-align: center;">↓</p>	Agriculture (Prime coastal dependent), forestry (productive timberland), coastal dependent public recreation [30213, 30241, 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), 302.53-5(e), 30255]
	Water dependent ¹ public recreation [30220, 30221, 30223]		
	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)]		



	<i>Undeveloped areas</i>	<i>Developed areas</i>
Low	Low priority development not allowed in most undeveloped areas	Affordable, low, and moderate income residential, general industrial, or commercial development ² [30222, 30250, 30255]
<p>Notes:</p> <p>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]</p> <p>² Concentration of development policies [30250(a)] limit development in rural areas, except public recreation and visitor-serving uses.</p>		

PROJECT DESCRIPTION

The California Coastal Act requires each local government lying, in whole or in part, within the Coastal Zone to prepare a “Local Coastal Program” for that portion of the Coastal Zone within its jurisdiction or else land use authority for local decision making is retained by the Coastal Commission. Local Coastal Programs are basic planning tools used by local governments to guide development in the Coastal Zone, in partnership with the Coastal Commission. Prepared by local government, these collectively govern decisions that determine the short-term and long-term conservation and use of coastal resources. They contain the ground rules for future development and protection of coastal resources. Each Local Coastal Program includes at minimum a “Land Use Plan” and an “Implementation Plan” setting forth measures to implement the plan (such as zoning or ordinances). In Sonoma County the Local Coastal program has three parts, the Local Coastal Plan which is equivalent to the “Land Use Plan” and is currently being updated, and the Coastal Zoning Code and Administrative Manual together serve as the “Implementation Plan” as they are referred to in the Coastal Act. While each Local Coastal Program reflects unique characteristics of individual coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies.

The Revised Public Review Draft 2021 incorporates recommendations of the 2001 Local Coastal Plan (Current Plan), General Plan 2020, and adds new information and policy in the following areas: climate change and adaptation including sea level rise (2100 planning horizon), protection of water resources; conservation of coastal ecosystems; preservation of agriculture; hazard mitigation and wildfire resiliency, and public access. These are major issue categories which capture local priorities and a change in available information or circumstances impacting Sonoma County since the 2001 Local Coastal Plan was certified.

The Revised Public Review Draft-2021 establishes the goals, objectives, and policies for preservation and future development along our coast. Where additional specificity and outreach are needed to identify future standards, studies, or ordinances the Plan calls for future implementation measures through the established Programs within each element. The implementation of the plan will include modification of the Coastal Zoning Code and Administrative Manual. The anticipated time for completion of the implementation measures vary based on several factors including their complexity, the amount of public input collected through the Plan update process, and the needs for environmental review and outside agency support.



Outreach History

Active participation by stakeholders, including citizens, interest groups, government agencies, and research organizations is essential to creating a Local Coastal Program that will protect coastal resources and guide sustainable land use along the Sonoma Coast. The table below identifies key outreach activities that have occurred since the initiation of this planning effort. Where participant numbers are available they have been included for reference. A complete public outreach history is shown below and summaries of public comments received since publication of the 2019 Local Coastal Plan Public Review Draft can be found in Attachment 5.

Date	Workshop/Event/Milestone
April 25, 2013	Press Release: Local Coastal Plan update kickoff announcement.
May 28, 2013	Workshop: The Sea Ranch Del Mar Center
June 5, 2013	Workshop: Bodega Bay Fire Station Meeting Room
June 8, 2013	Workshop: Jenner Community Club
June 1, 2015	Publication and Press Release: Preliminary Draft Local Coastal Plan
June 7, 2015	Workshop: The Sea Ranch Del Mar Center (36 participants)
July 14, 2015	Workshop: Santa Rosa, Permit Sonoma Hearing Room (45 participants)
July 15, 2015	Workshop: Monte Rio Community Center (10 participants)
July 22, 2015	Workshop: Bodega Bay Fire Station Meeting Room (34 participants)
Sept 14, 2015	Workshop: Timber Cove Fire Station (31 participants)
March 31, 2016	Workshop: Santa Rosa Planning Agency Workshop (No participant list)
Sept 2019	Publication and Press Release: 2019 Public Review Draft
Nov 17, 2019	Workshop: The Sea Ranch, Del Mar Center (50 participants)
Dec 14, 2019	Workshop: Bodega Bay, Fire Station Meeting Room (100 participants)
Jan 7, 2020	Workshop: Monte Rio, Community Center (60 participants)
Jan 15, 2020	Workshop: Timber Cove Inn / Coastal MAC meeting (60 participants)
Jan 30, 2020	Workshop: Santa Rosa, Permit Sonoma Hearing Room
Feb 19, 2020	Presentation: Bodega Bay, Fire Station NOAA Greater Farallones National Marine Sanctuary Association
Nov 10, 2020	Virtual Workshop: Board of Supervisors on 2019 Public Review Draft
Feb 25, 2021:	Virtual Workshop: Climate Change Adaptation presented in partnership with NOAA’s Greater Farallones Coastal Resilience Working Group. (35 participants)
Mar 1, 2021	Virtual Workshop: Housing and Accessory Dwelling Units. (40 participants)
Mar 3, 2021	Virtual Workshop: Wildfire Hazard Mitigation and Resiliency presented in partnership with Fire Safe Sonoma (40 participants)
Mar 5, 2021	Virtual Workshop: Mapping and Protection of Environmentally Sensitive Habitat Areas presented in partnership with Permit Sonoma Natural Resources section (30 participants)
May 25, 2021	Virtual Workshop: Board of Supervisors on topic workshop series



Plan Organization

This Local Coastal Plan is divided into elements, each of which corresponds to a planning theme or resource topic. A summary of each plan element is provided below. The elements are presented in the order of appearance within the Local Coastal Plan.

Land Use Element

The Land Use Element establishes allowed land uses and densities, and presents policies specific to the Coast or particular sub-areas. Policies address outer continental shelf development, new residential and commercial development, affordable housing, and visitor-serving commercial uses. Each Land Use designation corresponds to specific zoning districts in Chapter 26C the Coastal Zoning Code. From the 2001 Local Coastal Plan some Land use designations were renamed to better reflect the intent of the district and correspondence to the appropriate zoning district name.

Land Use Designations	Corresponding Zoning Districts
Open Space (OS)	Planned Community (PC) Rural Residential (RR)
Commercial Fishing (CF)	Commercial Fishing (CF)
Commercial Tourist (CT)	Commercial Tourist (CT)
Commercial Services (CS)	Commercial Services (CS) 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)

Agricultural Resources Element

The Agricultural Resources Element presents guidelines and policies that apply to lands with an Agriculture land use designation. Policies address marketing of agricultural products, stabilization of agricultural use at the edge of urban areas, limitations on intrusion of residential uses, location of agricultural-serving and visitor-serving uses, provision of farmworker housing, streamlining of permit procedures for agricultural uses, and recognition of the aquaculture and horse industries as agricultural uses.



Open Space and Resource Conservation Element

The Open Space and Resource Conservation Element addresses scenic resources/design, biotic resources, soils, timber resources, mineral resources, energy resources, air quality, and commercial fishing and support facilities. This element also contains a Scenic Resources / Design section, which identifies designated Scenic Landscape Units, Vista Points, and Scenic Corridors. Along with Coastal Design Guidelines, this section establishes siting and design guidelines to protect coastal views and to minimize other visual impacts of development.

This element also identifies designated Environmentally Sensitive Habitat Areas (ESHAs), which include Riparian Corridors, and Biotic Habitat Areas, which include Sensitive Natural Communities and Special Status Animal and Plant Occurrences and Habitats. Policies address the protection and preservation of natural resources (including soils, timber resources, mineral resources, energy resources, and air quality) and the protection and improvement of facilities natural resources associated with the commercial fishing industry.

Public Access Element

The California Constitution provides that the public has the right-of-way to navigable waters and right to maximum access of the shoreline, and that development shall not interfere with that right. Recreation and visitor-serving uses over have priority over all other uses except coastal-dependent industry and agriculture.

This element describes in general the public and private parks, trails, and other recreational facilities on the Sonoma County Coast and includes maps showing the locations of these facilities.

The element describes the types of facilities in the Coastal Zone, the methods and priorities for acquisition of facilities, the Public Access Plan, and the allowable uses of public access facilities. This element also contains policies relevant to recreational boating facilities.

Water Resources Element

Water Resources is a new element developed in recognition of the importance of water to the environment, economic stability, agricultural protection, and overall quality of life of Sonoma County Coast residents. Policies address subjects such as surface water, groundwater, water conservation and re-use, public water systems, and water quality. This section reflects the goals of the California Sustainable Groundwater Management Act.

Public Safety Element

The Public Safety Element establishes special limitations and procedures for review of development projects located in areas subject to natural hazards, including seismic and other geologic hazards, landslide and erosion on unstable slopes, beach erosion and cliff/bluff stability, flooding, sea level rise, tsunami, and wildland fire. Hazardous materials are also addressed.

Circulation and Transit Element

This element presents plans for the Sonoma County Coast's future highway and transit systems are presented, with emphasis on State Route 1. This element emphasizes an increased role for public transit and other alternative transportation modes and the importance of measures which will allocate existing highway capacity more efficiently during peak travel periods.



Public Facilities and Services Element

The various public facilities and services which may affect the future development of land on the Sonoma County Coast are described in this element, including water, wastewater treatment and disposal, parks and recreation, fire protection, law enforcement, and solid waste management. Policies address the lack of basic services on the Coast, which limits development potential in most areas. Policies also address limitations to emergency medical and other health care services for the Coast’s small population spread over large distances. Policies related to youth, family, and senior services are also included.

Cultural and Historic Resources Element

Cultural and Historic Resources is a new element developed in recognition of the rich cultural history and significant archaeological and paleontological resources, as well as historic structures and sites, contained in the Sonoma County Coastal Zone. This new element introduced with the Revised Public Review Draft 2021 is also intended to implement California Coastal Commission guidance on protection of Tribal cultural resources, and the importance of an effective Tribal consultation process in protecting these resources. This element provides policies for protection and enhancement of Sonoma County cultural and historic resources within the Coastal Zone.

The table below identifies changes in format from the Current Local coastal plan 2001 and the proposed update. The vast majority of the 2001 recommendations were retained and can be found within the newly designated elements.

Correspondence of Previous Local Coastal Plan Organization with Local Coastal Plan Update Elements

Previous Local Coastal Plan Chapter - Section	Local Coastal Plan Update Element(s) (primary Element - bold)
Development - Land Use	Land Use Public Facilities and Services Open Space and Resource Conservation Public Access
Development - Public Services	Public Facilities and Services Water Resources
Development - Transportation	Circulation and Transit
Development - Visual Resources	Open Space and Resource Conservation
Environment - Environmental Hazards	Public Safety Water Resources
Environment - Environmental Resources	Open Space and Resource Conservation
Harbor	Open Space and Resource Conservation Public Access
Historic Resources	Cultural and Historic Resources Element
Recreation	Public Access



Previous Local Coastal Plan Chapter - Section	Local Coastal Plan Update Element(s) (primary Element - bold)
Resources	Open Space and Resource Conservation Agricultural Resources Water Resources Land Use Public Safety

Other Changes since 2019 Pubic Review Draft

Changes from the Public Review Draft 2019 to the Revised Public Review Draft 2021 are described briefly below and in detail through the attached Policy Comparison Tables. A significant theme from early public comment on the 2015 and 2019 Drafts was that the documents were too long and poorly organized which would not allow for ease of use. The Revised Public Review Draft 2021 was restructured to improve readability, minimize its length, and so each Element would be written in consistent voice.

Water Resources Element: Recommended policies that protect groundwater resources have been updated for consistency with the California Sustainable Groundwater Management Act.

Circulation Element: Goals, Objectives, and Policies have been revised for compliance with SB 743, which replaces congestion (Level of Service) with vehicle miles of travel as the metric for evaluating traffic impacts. The change also aligns evaluation of transportation-related impacts with state and local goals to reduce greenhouse gas emissions. In addition, policies intended to improve safety of all road users, consistent with the Sonoma County Transportation Authorities “Vision Zero” program.

Noise Element: While General Plans are legally mandated to include a Noise Element, Local Coastal Plans are only required to include policies that regulate development consistent with the provisions of the Coastal Act and for the protection of coastal Resources. Standards found in the General Plan Noise Element are intended to avoid nuisance and protect public health by reducing exposure to noise, but do not provide policy to avoid noise impacts to wildlife. The General Plan Noise standards are applicable in the coastal zone without inclusion in the Local Coastal Plan, and replacing the Noise Element with coastal zone specific policies will improve protection of coastal resources. The General Plan noise standards will remain a baseline standard, but policy recommendation would require new development within or adjacent to Environmentally Sensitive Habitat Area to evaluate noise impacts to wildlife or other noise-sensitive coastal resources and identify measures to mitigate these impact. Additional information on this change is located within the corresponding attached Discussion Paper.

Map Changes: The Public Access Map including Marin (partial) and Estero Lane has been revised.

Appendices: The Right to Farm Ordinance and Bike and Ped Plan have been removed as appendices, technical correction to renumber the appendices are proposed prior to adoption.

Relationship to General Plan

The Local Coastal Plan is functionally similar to the General Plan, however it specifically focuses on the protection of coastal resources and sets policy for future coastal Development. The Plan organization reflects the inland General Plan and relevant policies are incorporated into the Local Coastal Plan update where appropriate in the context of the coastal zone and consistency with the Coastal Act.



Plan Terminology

The following are essential terms to navigating the language of the Draft Plan. The 2001 Plan generally relies on “Recommendations” as policy reference however the common planning terminology from the General Plan 2020 has been incorporated into the Draft in order to improve implementation.

Goals: General guidelines that explain what the County seeks to achieve through Local Coastal Plan implementation.

Objectives: Statements that set forth strategies or implementation measures to help attain the stated goals.

Policies: Statements that bind or directly guide the County’s actions and establish the standards of review for determining whether land use and development decisions, zoning changes, or other County actions are consistent with the Local Coastal Plan.

Programs: Ongoing or future actions necessary or potential steps for implementation of the Local Coastal Program; for example, further study and development of plans of ordinances.

Other Initiatives: Non-binding and/or advisory statements of intent, encouragement, or pledges of support for specific endeavors, programs, partnership or outcomes; and which may set guidelines and priorities for County actions.

Focused Discussion Areas

Attached Policy Discussion Papers on the following topics and associated recommendations are provided in detail:

Vacation Rentals: This Policy Discussion Paper addresses the options around the development of a program that will create performance standards for vacation rentals and identify areas where vacation rentals may have an adverse impact on coastal resources. Currently, vacation rentals are unregulated in the coastal zone. The Coastal Commission considers vacation rentals to be a component of public access and requires that land use regulation of vacation rentals occur within the context of the Local Coastal Plan.

Pesticides: This Policy Discussion Paper addresses the recommended option regarding the development of a program that will reduce use of pesticides in the coastal zone, consistent with existing California law and regulations. The introduction of pesticides to the coastal environment has potential short-term as well as cumulative impacts to environmentally sensitive wildlife species, Environmentally Sensitive Habitat Areas, and water quality. Regulation of pesticides in California is legally complex and this policy option would create an implementation program to explore the possibility of developing policy and standards that limit use of pesticides in locations where the application of such substances would have the potential to significantly degrade coastal resourced.

Fire Fuel Management: This Policy Discussion Paper addresses the much needed options and considerations regarding the development of a program that will expedite permitting for maintaining defensible space around structures and reduce fire fuels consistent with protection of coastal resources. Climate change and a long term policy of fire suppression in forested lands that has led to an accumulation of fuel loads, threatening Sonoma County’s coastal resources and putting coastal communities at high risk of being destroyed by wildfire. Current policy requires each property owner to obtain individual coastal development permit to manage vegetation and



maintain defensible space. This policy option would develop a programmatic response to these risks and streamline the permitting process for fire fuel reduction and management of forest lands in the coastal zone.

Noise Element: This Policy Discussion Paper addresses the need to will reduce duplication of polices and expand policy to include regulation of noise impacts that may have an adverse effect on coastal wildlife. The Local Coastal Plan Noise Element proposed in the previous drafts is essentially identical to the Sonoma County General Plan 2020 Noise Element. The General Plan Noise Element is intended to avoid nuisance and protect public health by reducing exposure to noise. These standard are applicable countywide and would apply in the coastal zone regardless of inclusion in the Local Coastal Plan. The Noise Element policies do not protect wildlife and other natural resources from noise impacts, and this policy option would remove the Noise Element and add policies that will protect wildlife and other natural resources from noise impacts.

ANALYSIS

Coastal Act Consistency

Determining that the Local Coastal Plan is consistent with the Coastal Act is the responsibility of the Coastal Commission and additional changes may occur after adoption to ensure its consistency. Permit Sonoma staff has worked closely with Coastal Commission staff for the last several years when developing the Draft Local Coastal Plan to assure that goals, objectives, policies, programs, and initiatives contained in the 2021 Revised Public Review Draft of the Local Coastal Plan are consistent with provisions of the Coastal Act. The Local Coastal Plan will be improved and revised as it moves through the public hearing process, and staff will continue its collaboration with the Coastal Commission through certification and implementation.

General Plan Consistency

General Plan consistency is not required by the Coastal Act, but priority in development of the Local Coastal Plan is to harmonize Local Coastal Plan policy with the General Plan while providing maximum protection of coastal resources and preserving public access to the ocean. The proposed Project implements General Plan Land Use Element and programs to protect and enhance coastal resources while guiding future development. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act. The Update Project will not create an internal inconsistency in the General Plan, or inhibit the implementation of any other General Plan policies or program.

Zoning (Implementation)

Revision of the Coastal Zoning Ordinance to implement the Local Coastal Plan update will be the next step after the Plan is certified by the Coastal Commission. The future update of the Zoning Code and additional implementation measures will be subject to public outreach and review, planned to begin shortly after certification.

Environmental Analysis

The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal



program. It should be noted that only development of the local coastal program is statutorily exempt; development projects in the coastal zone and implementation of programs and initiatives identified by the Local Coastal Plan are not exempt and subject to the provisions of CEQA.

PUBLIC COMMENTS

See Attachment 5 for public, agency, and interest group comments

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution recommending the Board of Supervisors adopt the Local Coastal Plan update consistent with Exhibits A (Draft Plan) and B (Recommended Changes) pending certification by the California Coastal Commission and finding the project exempt from CEQA.

ATTACHMENTS

1. Resolution recommending Local Coastal Plan to the Board of Supervisors
2. Local Coastal Plan Revised Public Review Draft (also Exhibit A to the Resolution)
3. Policy Discussion Papers
4. Policy Comparison Tables
5. Public Comment received





Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: October 7 2021 continued from July 26 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. Motion was seconded by Commissioner Deas and approved 4-0-1.

RECOMMENDATION

The Local Coastal Plan is an exceptionally large and complex policy document that guides all land use planning and development decisions within the Coastal Zone. At the July 26 meeting, it became clear that evaluating a policy documents of this magnitude would be best done incrementally over the course of multiple meetings.

Permit Sonoma staff recommends that the Commission continue receiving public comment at the October 7 meeting and establish a schedule to consider the Draft LCP on an element by element basis with two to three elements considered at each meeting. This element-by-element approach allows stakeholders to focus their time and energy on meetings that cover their areas of interest, improving public engagement and participation. The element-by-element schedule will also allow Coastal Commission staff to manage their resources to provide a line-by-line policy analysis for each element in advance of the element being considered by the Planning Commission.

While every aspect of the Local Coastal Plan is important, stakeholder input is not evenly distributed across the elements, with the Open Space and Resource Conservation, Land Use, and Public Access Elements receiving the majority of comments. It is recommended that the Commission consider scheduling the elements for consideration beginning with elements that have received a relatively small number of comments and ending with the elements where public, stakeholder, and agency interest is highest.

It is anticipated that changes to the Draft LCP Glossary and mapping associated with individual elements may be required as part of the Commission's review. Staff is anticipating this will be accomplished concurrently as each element is considered and brought back to the Commission for final review at a subsequent meeting.



Staff recommends hearing the elements on a monthly schedule to allow sufficient time for public response and staff analysis, with a final meeting to consider the entire LCP for recommendation to the Board of Supervisors. Based on comments received to date and complexity of each element, the following schedule is recommended as a road map to adoption. The goal of each meeting of the Planning Commission would be to get through a predetermined list of elements, depending on the size, and confirm the topics of the next meeting.

Planning Commission Dates to be Reserved	Order of Elements
<ul style="list-style-type: none"> • October 7, 2021 • November 10, 2021 • December 9, 2021 • January 13, 2022 • February 3, 2022 • March 3, 2022 • April 7, 2022 	<ul style="list-style-type: none"> • Public Safety • Noise Element relocation • Cultural and Historic Resources • Circulation and Transit • Public Facilities and Services • Water Resources • Agricultural Resources • Public Access • Land Use • Open Space and Resource Conservation



Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: November 10, 2021 continued from July 26 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan with a final review tentatively scheduled for April 7, 2022.

The Planning Commission directed staff to bring elements for consideration. The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the beginning with elements that have received a relatively small number of comments and ending with the elements where public, stakeholder, and agency interest is highest. The following order of review was established:

- | | |
|-----------------------------------|---|
| (1) Noise Policies | (6) Water Resources |
| (2) Public Safety | (7) Agricultural Resources |
| (3) Circulation and Transit | (8) Land Use |
| (4) Public Facilities and Service | (9) Public Access |
| (5) Cultural Resources | (10) Open Space & Resource Conservation |

This review includes consistency with the California Coastal Act and public input received on the Draft Local Coastal Plan. Appendices associated with each element will be reviewed concurrently. The Planning Commission also directed staff to return with policy options for noise, vibration, and lighting to be incorporated into the Open Space and Resource Conservation Element and Land Use Element.



COASTAL COMMISSION REVIEW AND RECOMMENDATIONS

Consistent with direction from the Planning Commission, Permit Sonoma staff worked with Coastal Commission staff to complete review of the Public Safety, Public Facilities and Services, and Circulation and Transit Elements. The Commission markup and general comment letter for each element is contained in the Planning Commission packet for this hearing. The Planning Commission packet for today’s meeting contains the original text of each element and the element showing Coastal Commission recommendations and comments in line with the text. The major recommendations and comments are summarized below:

General comments on All Elements:

- 1) Use exact text from the Coastal Act rather than paraphrasing when referencing the Act.
- 2) Move programs and incentives from the end of each element to a location close to related policies.
- 3) Reference sea level rise by a height above current sea level rather than a date in the future. A 100-year life span should be used for permanent development, and a sea level rise of 10 feet within the next 100 years is recommended for this standard. Policies and mapping should reflect this change.
- 4) Terms defined by the Coastal Act, such as “redevelopment” must use the Coastal Act definition verbatim.
- 5) Delete policies that require that projects conform to existing codes, such as the building code and fire code.
- 6) Combine redundant policies.
- 7) Provide a definition of important terms such as “best available science” and “acceptable risk” in the glossary.

Public Safety Element:

- 1) Add policy to address redevelopment in unique situations where development cannot be adequately or safely setback or are already occupying lands in the public trust.
- 2) Require deed restrictions, risk disclosure, no future armoring requirements, and future adaptation/removal language as conditions of approval for coastal development permits subject to shoreline hazards.
- 3) Adjust flood risk mapping and policies for development to be consistent with a 10-foot sea level rise.
- 4) Add specific policy for defining slope stability in the context of bluff retreat and landslide hazards.
- 5) Use policy from Half Moon Bay Land Use Plan as model for shoreline protection policy.
- 6) Prioritize nature-based floodplain management over conventional flood control structures.
- 7) Use policy from the 2015 Preliminary Draft Local Coastal Plan to evaluate flood hazards
- 8) Define “existing development” as pre-coastal act development, or use the term “pre-coastal act development” consistently throughout the Local Coastal Plan.



9) Move Policy C-PS-4g, which established setbacks from wetlands and riparian habitat to the Open Space and Resource Conservation Element.

10) Clarify protection of Environmentally Sensitive Habitat Area in the context of fire fuel management programs.

Public Facilities and Services Element:

1) Add a section discussing Coastal Act Policies relevant to public facilities and services, including Section 30114. “Public works”, Section 30118. “Special district”, Section 30212.5. “Public facilities; distribution”, Section 30222. “Private lands; priority and development purposes”, Section 30231. “Biological Productivity, Water quality”, Section 30250. “Location; existing developed area”, Section 30254. “Public works facilities”, and Section 30254.5. “Terms or conditions on sewage treatment plant developments”

2) Add section on Coastal Act Land Use priorities in the context of water and sewer service.

3) Include current data on capacity of existing water and sewer facilities to accommodate future growth. If data is incomplete or unavailable, add an actionable policy and include gathering data in Other Initiative C-PF-1.

4) Avoid term “under specific conditions”.

5) Identify private and public water systems in Table C-PF-1.

6) Define “adequate capacity” and “safety improvement” in policies using this term.

7) Expand Policy C-PF-8a to identify underserved broadband areas.

8) Make Other Initiative C-PF-1, analysis of water supply and water budget for the coast, an actionable policy.

Circulation and Transit Element:

1) Add more information on sea level rise issues and adaptation planning for transportation infrastructure.

2) Include relevant Coastal Act policies in element introduction.

3) Add policy to encourage non-GHG emitting vehicles.

4) Define “safety improvement” in the context of transportation

5) Add policy referencing Caltrans Repair and Maintenance Guidelines and include manual as an appendix.

6) Include living shorelines and elevated roadways as possible alternatives to armoring and reinforcing roadways.

7) Add reference to Appendix H, “2010 Bicycle and Pedestrian Plan Coastal Zone Projects”.

8) Add 2010 Bicycle and Pedestrian Plan as an appendix.



- 9) Clarify intent of “major reconstruction” as opposed to “major maintenance”. Consider using one term or the other for clarity.
- 10) Add “in consultation with California Coastal Commission and Caltrans to Objective C-CT-4.2 “Heritage Roads”.
- 11) Add policy for emergency wildfire damage repairs of roadways, bridges, and associated structures.

RECOMMENDATIONS

Incorporate changes recommended in the Coastal Commission review, and include the following policy changes in response to comments where the Coastal Commission staff identified the need for policy modification but did not provide recommendations for changes. Example would be Policy C-PS-1i where Coastal Commission staff asked for clarification on how the County will determine when replacement, retrofit, or relocation of infrastructure is “necessary” in addition to how “unreasonable risk” is defined and will be determined.

Public Safety Element:

Define “Acceptable Risk” and Acceptable Level” in the context of Policies and Objectives: C-PS-1e, C-PS-2.1, C-PS-2f, C-PS-2h, C-PS-3.1, C-PS-3g, C-PS-4.1, C-PS-4.2, C-PS-4.5, and C-PS-5.2):

Policy C-PS-1e: Assumption of risk. Coastal Commission comments indicate this policy provides a good definition.

Objective C-PS-2.1: Policies related to this objective establish specific definitions for acceptable in the context of the policies.

Policy C-PS-2f: “A geologic hazards report shall also be prepared where a site evaluation conducted for a Coastal Permit, **where the soils, engineering, or geotechnical report associated with a building permit or grading permit application has identified that such a report is required.**

Policy C-PS-2h: **Where geologic hazards are identified, design and construct public projects and facilities to avoid these hazards. Where avoidance is not feasible, design project for maximum resiliency and ability to withstand the identified geologic hazards.** ~~Incorporate measures to mitigate to an acceptable level identified geologic hazards for all County road, public facility, and other projects.~~

Policy C-PS-3.1: Regulate new development to **avoid and** reduce the risks of human injury and property damage from existing and anticipated flood hazards. ~~to acceptable levels.~~

Policy C-PS-3g: Assess potential hazards from proposed development on a site-specific basis to ensure that siting, mitigation measures, or design changes are sufficient to reduce exposure to these hazards to an acceptable level **as determined by a licensed engineering geologist, geotechnical engineer, or civil engineer.**

Objective C-PS-4.1: Policies related to this objective establish specific definitions for acceptable in the context of the policies.

Objective C-PS-4.2: Policies related to this objective establish specific definitions for acceptable in the context of the policies.



Objective C-PS-4.5: Policies related to this objective establish specific definitions for acceptable in the context of the policies.

Objective C-PS-5.2: Policies related to this objective establish specific definitions for acceptable in the context of the policies.

Policy C-PS-1i: ~~Facilitate~~ **Improve** response and recovery from natural hazard events by improving the ability of **critical public infrastructure and facilities, such as roads, bridges, water and wastewater systems, and energy transmission facilities** to withstand and remain functional after hazard events. Where necessary **to protect public health and safety**, retrofit, replace, or relocate existing infrastructure and facilities to ~~avoid unreasonable risks from hazards~~ **provide continued operation of these facilities and avoid safety and health hazards associated with loss or failure of these facilities.**

Policy C-PS-3f: Construction **or redevelopment** 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 that: flood hazard risk to life and property has been minimized and **impacts to coastal resources have been avoided or minimized to the maximum extent feasible.** Reductions to building setbacks in 100-year floodplains shall be avoided. Where this policy conflicts with C-OSRC-5c(2) of the Open Space and Resource Conservation Element, the more restrictive of the two shall apply.

Policy C-PS-3J: Policy to be replaced with C-PS-3n from 2015 Preliminary Draft LCP :

“Policy C-PS-3n: Where additional data and information is necessary to adequately assess the on-site and off-site flood and inundation hazards from a proposed development, to develop mitigation measures to reduce these hazards to an acceptable level, or to determine compliance of an existing or proposed development with the Sonoma County Code, a supplemental site-specific flood and inundation hazards analysis shall be required. The site-specific analysis may include but is not limited to:

- (1) Topographic mapping.
- (2) Analysis of the influence of sea level rise on flood elevations and flood and inundation hazards and zones.
- (3) Delineation of flood and inundation hazard zones.
- (4) Calculation of expected flood elevations.
- (5) Calculation of expected flood velocity.
- (6) Analysis of the impacts on on-site and off-site flooding, drainage, and stormwater runoff.
- (7) Using construction details and specifications, analysis of compliance with the Sonoma County Code.
- (8) Using cost and appraisal data, analysis of when reconstruction, rehabilitation, additions, or other improvements to structures would constitute a “substantial improvement” under the Sonoma County Code.
- (9) Development of mitigation measures to reduce flood and inundation hazards to an acceptable level. “



Policy C-PS-4h: Approval of projects in hazard areas: Permit Sonoma staff supports Coastal Commission staff recommendation with regard to development restrictions and deed restrictions, but this policy will require additional review by County Counsel. Permit Sonoma staff recommends that the Planning Commission incorporated the Coastal Commission recommendation subject to review by County Counsel.





Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: December 9, 2021 continued from July 26 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan with a final review tentatively scheduled for April 7, 2022.

The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the beginning with elements that have received a relatively small number of comments and ending with the elements where public, stakeholder, and agency interest is highest. The following order of review was established:

- | | |
|-----------------------------------|---|
| (1) Noise Policies | (6) Water Resources |
| (2) Public Safety | (7) Agricultural Resources |
| (3) Circulation and Transit | (8) Land Use |
| (4) Public Facilities and Service | (9) Public Access |
| (5) Cultural Resources | (10) Open Space & Resource Conservation |

This review includes consistency with the California Coastal Act and public input received on the Draft Local Coastal Plan. Appendices associated with each element will be reviewed concurrently. The Planning Commission also directed staff to return with policy options for noise, vibration, and lighting to be incorporated into the Open Space and Resource Conservation Element and Land Use Element.

At the November 10, 2021 reopened hearing, the Planning Commission conducted an initial review of the recommended draft Public Safety Element, Public Facilities and Services Element, and recommended noise, vibration, and light policies to be incorporated into the Land Use Element and Open Space and Resource Conservation Element.



In response to Coastal Commission staff input that the Local Coastal Plan use a consistent projected measurement for sea level rise, the Commission directed staff to return at a future meeting with maps showing the difference between a projected 6 foot vs. 10 foot increase in sea level. The Commission also directed staff to add language to the Public Facilities and Services Element that connects policies for public facility resiliency to hazards identified in the Public Safety Element.

Other direction from the Commission included:

- Clarification of policy for application of biosolids on agricultural lands.
- Carrying capacity of the Sonoma Coast should be considered as part of development policies.
- Increase camping capacity as part of meeting equity goals in the context of coastal access and recreation.
- Investigate opportunities to provide effective bus service as an alternative to private vehicles.

The Planning Commission scheduled the Circulation and Transit, Water Resources, and Agricultural Resources Elements for the December 9, 2021 reopened hearing.

COASTAL COMMISSION REVIEW AND RECOMMENDATIONS

Permit Sonoma and Coastal Commission staff have completed a line-by-line review of the Circulation and Transit Element, Water Resources, and Agricultural Resources Elements to assure consistency with the California Coastal Act and incorporate public input on each element. Coastal Commission markup and general comment letter for each element is contained in the Planning Commission packet for this hearing. There are five documents associated with each element:

- Original text of the June 2021 Revised Public Review Draft
- Policy comparison table showing associated existing LCP policies and changes made to the 2019 Public Review Draft LCP
- Element markup showing Coastal Commission recommendations
- General comments on the element provided by Coastal Commission staff.

The major staff recommendations and comments are summarized below:

General Comments on All Elements:

- 1) Use exact text from the Coastal Act rather than paraphrasing when referencing the Act.
- 2) Move programs and incentives from the end of each element to a location close to related policies.
- 3) Reference sea level rise by a height above current sea level rather than a date in the future. A 100-year life span should be used for permanent development, and a sea level rise of 10 feet within the next 100 years is recommended by Coastal Commission staff for this standard. Policies and mapping should reflect this change.
- 4) Terms defined by the Coastal Act, such as “redevelopment” must use the Coastal Act definition verbatim.



- 5) Delete policies that require that projects conform to existing codes, such as the building code and fire code.
- 6) Use actionable language in policies.
- 7) Combine redundant policies.
- 8) Provide a definition of important terms.

Circulation and Transit Element:

- 1) **1.1 Purpose:** Amended text - “The Circulation and Transit Element will assure that a resilient transportation network, meeting the mobility needs of residents and visitors to the coast, will be maintained in the face of sea level rise and climate change while protecting coastal resources. California Coastal Act section 30254 allows maintenance and improvement of transportation facilities that provide access to coastal resources and within the Coastal Zone, and requires that Highways 1 and 116 in the Coastal Zone continue to be maintained as scenic rural two-lane highways.
- 2) Include relevant Coastal Act policies (Sections 30250 and 30251) in element introduction.
- 3) Add discussion of how sea level rise and climate change will affect the transportation network.
- 4) Define “safety improvement” in the context of transportation
- 5) Add policy referencing Caltrans Repair and Maintenance Guidelines and include manual as an appendix.
- 6) Identify roads that will require relocation as a result of sea level rise and climate change. This would include, but not be limited to: Valley Ford Estero Road, Doran Beach Road, Bay Flat Road, Bean Avenue, Highway 1 at Salmon Creek, Highway 1 between Highway 116 and Jenner, Highway 1 at Russian Gulch, Highway 1 along High Cliffs, north of Meyers Grade,
- 7) Include living shorelines and elevated roadways as possible alternatives to armoring and reinforcing roadways.
- 8) Modify Active Transportation and Transit section to make it easier to build multiuse trails.
- 9) Add reference to Appendix H, “2010 Bicycle and Pedestrian Plan Coastal Zone Projects”.
- 10) Add 2010 Bicycle and Pedestrian Plan as an appendix.
- 11) Use “major reconstruction” as opposed to “major maintenance”. Consider using one term or the other for clarity.
- 12) Objective C-CT-4.2: Add “in consultation with California Coastal Commission and Caltrans” to objective language.
- 13) Add policy for emergency wildfire damage repairs of roadways, bridges, and associated structures.
- 14) Define “safety improvements”

Water Resources Element:

- 1) Use actionable language in the following policies: C-WR-2e, C-WR-3b, C-WR-3c, C-WR-3e, C-WR-4d, C-WR-4f, C-WR-4g, C-WR-4i, and Program C-WR-11.
- 2) Clarify policy on impaired surface waters
- 3) Analyze potential for saltwater intrusion into freshwater resources and add policy if necessary.
- 4) Clarify policy changes made for consistency with the Surface Groundwater Management Act.
- 5) Clarify the roles of State Water Board and Coastal Commission with regard to groundwater resources and surface water quality, stormwater discharge, and wastewater treatment and dispersal.
- 5) Add policy referencing Caltrans Repair and Maintenance Guidelines and include manual as an appendix.
- 6) Policy C-WR-1e Define parameters for application of Best Management Practices
- 7) Add policy requiring permits and approvals for new development to include evaluation of the potential to introduce additional naturally occurring and human caused contaminants into groundwater.
- 8) List Federal and state water regulations within the context of the Coastal Act.
- 9) Evaluate effectiveness of water conservation efforts in the coastal zone. Evaluation will consider how climate change and sea level rise may increase or reduce effectiveness.

Agricultural Resources Element:

- 1) Add applicable Coastal Act Policies, including Section 30241, 30241.5, 30242, and 30250 to the introduction.
- 2) Define “Prime Farmland” consistent with Government Code Section 51201(c).
- 3) Under “3. Impacts of Climate Change” add cross references to relevant Water Element and Hazard Element policies.
- 4) Revise Policy C-AR-1d to prohibit conversion of agricultural lands to any non-agricultural land use unless necessary to protect coastal resources or provide public access.
- 5) Revise Policy C-AR-2c to specify that outside service area agreements are limited to providing connections to municipal wastewater systems, if available, only when necessary to replace an existing failing septic system serving a legally established structure or use.
- 6) Revise Policy C-AR-3a to reference the Sonoma County Right to Farm Ordinance.
- 7) Clarify relationship between Williamson Act contracts and Coastal Act protection of agricultural lands. Eliminate reference to prime lands, as there are no prime farmlands within the coastal zone.
- 8) Clarify that wine grape cultivation is an agricultural use, and that commercial cannabis cultivation is a non-agricultural use.

9) Replace references to “agricultural support uses” with “agricultural support services” for consistency with the Glossary.

10) Policy C-AR-5c (1) recommended change: “The use is subordinate to on-site agricultural production based on the following considerations: a. ~~The portion~~ **Less than 5%** of the site devoted to the agricultural support use in relation to agricultural production.

11) Clarify distinction between marine aquaculture and commercial fishing within the context of on-shore support facilities by renaming “4.5 Marine Aquaculture and Fishing **Support Facilities**”

12) Revise Policy C-AR-7a: **Land-based** outdoor aquaculture shall **require a Coastal Development Permit, appealable to the Coastal Commission. Land-based aquaculture must not interfere with coastal access, adversely affect coastal resources, including potential for release of farmed fish, and discharge of parasites, pathogens, or chemical compounds, including but not limited to antibiotics and pharmaceuticals into the ocean.** ~~be permitted in the same manner as other agricultural production uses~~

RECOMMENDATIONS

Incorporate changes recommended in the Coastal Commission review. Commission staff is meeting with Permit Sonoma to clarify the roles of other agencies and regulations with regard to the Water Resources Element, but have not reached a final recommendation as of the date of this memo. It is anticipated that this work will be complete prior to the December 9, 2021 continued hearing and materials will be provided in advance of the hearing.



Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: January 13, 2022 continued from July 26, 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan with a final review tentatively scheduled for April 7, 2022.

Chronology of Review by the Planning Commission:

November 10, 2021: Noise, Vibration, and Light Policy, Public Safety Element, Public Facilities and Service Element.

December 9, 2021: Circulation and Transit Element, Water Resources Element, Agricultural Resources Element.

January 13, 2022 (current meeting): Cultural and Historic Resourced Element, Land Use Element.

February 3 and March 3, 2022 (future): Public Access Element, Open Space & Resource Conservation Element

April 7, 2022 (future): Final Review and Recommendation to Board of Supervisors

The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the Draft LCP that includes consistency with the California Coastal Act and consideration of public input received on the Draft LCP to date. Appendices and maps associated with each element will be reviewed concurrently.

At the December 9, 2021 reopened hearing, the Planning Commission conducted an initial review of the recommended draft Circulation and Transit Element, Water Resources, and Agricultural Resources Elements. This meeting will review the Land Use and Cultural & Historic Resources Elements, including a policy option to include the previously reviewed noise, vibration, and lighting standards into the Land Use Element. It is



anticipated that the Public Access Element will be reviewed at the reopened hearing on February 3, 2022 and the Open Space & Resource Conservation Element will be reviewed at the reopened hearing on March 3, 2022, completing initial review of all elements of the Local Coastal Plan. Final review of the complete Local Coastal Plan and recommendation to the Board of Supervisors is anticipated for the reopened hearing on April 7, 2022.

COASTAL COMMISSION REVIEW AND RECOMMENDATIONS

Permit Sonoma and Coastal Commission staff have completed a line-by-line review of the Cultural and Historic Resources Element and the Land Use Element to assure consistency with the California Coastal Act and incorporate public input on each element. Coastal Commission markup and general comment letter for each element is contained in the Planning Commission packet for this hearing. In addition to related maps and appendices, the following is provided for each element under review:

- Policy comparison table showing associated existing LCP policies and changes made to the 2019 Public Review Draft LCP
- Element markup showing Coastal Commission recommendations
- General comments on the element provided by Coastal Commission staff.

The major staff recommendations and comments are summarized below:

General Comments on All Elements:

- 1) Use exact text from the Coastal Act rather than paraphrasing when referencing the Act.
- 2) Move programs and incentives from the end of each element to a location close to related policies.
- 3) Reference sea level rise by a height above current sea level rather than a date in the future. A 100-year life span should be used for permanent development, and a sea level rise of 10 feet within the next 100 years is recommended by Coastal Commission staff for this standard. Policies and mapping should reflect this change.
- 4) Terms defined by the Coastal Act, such as “redevelopment” must use the Coastal Act definition verbatim.
- 5) Delete policies that require that projects conform to existing codes, such as the building code and fire code.
- 6) Use actionable language in policies.
- 7) Combine redundant policies.
- 8) Provide a definition of important terms.

Cultural and Historic Resources Element:

Permit Sonoma staff requests that the Planning Commission consider the following recommendations and responses for the Cultural and Historic Resources Element:

1. **(Comment A1)** Add the following new policy:



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



“Policy C-CH-1xx: Require all ground disturbing activities to be suspended if subsurface archaeological or paleontological resources are discovered during the development process and Permit Sonoma Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate Tribal representative. Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma Project Review staff and the appropriate Tribal authority has determined that adequate measures are in place to protect, preserve, and/or recover the resource.”

2. (Comment A2) Add Coastal Act Section 30244 Coastal Act Policies to the introduction.

3. (Comment A3) In mid-December 2019, Permit Sonoma provided the 2019 Public Review Draft Local Coastal Plan to the following Tribal governments for review, comment, and request for consultation:

- Federated Indians of Graton Rancheria
- Kashia Pomo of Stewarts Point Rancheria
- Middletown Rancheria Band of Pomo Indians
- Lytton Rancheria of California
- Dry Creek Rancheria Band of Pomo Indians
- Cloverdale Rancheria Band of Pomo Indians
- Mishewal Wappo Tribe of Alexander Valley

The Tribes were also provided with the updated Cultural and Historic Resources Element and invited to comment and provide direction to the Planning Commission. As of this meeting, no comments or requests for consultation have been received from the Tribes.

4. (Comment A4, A5) In partnership with the Tribes, provide additional background on Tribal history and description of archeological resources that are associated with this history.

5. (Comments A6, A7) Add the following new policy below Policy C-CH-1a. The new policy and Policy C-CH-1d is recommended to be moved to follow Policy C-CH-1a as these policies deal with related resource protection:

“Policy C-CH-1xx: When a cultural resources study identifies the potential to affect known or newly discovered archaeological, Native American, or paleontological resources, require submittal of a monitoring and reporting plan that identifies methods and describes the procedures for selecting archeological and Native American monitors and procedures to protect resources. Procedures to protect resources shall include, but are not limited to, stopping construction and ground disturbing activities in the area of the discovery that has any potential to uncover or otherwise disturb cultural resources in the area of the discovery until measures to protect the resources are identified and incorporated into the project.”



6. (Comment A8, A9) Include a side window outlining the role and resources of the Northwest Information Center at Sonoma State University.

“The Northwest Information Center (NWIC) of the California Historical Resources Information System is one of nine information centers affiliated with the State of California Office of Historic Preservation in Sacramento. NWIC staff regularly assist Cultural Resources Consultants undertaking research in history and archaeology as well as providing information to landowners, scholars, and the general public about archaeology, history, architecture, and cultural resources legislation. NWIC research and information is provided to more than 100 federal, state, or local government agencies, as well as over one thousand private cultural resource consultants, environmental, planning, engineering, and development firms. Approximately 2000 requests for information are fulfilled each year.”

7. (Comment A10, A11) Standards for archeological studies are included in the Sonoma County Local Coastal Plan Administrative Manual. Change text of last sentence in Policy C-CH-1d to

“This policy ~~may~~ **does** not apply to sites where an adequate study was previously prepared and is determined to adequately evaluate cultural and historic resources that may be affected by the project. **As part of determining adequacy**, previous studies ~~shall~~ **will** be referred to Tribes for ~~early and frequent~~ comment and confirmation of adequacy.”

8. (Comment A12) Revise text of part 3 of Policy C-Ch-1e as follows:

“(3) **Establish ongoing government-to-government communication with the** ~~Provide~~ Tribes **in order to identify and develop with** meaningful opportunities to respond and participate in County decision-making processes that affect Tribal **rights and** Interests.

9. (Comment A13) Revise text as noted. Specific standards will be included in the Administrative Manual.

10. (Comment A14) Add the following new policy below Policy C-CH-1a.

“**Policy C-CH-1xx:** Identify archaeological and paleontological resources, including Tribal artifacts and sacred sites, at risk from hazards such as erosion, wildfire, inundation, and sea level rise. Work with Tribal Historic Preservation Officers and the State Historic Preservation Office to identify mitigation and monitoring programs that will protect and preserve these resources consistent with the applicable provisions of the Coastal Act. Protection of Tribal resources shall done in a manner that respects the Tribes sovereign rights and confidentiality with respect to these resources.

Land Use Element:

Permit Sonoma staff requests that the Planning Commission consider the following recommendations and responses for the Land Use Element. Permit Sonoma staff is not recommending inclusion of Coastal Commission standards for non-conforming uses as they are less restrictive than those found in the current Coastal Zoning Code (Chapter 26C):



1. **(Comment A1):** Consistent with Planning Commission direction and Coastal Commission staff input, add the following General Land Use Policies between Section 1.2 “Priority of Land Uses” and Section 1.3 “Coastal Land Use Categories”

“1.X NEW SECTION “General Land Use Policies”

“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-1.X1: The Coastal Zoning Code and the Coastal Administrative Manual shall be consistent with Goals, Objectives, Policies, Programs, and Other Incentives of the Local Coastal Plan.

Policy C-LU-1.X1: New development, as defined by the Coastal Act, shall comply with the policies of the Local Coastal Plan. New development means any project for which a coastal development permit is required. Flexibility in land use standards is limited to that allowed by the Local Coastal Plan.

Policy C-LU-1.X1: 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 small-scale agricultural uses, smaller structures, and temporary uses where it can be demonstrated that the project will not adverse impact to coastal resources or coastal access.

Policy C-LU-1.X1: 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

Where impacts are limited to people, these measurements shall be adjusted human perception of noise by applying the International Organization of Standards “A” weighting to measurements.

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.



Policy C-LU-1.X2: Projects shall evaluate potential for project noise to have an adverse impact on biological resources. If noise levels allowed by C-LU-1.X1 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.

Policy C-LU-1.X3: Standards found in policies C-LU-1.X1 and C-LU-1.X2 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.

Policy C-LU-1.X3: Special events may exceed standards found in policies C-LU-1.X1 and C-LU-1.X2 on a temporary basis if noise generated by the event is found to have no significant impact on biological resources. Events that expose people and wildlife to loud impulsive sounds in excess of 85 decibels, such as fireworks, are prohibited.

Policy C-LU-1.X4: Vibration generated by coastal development or any use associated with coastal development shall not exceed a 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.

Policy C-LU-1.X5: 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 wash out structures on any portions of the project site. 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 beyond the property line, created by simultaneous operation of all exterior lighting, shall not exceed 1.0 lux. Color temperature of exterior light sources shall be 3000 Kelvin or lower.



2. (Comment A2): Include complete text of relevant Coastal Act policies at beginning of element.

3. (Comment A3): Add a row in Figure C-LU-1 between “Visitor Serving commercial recreation, lower cost” and “Visitor-serving commercial recreation, higher cost” that contains the following text:

“Local Priority Uses: Affordable dwelling units and workforce housing for extremely low, very low, and low-income households.”

4. (Comments A4): Land Use and Zoning table corrections have been made and are shown in **bold** in the draft element.

4. (Comments A5, A6): Text added to clarify that farmworker housing must support onsite agricultural uses.

5. (Comment A7): Permit Sonoma staff recommends not separating designation criteria from land use categories.

6. (Comment A8): Mapping of zoning districts that correspond to Local Coastal Plan land uses will be part of implementing the Local Coastal Plan by updating the Coastal Zoning Ordinance.

7. (Comment A9): Add the following definition to the glossary:

“Residential Accessory Structures are all structures other than the primary residence that are located on a residentially developed parcel”

8. (Comment A10, A15): Add reference to Sonoma County Ordinance 6085, adopted Oct. 7, 2014, which enacts the provisions of California Government Code Section 65915, allowing residential density bonus for qualifying low and extremely low income projects.

9. (Comments A11-A13): Add the following policy to “3.2 Affordable Housing”:

Policy C-LU-5.X1 Identify affordable housing as a Local Priority Use and second tier priority to support the local workforce, with the intent of facilitating a range of housing types for those who live and work on the coast. Affordable housing as a Local Priority Use will support Coastal Act Priority Uses by providing housing for people employed by coastal parks, visitor serving uses, and agriculture as well as reduce transportation based carbon emissions.

10. (Comment A14): Add footnote or side panel explaining the role of HCD in housing policy.

11. (Comment A16, A17): Delete policies C-LU-5e and C-LU-5f as the County’s mobile home rent stabilization ordinance and state housing law protecting mobile home parks from conversion are outside of the scope of the Coastal Act and apply countywide.

12. (Comment A19): Two types of Housing Opportunity Areas are defined in the policy text (“Type A” and “Type C”)

13. (Comment A20): Replace “Encourage diverse unit design including visitability and universal design” in Policy C-LU-5i with “Encourage barrier-free design that creates homes that are safe and accessible for everyone, regardless of age, physical ability, or stature.”

14. (Comment A22): Revise Policy C-LU-5m as follows:



“Policy C-LU-5m: Concentrate housing production efforts in areas where public sewer and water service are available and **require service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households.**”

This policy is also recommended to be referenced in the Public Facilities and Services Element.

15. (Comment A24) Revise Policy C-LU-5p as follows:

“Policy C-LU-5p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities **to market rate housing, short term rentals, or non-residential uses** unless the conversion provides a greater affordable housing opportunity.”

16. (Comment A28): Add the definition of “visitor-serving commercial facilities” found in Section 3.3 “Visitor Serving Commercial Facilities” to the glossary.

17. (Comment A29, A30): Combine policies C-LU-6b and C-LU-6d to clarify policy within and outside of Urban Service Areas.

18. (Comment A31): Policy C-LU-6h has text added in bold to clarify context of allowable expansion at Ocean Cove. Consideration of sea level rise applies along the entire coast, not to just one specific location.

19. (Comment A35) Policy C-LU-2b is revised as follows to clarify the requirement for increasing density within an Urban Service Area:

“Policy C-LU-2b: 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. Achieving a density higher than 4 units per acre under either Program **is permitted where higher density will not impact coastal resources or reduce public access.** ~~may not require a Local Coastal Plan Amendment.~~

20. (Comment A37): Reference Policy C-LU-2m in the Public Facilities and Services Element.

21. (Comment A40): Revise Program C-LU-3 as follows:

“Program C-LU-3: ~~Consider~~ Develop a parking management program for Bodega Bay commercial areas **consistent with maintaining coastal access and protection of coastal resources.**

RECOMMENDATIONS

Incorporate changes recommended in the Coastal Commission review with Permit Sonoma staff recommended changes.





Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: February 3, 2021 continued from July 26, 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan with a final review tentatively scheduled for April 7, 2022.

Chronology of Review by the Planning Commission:

November 10, 2021: Noise, Vibration, and Light Policy, Public Safety Element, Public Facilities & Service Element.

December 9, 2021: Circulation and Transit Element, Water Resources Element, Agricultural Resources Element.

January 13, 2022: Cultural & Historic Resources Element, Land Use Element (partial)

February 3, 2022: (This Meeting): Land Use Element, Open Space & Resource Conservation Element (partial)

March 3, 2022: Open Space & Resource Conservation Element (complete), Public Access Element

April 7, 2022: Final Review and Recommendation to Board of Supervisors

The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the Draft LCP that includes consistency with the California Coastal Act and consideration of public input received on the Draft LCP to date. Appendices and maps associated with each element will be reviewed concurrently.

At the December 9, 2021 reopened hearing, the Planning Commission conducted an initial review of the recommended draft Circulation and Transit Element, Water Resources, and Agricultural Resources Elements. At



the January 13, 2022 meeting, the Commission reviewed the Cultural & Historic Resources Element and began review of the Land Use Element, including a policy option to add general policies for all land uses at the beginning of the Land Use Element. At today's meeting, the Planning Commission will complete review of the Land Use Element and begin review of the Open Space & Resource Conservation Element. It is anticipated that the remainder of the Open Space & Resource Conservation Element and the Public Access Element will be reviewed at the reopened hearing on March 3, 2022, completing initial review of all elements of the Local Coastal Plan. Final review of the complete Local Coastal Plan and recommendation to the Board of Supervisors is anticipated for the reopened hearing on April 7, 2022.

ADDENDEUM TO THE JANUARY 13, 2022 MEMO

The staff memo pertaining to the Cultural & Historic Resources Element and Land Use Element was provided to the Commission as part of the January 13, 2022 meeting packet, and is included in this month's packet for reference. The following section is an addendum to the January 13, 2022 memo in response to comments and recommendations received regarding these elements.

Principally Permitted Uses

What is a Principally Permitted Use?

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.

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. The current Sonoma County Coastal Zoning Ordinance (Chapter 26C) generally lists multiple principle uses and is inconsistent with current Coastal Commission policy. The Draft LCP will correct this inconsistency with Coastal Commission policy by identifying a single principally permitted use for each land use category.

Is principally permitted development exempt from needing a Coastal Development Permit?

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.



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4. Any development of a major public works project or a major energy facility.

While Coastal Development Permits for Principally Permitted uses are often not appealable to the Coastal Commission, these permits may be appealed to the Board of Zoning Adjustments and the Board of Supervisors.

Municipal Service Capacity and Resiliency

Commissioners and the public have commented that policy is necessary to assure that water and sewer service providers demonstrate that adequate capacity exists before allowing new service connections and that the providers have adopted resiliency plans that identify actions necessary to respond to the impacts of sea level rise and climate change on their facilities.

The following policies are recommended for the Public Facilities & Service Element:

“Policy C-PF-1xx: Operators of public water systems and operators of public wastewater treatment systems shall provide a report on capacity to Permit Sonoma on an annual basis.”

Policy C-PF-2xx: All public water systems and public wastewater systems shall develop a resiliency plan on or before January 1 2025. Using a forecast of a 10-foot increase in sea level within the next 100 years, the plan shall identify need to relocate, modify, or reinforce existing infrastructure. Where no feasible method can be identified to allow continued operation of system components, the plan shall provide estimates of when facility components would fail and consequences associated with loss of these components.”

The following policies are recommended for the Land Use Element:

“Policy C-LU-1xx: Prohibit development that requires additional water and/or wastewater service in areas served by public water and/or public wastewater systems if the operator cannot demonstrate that adequate capacity exists to serve existing development while maintaining at least a 10% reserve capacity.”

Campgrounds

Commissioners commented that campgrounds provide the lowest cost overnight accommodations and are essential to maintaining adequate and equitable coastal access.

Staff recommends adding policy that allows public and private campgrounds in Land Extensive Agriculture, Diverse Agriculture, Recreation, Resources and Rural Development, Timber, and Public Facilities land uses on parcels that are larger than 5 acres, consistent with protection of coastal resources and public access. Campgrounds would be subject to a Use Permit and Coastal Development Permit. This policy would only include facilities where visitors supply their own tent, trailer, or RV.

Timber Cove Inn

The Timber Cove Inn requested that Policy C-LU-6I be removed and Timber Cove be added to Objective C-LU-2.3. These recommendations are consistent with increasing accommodations for coastal visitors as part of providing coastal access.

~~“Policy C LU 6I: Limit expansion at the Timber Cove Inn to improved parking and public access facilities.”~~





Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: March 3, 2021 continued from July 26, 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan. A review of Planning Commission changes on is anticipated for March 28, 2022, with final review tentatively scheduled for April 7, 2022.

Chronology of Review by the Planning Commission:

November 10, 2021: Noise, Vibration, and Light Policy, Public Safety Element, Public Facilities & Service Element.

December 9, 2021: Circulation and Transit Element, Water Resources Element, Agricultural Resources Element.

January 13, 2022: Cultural & Historic Resources Element, Land Use Element (partial)

February 3, 2022: Land Use Element, Open Space & Resource Conservation Element (partial)

March 3, 2022 (This meeting): Open Space & Resource Conservation Element (complete), Public Access Element.

March 28, 2022: Initial review of Local Coastal Plan incorporating Planning Commission changes

April 7, 2022: Final Review and Recommendation to Board of Supervisors

The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the Draft LCP that includes consistency with the California Coastal Act and consideration of public input received on the Draft LCP to date. Appendices and maps associated with each element will be reviewed concurrently.



At the December 9, 2021 reopened hearing, the Planning Commission conducted an initial review of the recommended draft Circulation and Transit Element, Water Resources, and Agricultural Resources Elements. At the February 3, 2022 meeting, the Commission completed review of the Land Use Element and reviewed the Open Space & Resource Conservation Element with the exception of Biotic Resources. At today’s meeting, the Planning Commission will consider the following:

- Recommended pesticide policy based on the City of Malibu Local Coastal Program
- Policy recommendations provided by Save Our Sonoma Coast
- Review the Public Access Element and complete review of Open Space & Resource Conservation Element, completing initial review of all elements of the Local Coastal Plan.

A revised draft will be reviewed by the Planning Commission on March 28, 2022 with final review and recommendation to the Board of Supervisors is anticipated at the April 7, 2022 reopened public hearing.

POLICY RECOMMENDATION: PESTICIDES

Permit Sonoma has received a number of requests to consider policy that will prohibit use of pesticides in Coastal Zone.

Background:

The introduction of pesticides to the coastal environment has potential short-term as well as cumulative impacts to environmentally sensitive wildlife species, Environmentally Sensitive Habitat Areas, and water quality. Bobcats, mountain lions, coyotes, and other carnivore species are susceptible to death through coagulopathy, or internal bleeding caused by consuming anticoagulant rodenticides directly or indirectly by consuming prey that has been poisoned by anticoagulant rodenticides. Many herbicides and fungicides are water soluble and will pollute creeks, streams, and inshore tidelands as well as percolate into groundwater and contaminate drinking water. Pesticides also have potential to alter sensitive plant communities and eliminate plants and insects that provide food for birds. A final concern is that pesticides runoff into tidelands bioaccumulates in bay mud, permanently damaging eelgrass meadows and estuarine ecosystems along the Sonoma Coast.

Food and Agriculture Code section 11501.1(a) preempts local governments from “prohibit[ing] or in any way attempt[ing] to regulate any matter relating to the registration, sale, transportation, or use of pesticides.” In passing this law, the Legislature found that “matters relating to (pesticides) are of a statewide interest and concern and are to be administered on a statewide basis by the state unless specific exceptions are made in state legislation for local administration.”

Although it restricts local authority to regulate pesticides, the Food and Agriculture Code does not explicitly limit the authority of state agencies or departments. In the opinion of the Coastal Commission, the Commission itself is authorized to regulate pesticides in order to carry out the Coastal Act, at least so long as such regulation does not conflict with other statewide pesticide laws. When reviewing the Malibu pesticide prohibition, Coastal Commission staff noted that LCP policies regulating pesticide use are only protected from preemption if the policies are necessary or proper in carrying out the Coastal Act, such as by regulating the use of pesticides that qualify as, or are associated with, proposed development. Coastal Commission staff emphasized that LCP policies the regulate pesticide use more broadly are likely to be preempted by the Food and Agriculture Code



The Coastal Commission staff report on this item is provided as part of the Planning Commission Packet as “Attachment A - Coastal Commission staff report Malibu Pesticide Ban”.

Policy Recommendation:

Using the certified Malibu LCP pesticide policy as a template, Permit Sonoma Staff recommends the Planning Commission consider adding the following policies to the Open Space & Resource Conservation Element:

“Policy C-OSRC-XX-1: Except as permitted pursuant to this provision or Policy C-OSRC-XX-3, 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. Herbicides may be used for the eradication of invasive plant 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. 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, application of such herbicides shall not take place during the winter season, when rain is predicted within a week 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.

Policy C-OSRC-XX-2: The use of insecticides, herbicides, or other toxic substances by County employees and contractors in construction and maintenance of County facilities, including public roads, shall be minimized.

Policy C-OSRC-XX-3: Mosquito abatement within or adjacent to ESHA shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to Environmentally Sensitive Habitat Areas.”

COASTAL COMMISSION REVIEW AND RECOMMENDATIONS: OPEN SPACE & RESOURCE CONSERVATION ELEMENT

Permit Sonoma and Coastal Commission staff have completed a line-by-line review of the Open Space & Resource Conservation Element to assure consistency with the California Coastal Act and incorporate public input on each element. Coastal Commission markup and general comment letter for each element is contained in the Planning Commission packet for this hearing. In addition to related maps and appendices, the following is provided for each element under review:

- Policy comparison table showing associated existing LCP policies and changes made to the 2019 Public Review Draft LCP
- Element markup showing Coastal Commission recommendations
- General comments on the element provided by Coastal Commission staff.

The major staff recommendations and comments are summarized below:

General Comments on All Elements:



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- 1) Use exact text from the Coastal Act rather than paraphrasing when referencing the Act.
- 2) Move programs and incentives from the end of each element to a location close to related policies.
- 3) Reference sea level rise by a height above current sea level rather than a date in the future. A 100-year life span should be used for permanent development, and a sea level rise of 10 feet within the next 100 years is recommended by Coastal Commission staff for this standard. Policies and mapping should reflect this change.
- 4) Terms defined by the Coastal Act, such as “redevelopment” must use the Coastal Act definition verbatim.
- 5) Delete policies that require that projects conform to existing codes, such as the building code and fire code.
- 6) Use actionable language in policies.
- 7) Combine redundant policies.
- 8) Provide a definition of important terms.

OSRC Biotic Resources Policy

Permit Sonoma staff requests that the Planning Commission consider the following recommendations and responses for the Open Space & Resource Conservation Element Biotic Resources Policy Section. Staff is aware that policy numbering in this section is inconsistent and this will be corrected in the Planning Commission Recommended Draft:

1. **(Comment A5)** Element will be reorganized by protected habitat type and resource area.
2. **(Comment A6)** Coastal Act Sections 30107.5, 30230, 30231, 30233, 30236, 30240 will be added to the beginning of the Biotic Resource section.
3. **(Comment A7)** Staff recommends the following change to Objective C-OSRC-5.2:

Objective C-OSRC-5.2: Designate Environmentally Sensitive Habitat Areas and ~~periodically~~ update designations **every 24 months** using credible data sources, including peer-reviewed publications, and recent California Coastal Commission decisions.

4. **(Comment A8)** Objective C-OSRC-5.3 consolidated previous Objectives C-OSRC-6.6 through 6.10. Staff recommends restoring and renumbering the Biotic Resource objectives to improve coastal resource protections:

Objective C-OSRC-5.3: Establish standards and programs to protect native trees and plant communities.

Objective C-OSRC-5.4: Support use of native plant species and removal of invasive exotic plant species.

Objective C-OSRC-5.5: Encourage voluntary efforts to restore and enhance biotic habitat.



Objective C-OSRC-5.6: Preserve and restore major wetlands and estuarine habitat.

Objective C-OSRC-6.10: Promote production of native marine and shoreline plant and animal habitats.

5. (Comment A9) Recommend moving Policy C-OSRC-5a(2) to the Streams and Riparian Corridors section.

6. (Comment A10) Add Coastal Commission definition of wetlands to the “Wetlands” introduction. Text of California Code of Regulations, title 14, section 13577(b) will be inserted in a sidebar text box adjacent to the wetlands policies.

7. (Comment A11) Add the following text to “Terrestrial Habitats”:

“ A wide range of terrestrial habitats occur throughout the coastal areas of Sonoma County. Terrestrial habitats include coastal dunes, coastal prairie, coastal scrub, woodlands and forests, and urban and residential areas which contain habitats. **These habitats are sensitive to disruption of habitat caused by physical removal, destruction, damage, disturbance, fragmentation, or contamination of air, land, water, soil, and vegetation of an area which cause the plant and animal habitats in the area to be removed, replaced by other habitats, or degraded to the point where the habitats are functionally unable to support the plant and animal species originally present.**”

8. (Comment A12) Add text of Coastal Act Section 30240 to “Environmentally Sensitive Habitat” introduction.

9. (Comment A13-15) Revise Policy C-OSRC-5b(3) as follows:

“Policy C-OSRC-5b(3): A biological resource assessment shall be required for any project which could impact biological resources. The biological resource assessment shall be performed by a qualified biologist and shall meet criteria described in Appendix E-2, Biological Resource Assessment Requirements **and shall:**

Identify and analyze the potential biological impacts of the proposed development and distinguish between time (permanent vs. temporary impacts) and/or space (e.g., maintenance of large habitat areas vs. habitat fragmentation. The duration of temporary impacts must be specified. Potential cumulative biological impacts must also be discussed.

List all field methods actually employed, including the methods for formal protocol surveys. The detailed survey protocols for particular sensitive habitats or species may be placed in an appendix, but should not just be referenced to in a separate document.”

10. (Comment A15) General overview of coastal habitat values will be added as a text box.

11. (Comment A16) Revise Policy C-OSRC-5b(5) as follows:

“Policy C-OSRC-5b(5): Establish buffers around ESHA to protect it from development impacts. ESHA buffers shall be developed in accordance with Appendix E-3 **and consider**

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the impacts of climate change and sea level rise. All buffers around ESHA shall be a minimum of 100 feet in width; a lesser width may be approved by the County as addressed in Policy C-OSRC-5b(10), **Policy C-OSRC-5b(7)**, and Appendix E-3. ~~A buffer of greater than 100 feet may be required in consultation with resource agencies to protect sensitive species. For example, a~~ **Generally, a 600-foot buffer** ~~might be required for~~ heron rookeries; a 500-foot buffer for occupied raptor nests; a 300-foot buffer for any occupied burrow of a burrowing owl. **Minimum buffer around ESHA shall be 100 feet. This buffer may be reduced in consultation with resource agencies and with the recommended mitigation and monitoring for impacts.** Only developments consistent with Policy C-OSRC-5b(7) shall be allowed in ESHA buffers. **Where ESHA buffers are found to deprive a property owner of all reasonable economic use of their property, the development project shall be referred to the California Coastal Commission to identify least environmentally damaging feasible alternative that will not significantly degrade of coastal resources and permits the applicants a reasonable economic use of their property consistent with Section 30010 of the Coastal Act**

12. (Comment A17) Delete redundant last sentence in Policy C-OSRC-5b(10)

13. (Comment A18-19) Add previous Objective C-OSRC-6.11

“Objective C-OSRC-6.11: Designate all streams shown on maps created by USGS in the National Hydrography dataset as Riparian Corridors, and establish streamside conservation areas along these designated corridors.”

14. (Comment A20-21) Habitat Development Guidelines from Appendix E-3 will be added as a policy in Section 3.4 “Stream and Riparian Vegetation”.

15. (Comment A22-23) Add the following policy to Section 3.4 “Stream and Riparian Vegetation”:

Policy C-OSRC-5XX: “Carry out the following activities to preserve Chinook and Coho Salmon Habitat (Anadromous Fish Streams):

(1) Maintain flow levels 1.5 times the minimum necessary for use of the stream as an anadromous fish spawning area.

(2) Stream diversions are prohibited when the stream flow in an Anadromous Fish Stream falls below the minimum flow standard and until the stream flow returns to levels above the minimum flow standard.

(3) Allow and encourage maintenance of summer base flow in an Anadromous Fish Stream to ensure survival of fish in all life cycle phases.

(4) Work with the Sonoma County Water Agency and other entities to identify all streams with bed-and-bank channels and add Riparian Corridor designation for all such streams that are not already identified in the USGS in the National Hydrography dataset”



16. (Comment A24) Add the following programs to Section 3.4 “Streams and Riparian Vegetation”:

Program C-OSRC-XX1: Continue to actively participate in the FishNet4C program and work cooperatively with participating agencies to implement recommendations to improve and restore aquatic habitat for listed anadromous fish species and other fishery resources.

Program C-OSRC-XX2: In coordination with resource agencies, landowners, and the affected public, regularly review Riparian Corridor designations; ephemeral drainage; the requests, approvals, and required mitigation for setback reductions; any cumulative effect of the approved reductions; and other protection issues and, if warranted, develop recommendations for County policies that may be needed to ensure appropriate protection of Riparian Corridors.

Program C-OSRC-XX3: In coordination with resource agencies, landowners, and the affected public, conduct a comprehensive study of Riparian Corridors in grazing areas and, if warranted, develop recommendations for County policies that may be needed to ensure appropriate protection of such corridors. The study should consider the need for policies directing development of livestock watering areas away from Riparian Corridors and use of special range management practices, including fencing, which protect Riparian Corridors.

Program C-OSRC-XX4: Support mapping by the Sonoma County Water Agency and other entities of all stream channels with “bed-and-banks”. As this information becomes available, initiate rezoning to the BR Combining District for these streams, including corresponding General Plan Amendments necessary to designate them as Riparian Corridors.

17. (Comment A25-26) Wetland determination is in Appendix E. Wetland plant list and link to National Wetland Plant list will be added to Appendix E.

18. (Introduction to Wetlands) Add the following to introduction of Section 3.5 “Wetlands”:

“Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act, the Coastal Commission Regulations, and this Local Coastal Plan, as applicable.

Wetlands, both single-parameter wetlands as defined by the Coastal Act and 3-parameter as defined by the U.S. Army Corps of Engineers, are considered Environmentally Sensitive Habitat Areas...”

19. (Comment A27) Add the following to to Section 3.5 “Wetlands”:

“Policy C-OSRC-9c: Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, consistent with the requirements of Policy C-OSRC-7e, including a delineation of all wetland areas on the project site. Wetland extents shall be determined in conformance with the direction provided in Appendix E.”

20. **(Comment A28)** Recommend no change with methodology to determine wetland buffers in Appendix E.
21. **(Comment A30)** Domestic animals off leash are prohibited by Sonoma County Code.
22. **(Comment A31, A33)** To maintain Local Coastal Plan organizational consistency, Habitat Protection Guidelines will remain in Appendix E-5. Appendices are not subordinate to policy and are equally enforceable.
23. **(Comment A32)** Policy references will be corrected as part of formatting the Planning Commission Recommended Draft.
24. **(Comment A34)** Mitigation ratios change over time and Policy C-OSRC-5e(1) states only a minimum ratio to allow flexibility to establish more restrictive mitigation ratios in the future without the need for a Local Coastal Plan amendment.

Other sections of the Open Space and Resource Conservation Element were reviewed by the Planning Commission at the February 3, 2020 reopened public hearing. Permit Sonoma staff also recommends incorporating all highlighted text changes provided by Coastal Commission staff.

COASTAL COMMISSION REVIEW AND RECOMMENDATIONS: PUBLIC ACCESS ELEMENT

Permit Sonoma staff requests that the Planning Commission consider the following recommendations and responses for the Public Access Element.

1. **(Comment A1-A3)** Make the following revisions to the introduction.

“One of the highest priorities in the California Coastal Act of 1976 is the mandate to maximize **public recreation opportunities and** access to the coast. Provisions in Chapter 3 of the Coastal Act (Sections 30210-30214) set forth requirements for the provision of public access along the Sonoma Coast:

Coastal development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization;

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects;

Public access facilities shall be distributed throughout the Sonoma Coast to prevent overcrowding or overuse.

Throughout this element, “public access” shall mean access to the coast as defined by Chapter 3 of the Coastal Act. **Protection of Environmentally Sensitive Habitat Areas may not be adversely impacted by public access and recreational activities.”**

2. **(Comment A4-A6)** Coastal Act policies relevant to coastal access will be added to the Coastal Act discussion in the introduction.



3. (Comment A8-A10) Anticipated timeline of trail development, history of public access in Sonoma County, and statement that access and recreational facilities shall be designed and sited for sea level rise resiliency and, where necessary, planned retreat.

4. (Comment A11) Expanded discussion of equity and the relationship between recreation and access will be added to the Public Access Plan introduction.

5. (Comment A12) Revise second paragraph of “South Coast” section as follows:

“The majority of the coastal property from the Russian River estuary to Bodega Head is a part of Sonoma Coast State Park and provides numerous developed and informal access points. Acquisition of **property by public agencies and land conservation organizations** in the Willow Creek watershed, Wright Hill Ranch, and the Carrington Ranch will eventually provide extensive public access **via public trails** to the upland areas north of Salmon Creek in the Coastal Zone. Public access to the Bodega Bay tidelands is available at the County-owned facilities of Spud Point Marina, Westside Park, Bird Walk Coastal Access Trail, and Doran Regional Park. Two public access trails in the Bodega Harbor Subdivision were dedicated to County Regional Parks providing access along the coast and Shorttail Gulch.

6. (Comment A13-A14) Revise Policy C-PA-1b as follows: Policy C-PA-1b:

Policy C-PA-1b: Implement the The following criteria define Acquisition Priorities for the Public Access Plan ~~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: Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit **where nexus exists between the proposed development and a public access point identified in the Public Access Plan as outlined in Appendix B.**

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: Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit **where nexus exists between the proposed development and a public access point identified in the Public Access Plan as outlined in Appendix B.** 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.

7. (Comment A15) Revise Policy C-PA-1d as follows:

“Policy C-PA-1d: Require dedication of a public access easement, right of way, or fee title as a Condition of Approval for a Coastal Permit for new development requested on property along the alignment of the California Coastal Trail or containing a planned access facility described in the Public Access Plan, for new development located between the first public road and the shoreline (i.e., west of the first public road); and for any new development located east of the first public road. The dedication shall be reviewed and approved by the Sonoma County Regional Parks Department as sufficient to support development and long term maintenance of the planned public access facility. The dedication shall be granted to the County of Sonoma or a State agency.

As defined by Coastal Act Section 30212 New development does not include

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, “bulk” means total interior cubic volume as measured from the exterior surface of the structure.”

8. (Comment A16) Revise Policy C-PA-1f as follows:

“Policy C-PA-1f: Use the ~~California Coastal Commission’s Standards and Recommendations for Accessway Location and Development (2007)~~ California Coastal



Commission & Coastal Conservancy Accessibility Standards or successor document in siting and locating new or expanded public accessways and other recreation facilities.

9. (Comment A16-A19) Revise Policy C-PA-1h as follows:

“Policy C-PA-1h: ~~Use the following standards for determination of Developed (active) parks, such as needs: 5 acres of Community Parks, Neighborhood Parks, and Regional Recreation Areas~~ **shall be provided at a ratio of 5 acres of developed parkland** per 1,000 residents in the Coastal Zone. Developed park acreage within private residential areas shall count towards meeting the acreage standard. **Parkland that provides public access opportunities may count towards dedication of easement or real property required by Policy Policy C-PA-1b.”**

10. (Comment A20) Policy C-PA-1i is intentionally open with regard to partner agencies in order to allow maximum flexibility in access acquisition.

11. (Comment A21) Revise Policy C-PA-1j as follows:

“Policy PA-1j: Encourage Require owners of fee and non-fee private accessways which provide access to the public to continue to provide access to the public. If a landowner closes an access point to the public, measures to maintain the maximum amount of public access shall be assessed and feasible measures to maintain equivalent access implemented, including but not limited to negotiating an easement. Closures of public access must be consistent with Policy C-PA-5e.”

12. (Comment A22) Revise Policy C-PA-1l as follows:

“Policy C-PA-1l: A Where access is provided by lateral accessways, the lateral accessway shall extend from the mean high tide line landward to a defined line, such as the intersection of the sand with the toe of a revetment, vertical face of a seawall, toe of a bluff, or other feature.”

13. (Comment A23-A24) “Braided” is a term used by Sonoma County Regional Parks in their planning documents and is used here for consistency. The following policy is recommended to be added to the Coastal Trail section:

“Policy C-PA-XX: Multi-use trails, associated amenities, and passive recreational features shall be located to minimize impacts to sensitive habitats and other sensitive surrounding land uses, such as residences and agriculture.”

14. (Comment A25) The following policy is recommended to be added to the Coastal Trail section:

“Policy C-PA-XX: Study, identify and implement future alignments of the California Coastal Trail that would be sufficiently protected from the highest projection of erosion and sea level rise scenarios and would preserve or establish native vegetation between the trail and the bluff edge.”

15. (Comment A26) The following policy is recommended to be added to the Coastal Trail section:

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



“Policy C-PA-XX: Lateral trails along the bluff edge shall be set back a sufficient distance from the bluff edge to avoid impacts from erosion and sea level rise, generally 50-100 feet, and native vegetation shall be established and maintained between the trail and the edge to stabilize the blufftop. Outlooks and other trail amenities shall be incorporated to discourage damage from informal trails.”

16. (Comment A27) The range of trail constraints make it impossible to define a specific timeline for “interim” trail alignments.

17. (Comment A28-32) Parking standards and managed retreat will be added to “Trail Design and Construction” policies.

18. (Comment A32) Policy C-WR-1n was moved to Public Access as the pier removals are necessary to construct portions of the Bodega Bay trail.

19. (Comment A33-A36) Permit Sonoma staff recommends keeping sections identified to be changed to policy within the introduction to Section 4.2 “Access Planning and Development”.

20. (Comment A37) The following policy is recommended to be added to the Access Planning and Development section:

“Policy C-PA-XX: New development adjacent to public access and recreation areas vulnerable to coastal bluff erosion or sea level rise shall be sited and designed to accommodate eventual loss and necessary replacement of such public access and recreation areas.”

21. (Comment A38) The following policy is recommended to be added to the Access Planning and Development section:

“Policy C-PA-XX: Temporary events shall be regulated consistent with guidance provided in the January 23, 1998 Coastal Commission Memorandum on Regulation of Temporary Events in the Coastal Zone or successor guidance. Use of public roads in a lawful manner that does not require road closures or unreasonably restrict public access shall not be considered an intensification of use for the purpose of determining if the event requires a Coastal Development Permit.”

22. (Comment A39) No change recommended.

23. (Comment A40- A42) Standards for public access development priorities will be added to the Public Access Plan. Policy organization is a general comment that will be incorporated into the Planning Commission Recommended Draft Local Coastal Plan.

24. (Comment A43-44) Replace Policy C-PA-3c with the following text:

“Revised Policy C-PA-3c: Where adverse impacts to existing public coastal access cannot be avoided by new development and no feasible alternative exists, ensure that impacts are mitigated such as through the dedication of a new access or trail easement in perpetuity or the provision of improvements to other public coastal

access points along the Sonoma Coast. New access shall located as close as possible to the currently identified access point and provide equivalent access to the coast.”

25. (Comment A45) Delete Policy C-PA-3d as the need for permitting and level of review is determined at the time of application.

26. (Comment A46) Delete Policy C-PA-3f as it is redundant with Policy C-PA-1f.

27. (Comment A47) Revise Policy C-PA-3m as follows:

“Policy C-PA-3m: Provide safe ~~and~~, clear, **and low impact** public access trails **with pervious surfaces wherever possible**. ~~The trail surface could be dirt, gravel, paved, or a stairway.~~ Improvements should be designed to be safe, minimize impacts to sensitive resources, minimize maintenance costs, and provide disabled accessibility to the extent feasible without substantially impacting sensitive resources.

28. (Comment A8-A49) Revise Objectives C-PA-4.1 and C-PA-4.2 as follows:

“Objective C-PA-4.1: Ensure that adequate **low or no-cost** parking facilities are provided ~~at-for~~ each new or expanded public access facilities.”

“Objective C-PA-4.2: Identify, prioritize, and implement parking improvements, **including no-or -low cost parking**, at parklands.”

29. (Comment A50) Revise Policy C-PA-4d as follows:

“Policy C-PA-4d: Maintain and provide free parking, ~~subject to reasonable restrictions,~~ at all public access points on the coast which do not contain special facilities in excess of restrooms, parking, gated access, trash enclosures, informational kiosks, and other minor amenities. ~~If user fees are implemented for any coastal park areas, encourage discounts to County residents.”~~

30. (Comment A51) Add the following Policy to the “Locating and Developing Parking Improvements” section.

“Policy C-PA-XX: Minimize barriers to public coastal access to the maximum extent feasible, including ensuring that public access and recreational opportunities account for the social, physical, and economic needs of all people.”

31. (Comment A52-A53) Revise Policy C-PA-4e as follows:

“Policy C-PA-4e: Until completion of Program C-PA-3 continue to apply zoning permit standards for temporary private events on public beaches, access, and recreational facilities that do not involve structures or other coastal development. **Ensure that temporary events minimize impacts to public access, recreation, and coastal resources through the special events permitting process. Require a coastal development permit for temporary events that have the potential to result in significant adverse impacts to public access or coastal resources during the peak summer months.”**

32. (Comment A55) Text in “Allowable Facilities” is informational and not intended as a policy.

33. (Comment A56-A57) Delete “Maintenance” and “Policing” from Section 4.3 “Facility Management and Operation.

34. (Comment A58) Revise “Private Fee Access” as follows:

A few landowners charge minimal day use access fees that permit the general public the opportunity to reach the shoreline. By controlling access by fee and location, the property owner can operate trails, parking, and boat launching in a manner that affords minimum interference with other land uses. Unfortunately, several of these access points have been closed. ~~The Public Access Plan encourages owners of fee accessways to continue to provide access to the public.~~ Private fee accessways require a Coastal Permit and can be subject to sanitary, parking, and other conditions similar to those applied to public accessways.

35. (Comment A59) Revise Goal C-PA-5 as follows:

GOAL C-PA-5: Ensure that public access facilities are operated and maintained to protect natural resources and public safety and to prevent adverse impacts on adjacent properties.

36. (Comment A60) Revise Policy C-PA-5a as follows:

“Policy C-PA-5a: California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental analyses on proposed State Parks or County Regional Parks projects shall include ~~estimates~~ **records** of current and **forecast of** future visitor use **to provide a determination if the** ~~and analyses of adequacy of the~~ proposed facilities **are adequate** to meet ~~county-wide~~ **current and future visitor demand.”**

37. (Comment A61) Demand for park facilities is not homogenous along the Sonoma Coast, and demand in the southern section between Bodega Bay and Jenner is far higher than the area north of the Russian River. No change is recommended.

38. (Comment A62) Policy C-PA-5c is intended to apply to all public recreation facilities. No change is recommended.

39. (Comment A63) Entire LCP will be reorganized to put programs in the same section as associated policies.

40. (Comment A64) Typo noted. Policy numbering is incorrect.

41. (Comment A65-A66) See response 21. (Comment A38)

RECOMMENDATIONS

Incorporate changes recommended in the Coastal Commission review with Permit Sonoma staff recommended changes.





Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: March 28, 2022 continued from July 26, 2021
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

BACKGROUND

On July 26, 2021, the Planning Commission opened the public hearing to recommend the Revised Public Review Draft of the Local Coastal Plan ("Draft LCP") to the Board of Supervisors. Three hours of public comment was received and Commissioner Koenigshofer moved to continue the hearing to October 7, 2021 and the public comment period to remain open. On October 7, 2021, the Planning Commission reopened the hearing and motioned on a 4-0-1-0 vote for a scheduled review once a month of individual element of the Local Coastal Plan. A review of Planning Commission changes on is anticipated for March 28, 2022, with final review tentatively scheduled for April 7, 2022.

Chronology of Review by the Planning Commission:

November 10, 2021: Noise, Vibration, and Light Policy, Public Safety Element, Public Facilities & Service Element.

December 9, 2021: Circulation and Transit Element, Water Resources Element, Agricultural Resources Element.

January 13, 2022: Cultural & Historic Resources Element, Land Use Element (partial)

February 3, 2022: Land Use Element, Open Space & Resource Conservation Element (partial)

March 3, 2022: Open Space & Resource Conservation Element (complete), Public Access Element.

March 28, 2022 (This meeting): Initial review of Local Coastal Plan incorporating Planning Commission changes

April 7, 2022: Continue Review and Recommendation to Board of Supervisors

The Commission directed staff to work with California Coastal Commission staff to complete a line-by-line review of the Draft LCP that includes consistency with the California Coastal Act and consideration of public input received on the Draft LCP to date. Appendices and maps associated with each element will be reviewed concurrently.



At the March 3, 2022 reopened hearing, the Planning Commission completed their initial review of the Public Review Draft of the Local Coastal Plan. At today’s meeting, the Planning Commission will consider the following:

- Recommendations for final changes to the Circulation and Transit Element
- Provide staff with specific direction regarding format of elements and recommendations for final review.

Staff will be returning on April 7, 2022 to the reopened public hearing with recommendations for revisions to remaining elements of the Local Coastal Plan.

LCP REVIEW RECOMMENDATION

The Local Coastal Plan is a very complex document with a multi-year history of revisions. As part of review during this continued hearing, Coastal Commission staff has provided input on a line-by-line basis using Coastal Act consistency as their standard of review. No objections to the Coastal Commission recommendations have been raised, and the Commission has supported incorporating Coastal Commission recommendations in all elements of the Local Coastal Plan. The Commission recommendations included two substantial organizational changes to the elements: (1) Add a section that includes the complete text of Coastal Act Policies that directly relate to each element and (2) Move policies and incentives closer to policy sections that they support.

In addition to the Coastal Commission reorganization, policy numbering was inconsistent and a number of redundant policies were identified.

Staff is in the process of updating all of the elements to incorporate the Coastal Commission recommendations and correct typos, redundancies, and minor technical errors. The first element that has been prepared is the Circulation and Transit element, which is recommended for your review at this meeting. Text that has been changed to incorporate Coastal Commission recommended changes is followed by “(CCC REVISED)” in grey text.

1. Revise Program C-CT-4-P2 as follows:

Program C-CT-4-P2: Monitor traffic volumes on County-maintained road segments, and work with Caltrans on similar State Highway 1 segments that are projected to experience high traffic volumes during peak weekend periods, particularly in the summer and fall months- **and produce a report summarizing this data and analyzing trends. The report shall be updated every two years and provided to Sonoma County, SCTA, and Caltrans and include forecasts on origin and destination of trips where data exists to support this analysis.** Use this information to develop strategies for transportation alternatives, such as shuttle bus routes, to reduce coastal visitor’s dependency on automobiles while maintaining convenient and equitable access to the coast for all visitors.

2. Sea Level Rise Adaptation:

At the December 9, 2021 continued hearing, Commission direction to develop policy and program that identifies road segments at risk from sea level rise and a program to implement this policy. Coastal Commission staff had provided similar input but not provided exact text to be incorporated into the LCP. Permit Sonoma Staff has subsequently met with Coastal Commission staff and clarified the policy and program found it the Coastal Commission recommended change to include establishing a priority list.

“Policy C-CT-4i: Identify road segments at risk from sea level rise and coastal erosion and routes for realignment or alternative routes in the event that maintaining the roadway is not feasible. (CCC REVISED)”



“Program C-CT-1-P2: Monitor coastal erosion and flooding to identify road segments that will require realignment, elevation, or abandonment due to sea level rise and climate change. As part of this program evaluate existing development served by these road segments and develop a plan for relocation of development served by the road segment or alternative routes that are adequate to support continued use of existing development. **The plan shall establish priorities for these sea level rise resiliency measures and Plans shall** include an evaluation of the useful economic life of development served by a road segment and provide a fiscal analysis of the cost of maintain road connectivity as compared to the economic value of development that is dependent on the road segment. Where road segments are necessary to support a coastal access point, consider alternative means of access as an alternative to maintaining a roadway designed for motor vehicle use (CCC REVISED)”

3: Recommendations provided the public subsequent to the December 9, 2021 meeting:

Staff recommends incorporating the following revisions to the Circulation and Transit Element:

Objective C-CT-1.2: Reduce the need for automobile use by a combination of infrastructure **and transit** improvements and incentives that favor ~~alternate modes~~ **active transportation** over automobile use.

Objective C-CT-1.3: Reduce greenhouse gas emissions by ~~minimizing future increase in~~ **reducing** vehicle miles travelled **and providing sufficient charging stations for electric vehicles.**

Policy C-CT-1a: Transportation improvements shall minimize adverse impacts to biotic resource and Environmentally Sensitive Habitat Areas, and disruption of neighborhoods and communities ~~to the maximum extent feasible.~~

Policy C-CT-1b: Require new development **to include adequate charging stations for electric vehicles and to** reduce vehicle miles traveled ~~to the maximum extent feasible.~~

Policy C-CT-2a: Provide efficient, affordable public transportation service in and to the Coastal Zone and require expansion of ~~alternative~~ **active** modes of transportation where opportunities are identified. (NEW – CONSIDER DELETING)

Policy C-CT-2c: Wherever feasible, require development projects to implement measures that **favor** pedestrians, increase the average occupancy of vehicles, **and reduce vehicle miles traveled**, such as:

Policy C-CT-2e: Provide incentive programs at businesses and visitor destinations that reduce automobile trips, such as secure bike parking, shower facilities, telecommuting, flexible schedules, etc. Programs may apply to existing employers as well as to new development. Establish measurable goals for these programs, collect data, and provide periodic reports on **vehicle miles traveled in the Coastal Zone, and on** program effectiveness.

Objective CT-3.6: Eliminate potential obstacles to walking and cycling by providing continuous and well-connected pedestrian walkways and bicycle facilities, and safe road crossings, with a focus on **trips of 3 miles or less in and near** ~~short trips~~ within developed coastal communities.

Policy CT-3d: The Regional Parks Department shall be responsible for establishing and maintaining Class I bikeways, and the Department of Transportation and Public Works (TPW) shall be responsible for establishing and maintaining Class II, III, **and IV** bikeways and pedestrian facilities along County rights-of-way in unincorporated areas.



Policy CT-3j: The most recent version of **design guidelines for bicycle and pedestrian facilities, such as those published by NACTO**, Chapter 1000 of the Caltrans Highway Design Manual, AASHTO's "Guide for the Development of Bicycle Facilities", and the "California Manual on Uniform Traffic Control Devices" (MUTCD) shall be used as general design guidelines for design, construction and maintenance of bikeways.

Policy CT-3p: The following projects shall be referred to the BPAC for a determination of consistency with the Bicycle and Pedestrian Plan and to evaluate potential for creating hazards or barriers to walking or bicycling: (GP2020)

- (1) Road widening projects.
- (2) Road capacity improvement projects.
- (3) Resurfacing, restoration, and/or rehabilitation of roads with existing or proposed Class II, III, or Class IV bikeways.
- (4) Resurfacing, restoration, and/or rehabilitation of roads that include the installation of rumble strips, AC berms or similar barriers, and/or roadway dots in the shoulder area.
- (5) Traffic calming improvements.
- (6) Discretionary projects adjacent to existing or proposed Class I bikeways and/or roads with existing or proposed Class II, ~~or Class III~~, **or IV** bikeways.
- (7) Discretionary projects anticipated to be conditioned with roadway improvements along existing or proposed Class I, II, ~~or III~~, **or IV** bikeways.

Policy CT-3aa: The BPAC shall review bicycle parking at transit facilities and accommodations to carry bicycle on-board buses every 2 years to assure that anticipated demand for **bicycle** parking and on-board accommodations can be met.

Policy CT-3nn: ~~Develop a Guaranteed Ride Home Program for those County workers and employees of other employers with participating programs who regularly bicycle, walk, vanpool, carpool, or use transit for their trip to work or school. The program would encourage use of alternative transportation modes by providing free transportation in the event of personal emergencies, illness, or unscheduled overtime.~~

GOAL C-CT-4: Provide and maintain a highway **and trail** system capacity that **is consistent with necessary reductions in vehicle miles traveled** ~~serve projected travel demand~~ and creates a transportation network that equitably meets the mobility needs of all, including pedestrians, bicyclists, children, students, persons with disabilities, users of public transportation, together with motorists and movers of commercial goods.

Objective C-CT-4.1: Establish road **and trail** design and maintenance standards that protect Coastal resources while providing public access to the Sonoma Coast.



Policy C-CT-4a: Use the **current version of design guidelines for road, bicycle and pedestrian facilities, such as the Caltrans Highway Design Manual, the State Parks Trails Handbook, and publications of the National Association of City Transportation Officials (NACTO)**, as well as the ~~American Association of State Highway Transportation Officials (AASHTO) functional classification system and guidelines and the "California Manual on Uniform Traffic Control Devices"~~ for geometric design for the highway and trail network.

Policy C-CT-4d: Road and trail design and maintenance activities shall be consistent with the principals of the Complete Streets Act of 2008 and consider the mobility needs of all road users on an equitable and equal basis.

Policy C-CT-4g: Provide intersection management improvements at intersections with high crash rates and/or long delays for turning movements. These may include installation of **stop signs**, traffic signals, signal timing, re-striping, lengthening, turn lane additions, or other improvements, provided the improvements are consistent with the applicable road classifications and protection of coastal resources. **Only where clearly identified as necessary to lower crash rates, turn lane additions may be constructed.**

Objective C-CT-5.1: Equitably allocate the costs of circulation, **trail**, and transit system improvements among the responsible public and private entities responsible for creating the need for system improvements.

Objective C-CT-5.2: Work with the SCTA and Federal and State governments to obtain the necessary funding for the planned circulation, **trail**, and transit system.

Policy C-CT-5c: Carry out on an as needed basis projects that enhance traffic safety but do not **measurably significantly** increase capacity, including but not limited to traffic control devices (signals and signs), curvature reduction, turn lanes at intersections, shoulder improvements, reconstruction, and resurfacing. Approval of these projects should be balanced with impacts on coastal resources and be consistent with Coastal Act Polices and this LCP including but not limited to habitat, habitat buffers, as well as view protections.

Program C-CT-2-P1: Work with Sonoma County Transit to ~~develop~~ increase bus service between Bodega Bay and Jenner with regular connections to inland communities and job centers that will provide an alternative to commuting by automobile. Coordinate routes, schedules, and fares among transit providers to make transfers convenient between the various transit systems during commute periods.

Program C-CT-5: Classify, designate, and design roadways **and trails** according to ~~the functional classifications of the AASHTO manual. Use flexibility of the AASHTO manual to reduce adverse impacts on coastal resources and provide maximum safety and convenience for bicyclists and pedestrians.~~ **current version of guidelines for road, bicycle and pedestrian facilities, such as the Caltrans Highway Design Manual, the State Parks Trails Handbook, and publications of the National Association of City Transportation Officials (NACTO), as well as the American Association of State Highway Transportation Officials (AASHTO).**



RECOMMENDATIONS

Provide staff with format recommendations for final review remaining elements and recommend the Circulation and Transit Element as modified to the Board of Supervisors.



Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: June 29, 2022
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner: Various

Applicant: County of Sonoma, Permit Sonoma

Address: Various

Supervisory District: District Five

APN: Various

Description: In order to retain Local Land use authority, the California Coastal Act requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use, and protect coastal resources consistent with the provisions of the Coastal Act. In Sonoma County, the Local Coastal Program consists of three components: Local Coastal Plan, Coastal Zoning Ordinance, and Coastal Administrative Manual. This project is the first comprehensive update to the Local Coastal Plan since it was adopted in 2001.

The May 2022 Planning Commission Draft Local Coastal Plan under review at this reopened hearing incorporates revisions and reorganization of the 2021 Revised Public Review Draft as recommended by the California Coastal Commission as part of their line-by-line review. After recommendation by the Planning Commission and adoption by the Board of Supervisors, the Local Coastal Plan must be reviewed and certified by the California Coastal Commission for consistency with the Coastal Act.

CEQA Review: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

General Plan Land Use: Various

Ordinance Reference: Chapter 26C, CC Coastal Zoning Resource Districts

Zoning: Various, CC (Coastal Combining District)



RECOMMENDATION

Permit Sonoma staff recommends that the Planning Commission recommend the May 2022 Planning Commission Draft Local Coastal Plan, including changes recommended by the Planning Commission at this hearing, for adoption by the Board of Supervisors.

LOCAL COASTAL PLAN UPDATE TIMELINE

Developing a comprehensive update to the Sonoma County Local Coastal Plan has been a 9 year long process, involving extensive outreach, research, and numerous revisions. Below is a timeline of the Local Coastal Plan update program since the kickoff meeting on April 25, 2013:

Date	Workshop/Event/Milestone
April 25, 2013	Press Release: Local Coastal Plan update kickoff announcement.
May 28, 2013	Workshop: The Sea Ranch Del Mar Center
June 5, 2013	Workshop: Bodega Bay Fire Station Meeting Room
June 8, 2013	Workshop: Jenner Community Club
June 1, 2015	Publication: Preliminary Draft Local Coastal Plan
June 7, 2015	Workshop: The Sea Ranch Del Mar Center (36 participants)
July 14, 2015	Workshop: Santa Rosa, Permit Sonoma Hearing Room (45 participants)
July 15, 2015	Workshop: Monte Rio Community Center (10 participants)
July 22, 2015	Workshop: Bodega Bay Fire Station Meeting Room (34 participants)
Sept 14, 2015	Workshop: Timber Cove Fire Station (31 participants)
Mar 31, 2016	Workshop: Santa Rosa Planning Agency Workshop (No participant list)
May 25, 2017	Workshop: U.C. Davis Bodega Bay Marine Laboratory (No participant list)
June 22, 2017	Workshop: PRMD Hearing Room (No participant list)
June 26, 2017	Workshop: The Sea Ranch Del Mar Center (No participant list)
Sept 2019	Publication: 2019 Public Review Draft
Nov 17, 2019	Workshop: The Sea Ranch, Del Mar Center (50 participants)
Dec 14, 2019	Workshop: Bodega Bay, Fire Station Meeting Room (100 participants)
Jan 7, 2020	Workshop: Monte Rio, Community Center (60 participants)
Jan 15, 2020	Workshop: Timber Cove Inn / Coastal MAC meeting (60 participants)
Jan 30, 2020	Workshop: Santa Rosa, Permit Sonoma Hearing Room
Feb 19, 2020	Presentation: Bodega Bay, Fire Station NOAA Greater Farallones National Marine Sanctuary Association
Nov 10, 2020	Virtual Workshop: Board of Supervisors on 2019 Public Review Draft



Feb 25, 2021:	Virtual Workshop: Climate Change Adaptation presented in partnership with NOAA’s Greater Farallones Coastal Resilience Working Group. (35 participants)
Mar 1, 2021	Virtual Workshop: Housing and Accessory Dwelling Units. (40 participants)
Mar 3, 2021	Virtual Workshop: Wildfire Hazard Mitigation and Resiliency presented in partnership with Fire Safe Sonoma (40 participants)
Mar 5, 2021	Virtual Workshop: Mapping and Protection of Environmentally Sensitive Habitat Areas presented in partnership with Permit Sonoma Natural Resources section (30 participants)
May 25, 2021	Virtual Workshop: Board of Supervisors on topic workshop series
June 21, 2021	Publication: 2021 Revised Public Review Draft
July 26, 2021	Public Hearing: PC 1 st meeting. Initial review of LCP
Oct 7, 2021	Public Hearing: PC 2 nd meeting. Noise policy, future meeting schedule
Nov 10, 2021	Public Hearing: PC 3 rd meeting. Public Safety, Public Facilities
Dec 9, 2021	Public Hearing: PC 4 th meeting. Agricultural Resources, Water Resources, and Circulation & Transit Elements.
Jan 13, 2022	Public Hearing: PC 5 th meeting. Cultural Resources and Land Use Elements.
Feb 3, 2022	Public Hearing: PC 6 th meeting. Land Use and Open Space & Resource Conservation Elements.
Mar 3, 2022	Public Hearing: PC 7 th meeting. Open Space & Resource Conservation and Public Access Elements.
Mar 28, 2022	Public Hearing: PC 8 th meeting. Review of Coastal Commission recommendations and direction for preparing revised draft.
June 2, 2022	Begin Publication: May 2022 Planning Commission Draft
June 20, 2022	Complete Publication: May 2022 Planning Commission Draft
June 29, 2022	Public Hearing: PC 9 th meeting. PC will consider recommending the May 2022 Planning Commission Draft for adoption by the Board of Supervisors.

PUBLICATION OF MAY 2022 PLANNING COMMISSION DRAFT

To provide the public, agencies, and interest groups with sufficient time to review the May 2022 Planning Commission Draft Local Coastal Plan, a goal was set to provide the entire document 30 days in advance of the June 29, 2022 hearing. This proved to be overly ambitious, given Permit Sonoma and Coastal Commission staff resources. To provide as much time as possible for review, individual sections of the May 2022 Planning Commission Draft were published as they became available. The table below shows the publication timeline:

Date	Section
June 2, 2022	Appendix A: Design Guidelines, Appendix C: Right to Farm Ordinance, Appendix D: Scenic Resources, Appendix E: Natural Resources, Appendix F: Shoreline Protection, Appendix G: Bodega Bay Vulnerability Assessment, Appendix H: Bicycle and Pedestrian Project List, Appendix I: Categorical Exclusions, Appendix J: Historic



	Resources Inventory, Appendix K: State Route 1 Repair Guidelines, Appendix L Coastal Commission ADU Guidelines, Figure C-AR-1: Agricultural Resources, Figure C-CT-1: Circulation, Figure C-LU-1: Land Use, Figure C-OSRC-1: Scenic Resources, Figure C-OSRC-2: Environmentally Sensitive Habitat, Figure C-PF-1: Facilities – Schools, Figure C-PF-2: Facilities – Fire Districts, Figure C-PS-1: Geologic Hazards, Figure C-PS-2: Slope Instability Hazards, Figure C-PS-3: Flood Hazards, Figure C-PS-4: Coastal Exposure Threats, Figure C-PS-5: Role of Natural Habitat in Reducing Hazards, Figure C-PS-6: Wildland Fire Hazards, Figure C-WR-1: Watersheds, Figure C-WR-2: Groundwater Basins, 8. Circulation & Transit Element
June 5, 2022	Figure C-PS-1: Public Access
June 6, 2022	Appendix B: Public Access Plan, 1. Introduction, 3. Agricultural Resources Element, 6. Water Resources Element, 10. Cultural and Historic Resources Element
June 7, 2013	2. Land Use Element
June 9, 2022	4. Open Space & Resource Conservation Element
June 13, 2022	5. Public Access Element
June 16, 2022	Format change only to Land Use Element
July 20, 2022	Public Safety Element, 9. Public Facilities and Services Element, 11. Glossary Publication Complete

REORGANIZATION, REVISIONS, AND POLICY OPTIONS

1. Reorganization

In response to Coastal Commission staff recommendations, all elements now contain short descriptions of element purpose, relationship to other elements, and complete text of relevant sections of the California Coastal Act. Policies now directly quote Coastal Act sections rather than paraphrase text. In elements with multiple topic areas, there is a separate subsection for each topic that lists goals, objectives, policies, programs, and incentives relevant to the topic. This reorganization also resulted in comprehensive renumbering of goals, objectives, policies, programs, and incentives.

2. Revisions and Policy Options

The following parenthetical notes have been added to aid in following revisions that are included in the May 2022 Planning Commission Draft. Note that terms “GP2020”, “GP2020 Revised”, “Existing LCP Existing”, “LCP Revised”, and “New” have been carried over from the “June 2021 Public Review Draft of the Local Coastal Plan”.

- 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.



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- 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 to staff during this hearing. Additional policy options are also being provided in this memo in response to Planning Commission discussion and questions raised during this hearing.

Key changes to goals, objectives, policies, programs, and incentives for each element are listed below as well as staff recommended policy options.

Introduction

Permit Sonoma and Coastal Commission staff recommend revising Section 2 of the Introduction to clarify that all components of the Local Coastal Program must be reviewed and revised incrementally on a regular basis, consistent with California Coastal Act Section 30519.5 (emphasis added):

“Coastal Act Section 30519.5: Periodic review of certified local programs; recommendations; reports

(a) The commission shall, from time to time, but at least **once every five years after certification**, review every certified local coastal program to determine whether such program is being effectively implemented in conformity with the policies of this division. If the commission determines that a certified local coastal program is not being carried out in conformity with any policy of this division it shall submit to the affected local government recommendations of corrective actions that should be taken. Such recommendations may include recommended amendments to the affected local government's local coastal program.

(b) Recommendations submitted pursuant to this section shall be reviewed by the affected local government and, if the recommended action is not taken, the local government shall, within one year of such submission, forward to the commission a report setting forth its reasons for not taking the recommended action. The commission shall review such report and, where appropriate, report to the Legislature and recommend legislative action necessary to assure effective implementation of the relevant policy or policies of this division.”

Recommended revision to Section 2 for consistency with Section 30519.5:

The California Coastal Act (Public Resources Code Section 30000 et seq.; Coastal Act) was passed by the State Legislature in 1976, became effective on January 1, 1977, and replaced the original Coastal Initiative, Proposition 20, passed in 1972. The California Coastal Act requires each local government with jurisdiction over land within the Coastal Zone to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction. A Local Coastal Program is a basic planning tool used by local governments, in partnership with the Coastal Commission, to guide development in the Coastal Zone. ~~An LCP must cover a 20-year planning period and must be reviewed and updated every five years. Each LCP~~ **A Local Coastal Program must** include a Land Use Plan, which contains goals and policies for development, and an Implementation Plan, which contains, ~~in the form of zoning or other ordinances,~~ measures to implement the plan.



The Sonoma County Local Coastal Program consists of this Local Coastal Plan (the Land Use Plan), the Coastal Zoning Ordinance (the Implementation Plan) and the Coastal Administrative Manual, which provides guidance for the Implementation Plan. **Consistent with Coastal Act Section 30519.5, Sonoma County shall review the Local Coastal Program and amend as indicated by this review every five years after certification by the California Coastal Commission.**

Land Use Element

“Local Priority Use” has been added to **Table C-LU-1** of “Affordable dwelling units for extremely low, very low, and low-income households. Accessory dwelling units” establishing affordable housing as a higher priority than visitor serving commercial, non-water dependent recreation, commercial, and residential development.

Section added defining “Principally Permitted Use”.

New “General Land Use Policies” (**Policies C-LU-1a through C-LU-1i**) section that applies to all development in all land use categories. This includes:

Requirement for consistency with Coastal Act and Local Coastal Plan for all development.

Requirement for the Coastal Zoning Code and Coastal Administrative Manual to be consistent with goals, objectives, policies, programs, and initiatives of the Local Coastal Plan.

Policies for noise, vibration, and exterior lighting that apply to all development within the coastal zone.

Policy C-LU-3a Includes full text of Coastal Act section 30515.

Policy C-LU-3b: Added at direction of PC to prohibit energy support facilities in Commercial Fishing land use category.

Policy C-LU-4g: Clarifies that ADU’s cannot be used for transient rental.

Policy C-LU-4u Encourages service providers to retain capacity for affordable housing. Policy option is to replace “Encourages” with “Require”

Policy option: Delete **Initiative C-LU-5-11** – duplicates **Policy C-LU-4u**

Program C-LU-6-P1: Program added to develop parking management program for Bodega Bay commercial area.

Agricultural Resources Element

Table C-AR-3: Lists commercial cannabis cultivation as a prohibited use.

Policy option: Recognize commercial cannabis cultivation as a permitted non-agricultural use, subject to a Use Permit and Coastal Development Permit.

Policy C-AR-4a and C-AR-4c: Use Permit and Coastal Development Permit required for outdoor aquaculture. Establishes criteria for approval of aquaculture processing or support services.

Open Space and Resource Conservation Element



Policy C-OSRC-2d: Prohibits outdoor lighting that has a negative impact on coastal ecosystems.

Policy C-OSRC-4h: New policy to protect anadromous fish streams

Objective C-OSRC-5.1: Establish criteria for identifying and evaluating coastal wetlands and provide a policy framework for protecting coastal wetlands.

Policy C-OSRC-5h: No net losses shall occur in wetland acreage, functions, or values.

Objective C-OSRC-6.1: Identify areas where marine environmental resources are at risk from development, sea level rise, and climate change. Establish criteria protecting resources from these risks.

Objective C-OSRC-6.1: Protect marine mammal haul out areas and seal nurseries from disturbance associated with development or other human activity.

Policy C-OSRC-6e and C-OSRC-6f: Allows temporary closure of public access to protect marine mammal haul out areas during pupping season.

Objectives C-OSRC-7.3 through C-OSRC 7.7 Protection and enhancement of native coastal habitats.

Objective C-OSRC-8.1: Review and update Environmentally Sensitive Habitat Area designations every 5 years.

Policy C-OSRC-8a: Establishes criteria for identifying Environmentally Sensitive Habitat Areas.

Policy C-OSRC-8c: Requires that biological resource assessments take into account sea level rise and climate change.

Policy C-OSRC-8l: Clarifies protection for old growth forest ecosystems in private ownership.

Policy C-OSRC-10c: Erosion control measures required on projects with slopes over 10%.

Public Access Element

Added reference to California Coastal Conservancy’s “Completing the California Coastal Trail” (Attachment 6)

Policy C-PA-1b and Policy C-PA-1c: Clarifies priority criteria for public access land acquisition and development.

Policy PA-1j: Requires a Coastal Development Permit for closure of privately owned or controlled accessways that are open to public use or vacation of rights of way associated with public access or that provide access to existing or proposed access points.

Policy C-PA-2a: Multi-use trails, associated amenities, and passive recreational features shall be located to minimize impacts to sensitive habitats and other sensitive surrounding land uses, such as residences and agriculture.

Policy C-PA-2g and C-PA-3a: Locate and design access and recreational facilities to accommodate and adapt to sea level rise and climate change.

Policy C-PA-4e: New temporary events policy consistent with California Coastal Commission 1993 “Guidelines for the Exclusion of Temporary Events from Coastal Commission Permit Requirements” (Attachment 7).



Policy Option: Revision to Public Access Plan

Staff recommends the following changes to the Public Access Plan, Access Point E-2, as an offer to dedicate a trail easement has been recorded as requires by an earlier Coastal Development Permit, and resolution of disputes regarding the offer to dedicate are beyond the scope of the Local Coastal Plan:

(E-2) Ocean Cove Coastal Access & Boat Launch

Access to Ocean Cove for pedestrians and for launching small watercraft is available for a small fee. Vehicular access to the blufftop and parking near the bluff are provided. A road from the bluff to a beach on the cove provides access. Approvals associated with coastal development at this location required offers to dedicate access and trail easements and other improvements to parking, ~~but these agreements remain in dispute.~~

Owner/Manager: Private

Status: Existing

Acquisition Priority: I

Development Priority: III

Existing Improvements: Private campground, boat launch, store

Proposed Improvements and Programs:

- ~~1. Continue to provide~~ **Support private commercial recreational activities that provide maximum** public access to the shoreline including the boat launch.
- ~~2. Require the Offer to Dedicate a trail easement for pedestrians and bicyclists to connect Highway 1 with Stillwater Cove Regional Park through the campground.~~ **Develop access to Stillwater Cove Regional Park, consistent with the Offer of Dedication of an Easement recorded October 16, 2009, Document #2009099641.**
- ~~3. Require the Offer to Dedicate for the boat launch to stipulate that in the event that the boat launch closes to the public, the County can exercise their easement and re-open the facility for public use.~~ **A Coastal Development Permit, appealable to the Coastal Commission, shall be required for permanent termination of private commercial recreational activities that provide public access, including but not limited to the boat launch.**

Estero Americano Access:

Many comments have been received concerning access to the Estero Americano, both in support and in opposition to public access to the coast in this area. Opponents have raised issues of trespassing, vandalism, damage to environmentally sensitive habitat areas and requested that all references to public access to the Estero Americano be removed from the Local Coastal Plan. Proponents have argued that access to the coast is a right protected by the California Constitution and the Coastal Act. There are also disputes regarding access easements that go well beyond the scope of the Local Coastal Plan.

Any new access point or trail would require a Coastal Development Permit, and this permit could only be issued if the project met the legal standards for the protection of Environmentally Sensitive Habitat Areas (ESHA), to the extent ESHA are present. Section 30240 of the Coastal Act states:

- Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.



Trails are resource dependent and are not prohibited in ESHA, provided that there is no significant disruption of habitat values. Adjacent areas must also protect ESHA. The Coastal Act specifically contemplates that recreation areas can be in, adjacent to, or near ESHA, if this standard is met. The LCP does not consider a project level proposal for access to the Estero Americano, but it is not the intent of the LCP to thwart access to the Estero. Staff does not recommend removing references that identify access points to the Estero Americano, but does recommend that the public access figures clearly identify proposed access points on lands that are privately owned.

Water Resources Element

Objectives C-WR-1.6 through C-WR-1.14 added or revised:

Objective C-WR-1.6: Educate the public about practices and programs to minimize water pollution, and provide educational and technical assistance to agriculture in order to reduce sedimentation and increase on-site retention and recharge of storm water.

Objective C-WR-1.7: Secure funding sources for development of Sonoma County Coastal Zone groundwater quality assessment, monitoring, remedial and corrective action, and awareness/education programs.

Objective C-WR-1.8: Require treated water to conform with beneficial water use standards to the maximum extent feasible.

Objective C-WR-1.9: Minimize the pollution of stormwater runoff and the degradation of surface water quality from roads and other paved surfaces, commercial development, waterfront development, and agricultural facilities.

Objective C-WR-1.11: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.

Objective C-WR-1.12: Require consideration of naturally occurring and human caused contaminants in groundwater in development projects. Educate the public on evaluating groundwater quality

Objective C-WR-1.14: Protect groundwater from saltwater intrusion.

Policy C-WR-1c: Revised to give priority to Low Impact Development approach to stormwater management.

Policy C-WR-1e: Requires Treatment Control Best Management Practices (BMPs) for post-construction treatment of storm water runoff.

Policy C-WR-1g: Establishes siting requirements for new development that minimize stormwater runoff impacts.

Policy C-WR-1k: Prohibits new development in Bodega Bay and The Sea Ranch if municipal wastewater service is inadequate or discharge fails to meet standards set by the North Coast Regional Water Quality Control Board.

Policy C-WR-3c and Policy C-WR-3d: Require public water systems to prepare facilities master plans that report system capacity and ability to serve future demand taking into account the anticipated impacts of sea level rise and climate change. New connections are prohibited if the system cannot meet current or future demand.



Policy C-WR-4f: Allows greywater systems and roof top rainwater harvesting to minimize use of groundwater resources.

Policy CWR-4g: Limits landscaping to native drought tolerant plants.

Policy C-WR-4k: Requires all new development within the Bodega Bay Urban Service Area to have no impact on groundwater recharge.

Public Safety Element

Sea Level Rise

At the February 3, 2022 reopened public hearing, there was extensive discussion regarding how to forecast sea level rise, and which forecast to use as a basis for policy development. At that time of the meeting, the California Ocean Council Science Advisory Team “Rising Seas in California; An Update on Sea-Level Rise Science” (Attachment 5) published in April 2017, along with the “State of California Sea-Level Rise Guidance 2018 Update” appeared to represent the best available information and forecast. This study projected that there could be approximately 2 meters (6.6 feet) of sea level rise by 2100, assuming that carbon emissions continue at the current rate and a worst case scenario of a 3 meter (10 foot) rise assuming rapid ice loss in Greenland and Antarctica.

On a straw vote, the Planning Commission supported using a 10-foot rise in sea level for Local Coastal Plan policy.

Shortly after this meeting, the National Oceanic and Atmospheric Administration (NOAA) published the “Global and Regional Sea Level Rise Scenarios for the United States” in late February of 2022 (Attachment 4). This document, prepared in partnership with U.S. Environmental Protection Agency, National Aeronautics and Space Administration, U.S. Geological Survey, U.S. Army Corps of Engineers, U.S. Department of Defense, and the University of Hawai‘i at Mānoa represents a significant advance in climate change science and provides the best forecasts of sea level rise and associated impacts currently available.

An important finding of the NOAA study is that new information supports a 2.1-meter (7 foot) rise in sea level by 2100, and the assumptions associated with greater sea level rise are unlikely to occur until 2150, assuming that global climate emissions continue to follow their current trends. In consideration of this report, Permit Sonoma and Coastal Commission staff are recommending using a 7-foot rise in sea level as the standard for Local Coastal Plan Policy.

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-4c: For the purposes of vulnerability and risk assessments, mapping, land use planning, and adaptation planning, identify the areas projected to be inundated by sea level rise as defined in Policy C-4b,



including under projected high tides, high water conditions in combination with high tides, storm wave run up and storm surge.

Policy C-PS-1d: Evaluate and update hazard data every 3 years or at intervals recommended by responsible agencies, whichever is more frequent, to reflect any changes made by various responsible agencies including, but not limited to, the FEMA, United States Geological Survey (USGS), California Geologic Survey and /or California State Geologist, National Oceanic and Atmospheric Administration (NOAA), National Ocean Protection Council, California Coastal Commission, and California Department of Forestry and Fire Protection (CAL FIRE). In the event of conflicting information among these sources, Permit Sonoma staff shall determine which is most appropriate in consultation with California Coastal Commission staff. Provide locally generated hazard data to these agencies involved in hazard mapping.

Duplicate to Policy C-PS-1d recommended for deletion:

Policy C-PS-4d: Update hazard data every 3 years or at intervals recommended by responsible agencies, whichever is more frequent, using the best available scientific estimates, aligning with projections used by regional, state and federal agencies.

Circulation & Transit Element

At the March 28, 2022 reopened hearing, the Planning Commission provided specific input on goals, objectives, policies, programs, and initiatives in the Circulation & Transit Element. This input is included in the May 2022 Planning Commission Draft and identified with the notation “PC-Revised” in the document.

Objective C-CT-1.3: Reduce greenhouse gas emissions by reducing vehicle miles (VMT) traveled, especially VMT associated with vehicles powered by hydrocarbon fuels, such as gasoline and diesel, and providing sufficient charging stations for electric vehicles.

Program C-CT-1-P5 Require repair of transportation infrastructure in response to wildfire damage use fire resistant materials and that support structures be hardened against wildfire to the maximum extent possible, consistent with avoiding adverse impacts to visual or biotic resources, and work with Coastal Commission staff to identify fire hardening standards that could be excluded from needing a Coastal Development Permit.

Policy C-CT-2a: Provide efficient, affordable public transportation service within and to the Coastal Zone and require expansion of active modes of transportation where opportunities are identified.

Objective CT-3.4: Incorporate Vision Zero strategies into all transportation improvements, with a focus on intrinsically safe roadway design. These strategies include continuous collection and analysis of data to understand trends and potential disproportionate impacts of traffic deaths on certain populations, and using this data to design a transportation network that can achieve a goal of zero deaths and serious injuries.

GOAL C-CT-4: Provide and maintain a road, transit, and trail system within the carrying capacity of coastal resources that will reduce vehicle miles traveled while equitably meeting the mobility needs of all, including pedestrians, bicyclists, children, students, people with disabilities, users of public transportation, motorists, and commercial transportation.

Objective C-CT-4.1: Develop road, transit, and trail system design standards that avoid impacts to Coastal resources and are resilient to sea level rise and climate change while providing equitable public access and mobility to and within the Sonoma Coast.



Policy C-CT-4b: Road and trail design and maintenance activities shall be consistent with the principals of the Complete Streets Act of 2008 and consider the mobility needs of all road users on an equitable basis.

Policy C-CT-4c: The following policies apply to Highway 1 and Highway 116 within the Coastal Zone:

- (1) Repair and maintenance of Highway 1 shall be consistent with 2019 Caltrans “Sonoma State Route 1 Repair Guidelines” found in Appendix K.

Policy C-CT-4i: Using a projected 7-foot rise in sea level relative to identify road segments at risk from sea level rise and coastal erosion and routes for realignment or alternative routes in the event that maintaining the roadway is not feasible.

Policy C-CT-5c: Carry out on an as needed basis projects that enhance traffic safety but do not measurably increase capacity, including but not limited to traffic control devices (signals and signs), curvature reduction, turn lanes at intersections, shoulder improvements, reconstruction, and resurfacing. Approval of these projects should be balanced with impacts on coastal resources and be consistent with Coastal Act Polices and this LCP including but not limited to habitat, habitat buffers, as well as view protections

Policy Option:

New Program: Identify reliable data sources for vehicle counts and parking data and collect this information annually. Produce a report every three years that identifies impacted areas, peak days and months, and evaluates trends. Work with the Economic Development Board and Visitor Tourism Bureau to fund this program.

Public Facilities and Services Element

Program C-PF-1: Create a total water supply and use budget for the Sonoma County Coastal Zone that considers future impacts on water including, but not limited to: loss of groundwater to salt water intrusion, potential droughts, increased water usage for increased development, and fire suppression.

Policy C-PF-2f: The following guidelines shall be used for any exception allowed by Policy C-PF-2e (*Staff note – Policy C-PF-2e allows exceptions to restrictions on extending wastewater service beyond the wastewater district boundary*):

- (3) Require written certification by the service provider that adequate service capacity, consistent with the facility master plan, is available for the use to be connected to the system;

Policy C-PF-2h: The following guidelines shall be used for any exception allowed by Policy C-PF-2g (*Staff note – Policy C-PF-2g allows exceptions to restrictions on extending water service beyond the water providers service area*):

- (1) Size facilities to serve development consistent with the Local Coastal Plan;
- (2) Require written certification that adequate service capacity is available for the economic life of the development to be connected to the system or planned to be connected in the future; and
- (3) Use out-of-service area agreements that limit the use to existing development rather than annexations.

Initiative C-PF-8-11: Encourage the providers of telecommunication services, including broadband, to expand and improve services to the Sonoma County coast, based on areas of identified need, including closure of the gap in existing fiber-optic cable between the north and south coast.



Cultural and Historic Resources Element

Subsequent to the last reopened public hearing on March 28, 2022, Sonoma County entered into consultation with Federated Indians of Graton Rancheria. Consultation has concluded and policies regarding Tribal and cultural resources reflect the outcome of this consultation.

Staff recommends adding the following policy and program:

Policy C-CH-: Require projects to maintain and preserve the integrity of historic structures and features associated with or may be affected by the proposed project.

New Program: Create an inventory of historic resources that are at risk from neglect and/or the effects of sea level rise and climate change. This inventory would identify preservation priorities based on historic significance, current condition, level of risk, and funding needs as well as strategies for preservation, consistent with protection of coastal natural resources.

TECHNICAL AND TYPOGRAPHIC CORRECTIONS

The following technical and typographic errors have been identified and will be corrected in the final Planning Commission recommended draft of the Local Coastal Plan:

Land Use Element: **Policy C-LU-1b** duplicates **Policy C-LU-1c**, and is recommended for deletion. **Policy C-LU-1c** represents the policy recommended by Permit Sonoma and Coastal Commission staff.

Duplicate policy numbering **Policy C-LU-6n**

Policy **C-LU-4u** incorrectly numbered.

Open Space & Resource Conservation Element:

Policy C-OSRC-7f references **C-OSRC-2a-2d**, not -2e

Circulation & Transit Element:

Policies in Section 3 Bicycle and Pedestrian Policies are missing “C-“prefix in policy numbers.

Public Access Element:

Policy numbering is inconsistent within Section 3 “Access Planning and Development”

Public Facilities & Services Element

Figure C-PF-2c legend has Bodega Bay Fire Protection District and Bodega Volunteer Fire Department reversed.

Numbering format for Public Facilities & Services Programs is inconsistent

Duplicate policy numbering **Policy C-PF-2f**

Table C-PF-1 shows incorrect number of vacant residential lots at the Sea Ranch. Correct number is 439



Description of The Sea Ranch fire district is incorrect. “The Sea Ranch, staffed by CalFire personnel funded through CSA 40” will be replaced with “North Sonoma Coast Fire Protection District staffed by CalFire contract personnel”

Reference to “Gualala Health Center” is incorrect and will be replaced with “Redwood Coast Medical Services”

PUBLIC COMMENTS

A table of public comments received since publication of the 2021 Revised Public Review Draft on June 21, 2021 is found in Attachment 3.

ANALYSIS

Coastal Act Consistency

Determining that the Local Coastal Plan is consistent with the Coastal Act is the responsibility of the Coastal Commission and additional changes may occur after adoption to ensure its consistency. Permit Sonoma staff has worked closely with Coastal Commission staff for the last several years when developing the Draft Local Coastal Plan to assure that goals, objectives, policies, programs, and initiatives contained in the 2021 Revised Public Review Draft of the Local Coastal Plan are consistent with provisions of the Coastal Act. The Local Coastal Plan will be improved and revised as it moves through the public hearing process, and staff will continue its collaboration with the Coastal Commission through certification and implementation.

General Plan Consistency

General Plan consistency is not required by the Coastal Act, but priority in development of the Local Coastal Plan is to harmonize Local Coastal Plan policy with the General Plan while providing maximum protection of coastal resources and preserving public access to the ocean. The proposed Project implements General Plan Land Use Element and programs to protect and enhance coastal resources while guiding future development. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act. The Update Project will not create an internal inconsistency in the General Plan, or inhibit the implementation of any other General Plan policies or program.

Zoning (Implementation)

Revision of the Coastal Zoning Ordinance to implement the Local Coastal Plan update will be the next step after the Plan is certified by the Coastal Commission. The future update of the Zoning Code and additional implementation measures will be subject to public outreach and review, planned to begin shortly after certification.

Environmental



The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program. It should be noted that only development of the local coastal program is statutorily exempt; development projects in the coastal zone and implementation of programs and initiatives identified by the Local Coastal Plan are not exempt and subject to the provisions of CEQA.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution recommending the May 2022 Planning Commission Draft Local Coastal Plan, including changes recommended by the Planning Commission at this hearing, for adoption by the Board of Supervisors and finding the project statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265.

ATTACHMENTS

1. Resolution recommending Local Coastal Plan to the Board of Supervisors
2. May 2022 Planning Commission Draft
3. Public comments received since publication of the 2021 Revised Public Review Draft
4. 2022 NOAA Global and Regional Sea Level Rise Scenarios for the United States
5. 2017 Rising Seas in California an Update on Sea Level Rise Science
6. Completing the California Coastal Trail
7. Guidelines for Exclusion of Temporary Events



#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
1	07/24/2021	Higgins, Cea	Coastwalk California Coastal Trail Association	Agriculture 12.5	Biotic Protections	<i>Review and Clarify Aquaculture Section</i> : Clarify ecosystem impacts (pollution, non-native species introduction, disease between native/non-native species) of aquaculture, limit aquaculture locations, be consistent with state permitting guidelines, and include provisions to reduce env. impact. Re-emphasizing the aquaculture section review. Including a link to the Ocean Protection Council's "Guiding Principles for Sustainable Marine Aquaculture in California" to be used for LCP modifications. Cea Higgins would like the language to be more "comprehensive, science-based, considerate of env. impacts, and consistent w/ state and federal aquaculture policies".	Recommendations will be considered as implementation policy in the Coastal Zoning Ordinance and Coastal Administrative Manual.
2	7/25/21	Dyer, Dawnine	N/A	Land Use	Vacation Rentals	PRO vacation rental restrictions @ The Sea Ranch: review # of days and distance between rental units. There is sufficient nuisance control, but it should be at a neighborhood level rather than county level.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
3	7/24/21	Epstein, Deborah	N/A	Land Use	Vacation Rentals	Against restrictions @ The Sea Ranch. States that a majority of renters are families enjoying the coast, as opposed to party hosts. The Sea Ranch provides families with a nice place to stay while in Sonoma County and brings good tax revenue for SoCo.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
4	7/23/21	Grahame, Margaret	N/A	Land Use	Housing	Insufficient communication and involvement with the community while drafting LCP. There is not enough meaningful data and some aspects of the plan will not be helpful for the community (see: Policy C-LU5d, pg PF-11, and applications of GP policies). Lack of understanding real issues like Coastal Permit Process for Fire Abatement and Employee Housing. Basing business knowledge on 1980s data rather than community. Policy C-LU-6h through C-LU-6n need to be revisited with more community input. Public access points need to be discussed with private landowners. Finds 100 ft minimum setback with the addition of expert analysis could determine vacant parcels as undevelopable. Lists some data/word errors found in Table C-LU-1, inconsistent policies Page OSRC-4, and Table C-PF-1 does not make sense.	Comments noted. There have been 9 Planning Commission Hearings over a 1 year period since the Public Review Draft LCP was published in June 2021.
5	7/25/21	Hansell, Mary	N/A	Land Use	Vacation Rentals	Bought a property June 1, 2021 with intention of short term renting as means of financial income. Opposed to the restrictions.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
6	7/25/21	Hoffman, Bryce	104 Anchorage Close	Land Use	Vacation Rentals	Pro restrictions due to heavy traffic in and out of rental homes in their neighborhood. Expressed concern related to homeowners voting in favor of themselves while not even living in the neighborhood to experience the noise and disruption.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
7	7/24/21	Moorad, Caroline/Jacquelyn		Land Use	Vacation Rentals	Anti restrictions due to loss of diversity within the community that is brought forth by short term rentals.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
8	7/24/21	Kazi, Shaheen	N/A	Land Use	Vacation Rentals	Used to short term rent until they bought their own property. They fixed up their property for renting purposes and are dismayed that the restrictions will hurt all parties involved (renters, renters, economy, overall community). Believes that everyone (specifically those who can't afford to buy their own home) should have access to the Sonoma Coast.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
9	7/26/21	Krupnick, Wendy	Community Alliance with Family Farmers	Land Use	Agriculture	Draft negates value of production on smaller parcels. Policy C-AR-5c needs to address availability of long term water supply. Policy C-AR-6a needs to be monitored to assure homes are occupied by farmers.	Agricultural support services require a coastal development permit, and studies would need to find that the proposed development did not have an adverse impact on coastal resources.
10	7/25/21	Nakazawa, Glenn	N/A	Land Use	Vacation Rentals	Owens a home at TSR, has been renting out home since the 90s. Opposes restrictions but agrees with TSRHC in regards to performance standards and tax revenue. County of Sonoma should not restrict short term rentals.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
11	7/25/21	O'Neil, Tom	N/A	Land Use	Vacation Rentals	Feel that the voices of The Sea Ranch were not heard and that the process is being rushed. Restrictions will harm income for renters and negatively impact the local economy.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
12	7/25/21	Rhett, Don	N/A	Land Use	Vacation Rentals	Support The Sea Ranch Hosting Coalition views, oppose TSRA "Model Rule 6.7".	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
13	7/25/21	Ross, David	N/A	Land Use	Vacation Rentals	Support The Sea Ranch Coalition Statement. Enjoyed their short term rental experience over the last 20 years, and now own a home. They do not rent right now, but may wish to do so when they are older for financial reasons.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
14	7/24/21	Saiz, Francisco	N/A	Land Use	Vacation Rentals	Own and rent out a The Sea Ranch home, are against restrictions. They believe that it will limit access to the coast for travelers/people who need to get away	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
15	7/25/21	Spain, Kyle	N/A	Land Use	Vacation Rentals	Opposed to restrictions. Believes that the restrictions are being put into place with no prior studies or consultations, and that ultimately, restrictions will create more problems than they will solve.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
16	7/25/21	Staten, Eric	N/A	Land Use	Vacation Rentals	Opposed to restrictions. He is unhappy and feels that the way in which the restrictions are trying to be implemented is backhanded and requires more community input. He and his husband rely on rental income, and have not received any complaints from neighbors.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
17	7/25/21	Styne, Dennis	N/A	Land Use	Vacation Rentals	STR helped them enjoy the coast while dealing with financial hardship and now that they own a cabin there, they want to be able to provide the same experience to people who were in their situation.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
18	7/25/21	Teismann, Lynne	N/A	Land Use	Vacation Rentals	Feels that there hasn't been enough data collected prior to coming up with restrictions and that further data needs to be collected to get a more well rounded community opinion.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
19	7/26/21	The Sea Ranch Hosting Coalition	The Sea Ranch Hosting Coalition	Land Use	Vacation Rentals	Supports reasonable performance standards but is against restrictions on whether and when an owner can rent their property. Feels that not enough data was collected and that these restrictions are an exaggerated response to a small problem.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
20	7/25/21	Walden, Amantha	N/A	Land Use	Vacation Rentals	County should not be in charge of short term rental performance standards or restrictions. Opposes restrictions.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
21	7/24/21	Weiss, Eugene	N/A	Land Use	Vacation Rentals	Opposes restrictions. Feels as though the restrictions were proposed without valid community input and that more time should be allowed.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
22	7/25/21	Zetzer, Susan	N/A	Land Use	Vacation Rentals	In support of reasonable performance standards and public access. OPPOSED to the new restrictions.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
24	7/17/21	Allebach, Fred	N/A	Public Access	Public Access	Policy C-PA-3g: Low camping costs should be more accessible-- too many reservations made in advance and people can't do same day camping. Policy C-PA-4d: No fees for parking/coastal access.	Comment noted. Policy C-PA-4e required free parking at public access facilities.
25	7/18/21	Allebach, Fred	N/A	Public Access	Public Access	Free parking, lowered camping cost, bus access to coastal destination. Limit vehicles on beach except for emergencies. Free fire evacuation camping areas. No drones, more wildlife protection, take out pampas grass, guard rail on road to Bodega Head, Improve Gualala campground signs	Comment noted. Proposed policies address concerns regarding cost of camping.
26	7/16/21	Burr, Kimberly	N/A	Open Space and Resource Conservation	Biotic Protections	ESHA designations are too limited and small for the habitat needs of plants and animal species.	Policy C-OSRC-8a requires site-specific evaluation for ESHA within the entire coastal zone.
27	6/23/21	Pettis, Kelsey	N/A	Transportation	Transportation	Wants to know if there will be a separate vulnerability assessment completed for Bodega Bay in relation to the SR 1 North Transportation Concept Report.	Caltrans will be performing vulnerability assessments of all of SR1.
28	7/2/21	N/A	Sonoma County Coalition of Hosts	Land Use	Vacation Rentals	Small number of places to stay along the coast, and VR (specifically mom & pop) provides more space as well as positively impacts the local economy while also keeping themselves in a financially stable situation. Expresses concern for those who need to rent their homes out to make ends meet.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
29	7/19/21	Coletto, Lance	N/A	Land Use	Vacation Rentals	Please allow people to rent out their homes to folks who otherwise cannot afford to live there.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
30	7/19/21	Greenhalgh, Pamela	N/A	Land Use	Vacation Rentals	County should not enforce TSRA's Rule 6.7. Not based on the community members and adequate data and studies are not present.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
31	7/16/21	Ho, Eileen	The Sea Ranch Hosting Coalition	Land Use	Vacation Rentals	Feels that a majority of the restriction reasons are invalid and therefore, restrictions are pointless; TSRA is not a residential community(most properties are second homes), won't impact affordable housing stock due to the expense of owning the properties, etc.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
32	6/25/21	Hughes, Nolan	N/A	Land Use	Access	H-27 trailhead symbol (SCSP: Willow Creek Coleman Valley Access) is on the wrong spot on the map. Should be a mile south west at the next corner of the Park property where Coleman Valley Rd intersects the Park land briefly.	Maps provide generalized location of access points and are not intended to identify exact location of access points.
33	7/18/21	Hutchinson, Robert	N/A	Land Use	Vacation Rentals	In favor of new rules by TSRA. Finds the complaints shallow and not understanding of full time residents.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
34	6/23/21	Navarro, Keith	N/A	N/A	Misc.	"Why is there tracking on the link to the draft plan? There is no reason I should be tracked to see a government plan."	Comment noted.
35	7/17/21	Kesterson, Jonathan	N/A	Land Use	Vacation Rentals	Not enough info used for the TSRA's rules. There is no justification for taking a homeowner's right to rent away. STR's are a huge contribution to the local economy. This will not help affordable housing efforts because the houses are way too expensive for people anyway.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
36	7/19/21	Lucero, Susann	N/A	Land Use	Vacation Rentals	"As a renter in The Sea Ranch once a year since it was built..... you would be taking away the privilege of enjoying they offer and maintain with excellence. Rentals on the California coastand the coast should be open to the public !!! What gives you the right to take that happiness away from human beings ???--"	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
37	7/22/21	Mark	N/A	N/A	Map Edit	Fire department map: label colors for Bodega Bay and Bodega are reversed	Correction noted.
38	7/18/21	Newachek, Paul	N/A	Land Use	Vacation Rentals	Supports limits listed in Model Rule 6.7. Prevents proliferation of rental properties and consistent w/ CA Coastal Zone Commission.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
39	7/17/21	Norman, Derek	N/A	Land Use	Vacation Rentals	Against restrictions, feels they are not the correct response. Derek has never had issues with a renter before and a majority of people who rent enjoy the quiet energy of TSR. States that the minority of TSR (full time residents) are abusing their power and that it's not fair.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
40	7/20/21	Alexander, Kathleen	N/A	Land Use	Vacation Rentals	Restrictions are to appease a small group of people, and is not fair. Limiting coastal access for people, and Kathleen is worried that limitations for parking lots and public access trails are next.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
41	6/1/21	Liz Martin	BBFPD	Public Safety	Fire Hazards	There needs to be reevaluation and update of public safety response capacity; The District is underfunded and understaffed and needs better safety needs analysis.	Comment noted. Funding and staffing shortages should be reduced by recent consolidation.
42	10/7/21	N/A	BBPUD	Water Services	Revision	Revisions: The Bodega Bay District's 2007 Master Water Plan proposed with two new wells and the total capacity of the current water storage facilities is sufficient for build-out. The proposed two new wells were constructed, one at the Roppolo wellfield in 2008 and the Bay Flat well in 2018	Comment noted. Table C-PF-1 shows adequate capacity for existing development, but the 2007 report does not address how climate change and sea level rise will affect existing sources, or identify new sources necessary to accommodate the potential impact of climate change and sea level rise.
43	10/1/21	Kaun, Megan	Sonoma Safe Ag Safe Schools	Biotic Protections	Pesticides	Coastal Commission can regulate pesticides with LCP's. Wants to ban pesticide use in Sonoma County. A suggestion for language in the updated LCP could be: The use of synthetic pesticides, including insecticides, herbicides, fungicides, and lethal rodenticides or any toxic chemical substance that has the potential to significantly degrade biological resources in the Sonoma County Coastal Zone shall be prohibited, except where necessary to address invasive plant species. The eradication of invasive plant species shall consider first the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls. Herbicide application 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 in order to minimize adverse impacts to wildlife and the potential for introduction of herbicide into the aquatic environment or onto adjacent non-targeted vegetation. Application of herbicides shall not take place during the winter season or when rain is predicted within one (1) week of application. In no instance shall herbicide application occur if <u>wind speeds onsite are greater than five miles per hour.</u>	Policies C-OSRC-7c, C-OSRC-7b, and C-OSRC-7c regulate pesticide use in the coastal zone.
44-01	9/30/21	Morgan, Laura	Save the Sonoma Coast	Land Use	LCP Revision: 3.2.2, C-LU4c, C-LU-5d, C-LU-1	Section 3.2.2 Insert intro and history of BHHA; traffic congestion now occurs year-round especially during nice weather, holidays, and weekends; bypass plan is no longer in the Caltrans plan; cplease correct all references to the proper BHHA; add: any new development must consider existing water needs of BHHA prior to granting new permits; add Due to our stipulated judgment only have single family units are allowed so this cannot be applied to BHHA; Assume this is referring to BHHA. Please change to: Homes in BHHA is a mixtures of full time residents, part time residents. and short and long term rentals; Add : BHHA expects that any decisions pertaining to vacation rental or accessory and junior dwelling units be discussed and approved by BHHA to assure compliance with the current stipulated judgement that BHHA operates under. BHHA has established Community Rules to address our standards that apply to both owners and renters.	Enforcement of Bodega Harbour CC&R's is limited to design review and approval of new development consistent with June 1977 settlement agreement recorded in Book 3242 Page 112, Sonoma County records.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
44-02	9/30/21	Morgan, Laura	Save the Sonoma Coast	Agriculture	LCP Revision: 3.6 Aquaculture	BHHA recommends an additional clause in the policy C-AR-7b which calls for a specific review mechanism to assess potential impact of any new Aquaculture Facility on surrounding residential neighborhoods. Proposed: C-AR-7b(6): The establishment of a aquaculture processing facility shall take into account input from local residents and homeowner associations in a transparent process.	A Coastal Development Permit and Use Permit are required for aquaculture facilities. (Table C-AR-3). This is a public process, and local decision is appealable to the Coastal Commission.
44-03	9/30/21	Morgan, Laura	Save the Sonoma Coast	Open Space & Resource	LCP Revision: Open Space & Resource Conservation 2.5.1; Policy C-OSCR-10(a) GP 2020	Update to reflect current use of exterior wood stains/paints in a limited pre-approved color palette or fiber-cement sliding in similar colors;; Although it is clear that significant addition "process" would be required before new mining permits are granted to Cheney Gulch, it still seems appropriate to comment along the following lines: Review of any permit applications for mining in Cheney Gulch should take into account noise, traffic, and environmental pollution impacts to nearby residential areas as well as possible infringement of a conservation easement held by the County in this area and other coastal values	A Coastal Development Permit and Use Permit are to reopen the Cheney Gulch gravel mine. The approval process will require full environmental analysis.
44-04	9/30/21	Morgan, Laura	Save the Sonoma Coast	Public Access	LCP Revision: Public Access; 1.1, 1.2, 2.1, 2.1.2, 3.1.1, C-PA-1e, C-PA-1j, Goal C-PA-2, Policies C-PA-2a/2d	Add relationship to the "Public Safety Element"; Consider updated data sources; sp. BHHA; manage the use of public prescriptive rights in accordance with public safety, disaster response, and emergency response capabilities; feasible measures need to take into consideration public safety, disaster preparedness, and emergency response capacities; C-PA-2.9: assess needs for disaster preparedness to geological, fire, or medical emergencies and provide adequate resources; add route trail segments that are adjacent to residential areas so as to minimize residential conflicts and visual intrusions; route trails to avoid hazard zones; parking should not cause residential conflicts;	Historic use has not been evaluated by the California Coastal Commission Coastal Access Program to determine if a public prescriptive right of use or access can be recognized. The Public Access Element Section 3 contains policies regarding avoiding hazards, impacts to coastal resources, and neighborhood compatibility for development of public access ways.
44-05	9/30/21	Morgan, Laura	Save the Sonoma Coast	Water	LCP Revision: Water	The requirements are generally sensible in terms of preventing run-off, managing potential pollution. Developers will have to assure no substantive change in run-off even during the development phases for a new home. To facilitate permitting and the necessary studies, BHHA requests that for Permit Sonoma to establish web resources for BMPs and to facilitate identification of qualified organizations for conduct of studies. This could be a new Policy C-WR-10	All development must conform to North Coastal Regional Water Quality Control Board standards as well as Permit Sonoma grading and drainage regulations. These regulations already require low impact design and incorporation of BMP's into all construction projects that require a grading permit.
44-06	9/30/21	Morgan, Laura	Save the Sonoma Coast	Public Safety	LCP Revision: Public Safety 1.2, 3.2.4, Policy C-PS-5a, C-PS-6	add policy that develops disaster response options in case large and heavily populated/visited locations become landlocked due to unpassable roadways, such as establishing sea side disaster response. Encourage grazing/ranching as a form of fuel control; add an initiative that focuses on adequate general disaster preparedness.	The Sonoma County Hazard Mitigation Plan is responsible for developing disaster evacuation and recovery plans. See Policies C-PS-1c through C-PS-1h for LCP policies related to supporting analysis of hazards that can support the Hazard Mitigation Plan.
44-07	9/30/21	Morgan, Laura	Save the Sonoma Coast	Transit	LCP Revision: Circulation & Transit: Policy C-CT-4k	Include the S. and North Harbour Intersections as list of intersections labeled as needing improvement.	Unclear what improvements are necessary.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
44-08	9/30/21	Morgan, Laura	Save the Sonoma Coast	Public Facilities	LCP Revision: Public Facilities and Services: 3.1.1, 3.2, 4, 6.1, 6.2, 7	Updated policy for water and sewer needs of any new development should be based on more current data and science. Additional law enforcement is needed for Bodega Harbour to enforce parking restrictions. Effective fire prevention needs to be implemented, mandated medical clinic should be established in Bodega Bay the increased need of emergency services due to the impact of burgeoning tourism.	Public Facilities and Services Element Section 2 contains policy restricting extending water and wastewater services. The Local Coastal Plan cannot direct law enforcement to provide parking enforcement. Mandating construction of medical facilities is beyond the scope of the Local Coastal Plan and better addressed by Sonoma County Department of Health Services in partnership with local service providers and non profit health centers.
44-09	9/30/21	Morgan, Laura	Save the Sonoma Coast	Noise	LCP Revision: Noise: 4.2 C-NE-1	Board should express strong support for this initiative, as loud motorcycles or other vehicles without adequate noise control are a significant source of noise pollution	Regulation of licensed motor vehicles operating on public roads is not within the scope of the Coastal Act or the Local Coastal Plan.
45	8/25/21	Alexich, Jennie	BHHA	Land Use	LCP Revision	Expresses gratitude for continued involvement of BHHA in the drafting of the LCP. Feels that some particularly important aspects related to the specific history of BHHA have not been address in the LCP draft.	Comment noted.
46-01	N/A	Attachment	Bodega Bay Policy Comments	Transit	Transportation	3.2 Policies listed for Bodega Bay are not compatible with the true needs for BB. Really bad traffic along State Hwy 1.	It is unclear which policies are inconsistent with the true needs of Bodega Bay, or how these needs were determined. Section 2 of the Circulation and Transit Element provides policies for reducing automobile dependency within the context of the Coastal Act.
46-02	N/A	Attachment	Bodega Bay Policy Comments	Land Use	Vacation Rentals	Biggest issue facing Bodega Bay is the proliferation of the vacation rental industry, fueled by the County's want and need for tax and permitting money generated in the area. Harbor View Development-- county is allowing 70 houses to be used for vacation rentals.	Comment noted. Harborview is still under development and comment is speculative.
47	7/26/21	Browne, Niall	N/A	Land Use	Vacation Rentals	Opposed to Model Rule 6.7	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
48	9/24/21	Charter, Richard	N/A	Biotic Protections	Offshore Wind	Shell and BP want a lease to develop an offshore wind energy farm off the Central Coast	Offshore facilities are not within the scope of the Local Coastal Plan.
50	7/22/21	Cole, Megan	N/A	Land Use	Vacation Rentals	Opposes Model Rule 6.7 due to lack of adequate data and studies done by TSRA.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
51	9/20/21	Culcasi, Cindy	N/A	Public Safety	Fire Safety/Management	Wants an exception made for residents in regards to obtaining a coastal permit while performing fire abatement/fuel management. It is very expensive for something that is extremely important.	See Policies C-PS-5b through C-PS-5i and Initiatives C-PS-I1 and C-PS-I2.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
52	7/23/21	Dick, John	N/A	Land Use	Vacation Rentals	Opposes Model Rule 6.7 due to lack of adequate data and studies done by TSRA in regards to last minute inputs. Sees restrictions as a huge violation of personal property rights.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
53	7/26/21	Eggen, Cindy	N/A	Public Access	Trails	Inquiring about how the new plan and trail will affect the equestrian Bodega Bay dune trail and parking lot. Please preserve this trail and also separate bicycles separate for the safety of horses and riders.	Management of trail user groups will be carried out by California State Parks or Sonoma County Regional Parks and is not part of the LCP.
54	7/21/21	Cadwell, Cari	N/A	Land Use	Vacation Rentals	TSRA is enforcing segregated housing with these restrictions. "The Sea Ranch Association is not acting appropriately. This puts the homeowner at risk once the home owners allotted rental days have been met. Being a The Sea Ranch home owner I am not going to refuse any group of people from renting my home just because a Association has declared that I have used up my allotted rental days for the year. This is asking the home owner to discriminate denying equal access to housing or available units. "	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
55	7/30/21	Fenton, Kate	N/A	Water	Public Water Systems	"Bridgehaven Trailer Park Water System is Residential use, not Recreation. "	Bridgehaven water system meets legal definition of a public water system as determined by the State Water Resources Control Board, Department of Drinking Water.
56	7/19/21	FitzGerald, Cathy	N/A	Land Use	Vacation Rentals	Issues at The Sea Ranch can be addressed individually. A blanket approach is divisive and unnecessary.	Unclear what aspect of the LCP this comment refers to.
57	7/26/21	Fraser, Eric	Truth in Tourism	Land Use	Vacation Rentals	Public outreach should be more robust. Lower RR should be considered an extension of protections for visitors. There is a bias against STRs by using false information. Performance standards should apply to ALL properties. More regulation means more empty homes which defeats the purpose of restrictions to leave room for worker/affordable housing. Misrepresents housing sotck on the coast (and inland). Won't release information to the public regarding how STR's provided resources for members of the public during the fires.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
58	8/17/21	Grahame, Margaret	Timber Cove Resort/Coast Kitchen	Water Services	Pipeline Provision	Requests a Pipeline Provision Recommendation by Permit Sonoma staff be included in the Local Coastal Plan update currently in process.	Allowing project to proceed under the current regulations will be a policy decision for the Board of Supervisors and California Coastal Commission.
59	7/20/21	Harbaugh, Leslie	N/A	Land Use	Vacation Rentals	She and her family rely on the income from their rental home in order to maintain upkeep, taxes, association fees. Common sense standards are fine but these restrictions are too much.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
60-01	7/22/21	Haring, Kristen	N/A	Biotic Protections	LCP Revisions: Policy C-OSRC-5b(1)	" (regarding environmentally sensitive habitat) states in subpart (4) that "[a]reas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity" are considered environmentally sensitive habitats. "Compelling evidence of rarity" is an uncertain, purely subjective standard that provides no guidance. It undermines the clear standards established in the policy's first three subparts, and will spawn disputes regarding whether there is sufficient evidence of rarity."	The determination of "Areas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity, or a species or habitat that is considered to have a special role in the ecosystem" is based on "changing habitats, future improvements in identifying ESHA, regulatory changes, and scientific discovery", consistent with Policy C-OSRC-8a. The change in this policy was recommended by Coastal Commission staff to improve consistency with Coastal Act policies.
60-02	7/22/21	Haring, Kristen	N/A	Biotic Protections	LCP Revisions: Policy C-OSRC-5e(3)	" (regarding marine habitats) states that "[p]ublic access to offshore rocks and onshore nesting/rookery areas used by seabirds to breed or nest or which provide habitat for seals and sea lions shall be prohibited." By addressing bird-nesting and seal-rookery areas with a single slashed phrase, the policy could be misconstrued to prohibit access to all areas that "provide habitat for seals." That would result in a prohibition of access along the entire Sonoma County coast. A clearer statement should be made by using separate clauses, such as: "Public access shall be prohibited to offshore rocks and onshore areas while seals and sea lions are using them as rookeries, and to offshore rocks and onshore areas while seabirds are using them to breed or nest."	See Policy C-OSRC-6e, which clarifies that protection is specifically provided for marine mammal haul-out grounds and nursery areas during pupping season.
60-03	7/22/21	Haring, Kristen	N/A	Biotic Protections	LCP Revisions: Policy C-OSRC-5e(5)	Similarly, Policy C-OSRC-5e(5) (regarding marine habitats) states that "[d]isturbance of marine mammal haul-out grounds shall be prohibited and recreational activities near these areas shall be limited to passive recreation [and] [d]isturbance of areas used by harbor seals and sea lions shall be avoided." This provision is overbroad and, again, contradicts the LCP's public-access goals. By failing to define "disturbance" and "passive recreation," the provision could be misconstrued to mean that human activity near a haul-out ground is prohibited.	See Policy C-OSRC-6e and C-OSRC-6g, which specify that closures are temporary when necessary to protect resources
60-04	7/22/21	Haring, Kristen	N/A	Biotic Protections	LCP Revisions: Policy C-OSRC-5e(6)	(regarding marine habitats) encourages the California Department of Fish and Wildlife to monitor marine mammal haul-out grounds annually "to determine their condition and level of use by marine mammals" and "to incorporate this information into its management plan for marine mammals." These provisions should acknowledge that there are numerous suitable haul-out grounds that marine mammals can and do use, and the number of such grounds in an area reduces the need to prohibit human activity on the relatively few accessible beaches.	See Policy C-OSRC-6e and C-OSRC-6g, which specify that closures are temporary when necessary to protect resources

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
61	7/28/21	Hichwa, Diane	N/A	OSRC	ESHA Maps Corrections	<p>Black point is where Bihler point is. Use of SR for seabird rookery and SN for seabird nesting. Map subarea 1 Gualala Pt island is an SR with 2000 birds. C-OSRC-5e(3) refers to protected area for seals and sea lions but does not have locations on map. Map subarea 1 very S end is missing important marine mammal haul out and large pupping area. Map subarea 5 at Ft Ross has a rock that is a consistent haul out for steller sea lions. Map subarea 6 near Jenner is missing haul out and pupping area for Harbor Seals at the mouth of the river. There is another haul out to the north of Russian gulch. Map subarea 9 Bodega Rock has SN but should include Marine Mammals with Harbor Seals, Steller Sea Lions and CA Sea lions PLUS it is SR a rookery for BRAC and now COMU. No map is showing ESHA for Snowy Plover (Doran Beach and Salmon Creek Beach) a listed and protected species. The Globally Important Bird Area of Bodega Bay should have protection of the mudflats and feeding areas for these birds. This area is also a crab nursery. And on the coast I believe there is no place for wind energy with its disturbance to marine mammal migratory routes and an extensive land grid would be needed to support and distribute the power.</p>	The ESHA maps are not comprehensive inventory of all ESHA due to changing habitats, future improvements in identifying ESHA, regulatory changes, and scientific discovery. Any area meeting criteria found in Policy C-OSRC-8a is considered ESHA.
62	7/26/21	Jacobs, Joseph	N/A	Land Use	Vacation Rentals	Believes that Model Rule 6.7 is unfair. Asks that the LCP does not endorse the TSRA rules.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
63	7/26/21	Kenber, Chris	N/A	Land Use	Vacation Rentals	Supports performance standards but opposes caps, number of days rented, and distancing. Majority of homes are 2nd homes. Number of STR has been the same for 15 years. Provides economic value for the community.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
64	7/21/21	N/A	North Bay Association of Realtors	Land Use	Housing	<p>Regulations that would prohibit a property owner from armoring their home or business to provide protection from rising seas and storm waves raises serious concerns pertaining to a regulatory taking without just compensation, and any such regulations must comport with the following Constitutional principles and the Coastal Act itself. MANAGED/PLANNED RETREAT is a commonsense land use practice where practical, especially in rural areas where existing structures can be relocated further inland when they are demolished and rebuilt, so that they will never need a shoreline protection device. This should be implemented where practical, however on some parcels, especially where there is not a deep enough area to relocate the development, managed retreat is not practical, and property owners must be allowed to defend their property from wave attack. These coastal communities are critical to CA both economically and culturally, and they should not be surrendered to the sea, as long as there is a viable method to protect them. Mandatory Rolling Setbacks should be replaced with Tiered Response. Oppose requirement of a deed restriction of property and the waiver of rights as defined in Appendix F (6). Placing deed restrictions on properties or requiring a waiver of rights directly impacts property value and could be considered a Taking requiring just compensation. Allow for maintenance and repair of shoreline protection devices. Oppose sections of the public safety element. We encourage the creation of an evidence-based program where small/individual owners that seek to rent their property can continue to fortify their income while complying with countywide standards, TOT requirements.</p>	<p>Policy C-PS-2d through C-PS-2h reflect Coastal Commission recommendation that shoreline protection be limited to protecting existing structures under limited circumstances where no feasible alternative can be identified. Policy C-PS-1a requires a deed restriction if development is approved within or adjacent to a hazardous area. Additional restrictions, recommended by the Coastal Commission are found in policies C-PS-1g through C-PF-1m. Shoreline protection devices are allowed in limited circumstances by Coastal Act Section 30235 "Construction altering natural shoreline" and Section 30253 "Minimization of adverse impacts" within the context of Section 30270 "Sea level rise" and consistent with protection of coastal natural resources.</p>
65	7/21/21	Lown, Anne	Department of Social and Behavioral Sciences	Land Use	Vacation Rentals	<p>Very opposed to the restrictions. A very big fan of the diverse groups of renters who come around to experience the coast. Not enough input from community before drafting the rules.</p>	<p>Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.</p>
66	7/26/21	Mabry, Cathy	N/A	Land Use	Vacation Rentals	<p>Opposes TSRA rules, feels that they are unfair towards all parties involved. Feels that the restrictions are without sound basis.</p>	<p>Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.</p>

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67	7/21/21	McMaster, William		Land Use	Parcel Questions	Believes the information in the LCP draft may not be correct and would like to offer some corrections. Parcel 109-050-012 public access plan regarding Ocean Cove is not correct. It has camping and cabins. Parcel 109-210-005 looked like the zoning was to be changed and wants confirmation that this will not happen in writing. Parcels 109-050-010 and 109-050-030 are tourist commercial, why being changed to village commercial and how does that impact them. Parcel 109-190-007, their homes are the oldest in Timber Cove and they want to be included in the rural communities boundary. Policy C-PA-1d; community needs to know details if public trails around private homes will happen. Overall, feels very in the dark regarding the LCP draft.	See Policy C-LU-5h through C-LU-5j
68	7/26/21	Smit, Wendy	California Native Plant Society (Milo Baker)	Biotic Protections	Native Plant Protection	Suggestions: acreages of vegetative communities be estimated based on aerial analysis and added to the document. Figures C-OSRC-2a through 2k should be updated every 5 years to reflect documented occurrences or changes in such habitats. Policy COOSRC-5b(2):: to fully determine if such species are present or absent, multi-year surveys must be conducted per proposed budget. Coastal terrace prairie is a sensitive natural community and should be preserved at all locations.	Objective C-OSRC-8.1: Designate Environmentally Sensitive Habitat Areas and update designations every five years, or sooner if significant new information is available, using credible data sources, improvements in identifying ESHA, scientific discovery, and regulatory changes including decisions and guidance from the California Coastal Commission. Program C-OSRC-8-P1 calls for review and update of C-OSRC-2a through 2k every five years.
69	7/20/21	Mack, MJ	N/A	Land Use	Vacation Rentals	Disabled senior citizen who does rely on the income source and also enjoys the community as it is with renters coming in.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
70	9/27/21	Morgan, Laura	N/A	Biotic Protections	Maps	https://www.bayarealands.org/maps-data/#maps This link is "Stream Conservation Targets and Connectivity" It shows habitat corridors. Worth considering.	Conservation Lands Network mapping is one of the many tools used to develop the Local Coastal Plan.
71-1	7/26/21	Poehlmann, Chris	N/A	OSRC	C-OSRC-7 Fire Resiliency Plan	Mandated shaded fuel break silvicultural prescriptions in Timber Harvest Plans along county roads. Continue to protect view corridors and county roads. Prescription burns can happen all the way up to the road's edge and creates visual blight.	Policies in the Public Safety Element Section 5 "Wildland Fire Hazards" provide a framework for reducing fuel loads and provide a basis for requiring Timber Harvest Plans to provide shaded fuel breaks and other measures to reduce wildland fire risk.
71-2	7/27/21	Poehlmann, Chris	N/A	OSRC	C-OSRC-7 Fire Resiliency Plan	I would also like to request another public meeting scheduled so that the community has the proper time and resources to comment fully on this effort.	Comment noted.
71-3	7/27/21	Poehlmann, Chris	Attachment	OSRC	C-OSRC-7 Fire Resiliency Plan	Attachment regarding prescribed burns	Comment noted.
73	7/21/21	Alexander, Kathleen	N/A	Land Use	Vacation Rentals	No issues with renters in the past, nor have there been issues with other people renting. Covid brought more people to the community which was nice. The rules are overkill to appease a small group of people. Too many limitations for no reason.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

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74	7/20/21	Quatman, Teri	N/A	Land Use	Vacation Rentals	Against the new restrictions but feels that there should be specific complaints like noise and littering that get addressed individually rather than shutting down the whole rental activity.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
75	7/20/21	Snidle, James	N/A	Land Use	Vacation Rentals	Opposed to restrictions. No complaints from full time residents about the other couple that is there the other 6 months of the year. Depends on the rental income.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
76	7/22/21	Sakhuja, Sanjay	N/A	Land Use	Vacation Rentals	Owned the home for 30 years and it is his primary source of income. Feels that the restrictions will take away his income.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
77	7/22/21	Shere, Sarah Hoople	N/A	Land Use	Vacation Rentals	Very against restrictions-- see no negatives thus far with short term rentals.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
78	7/19/21	Spain, Kyle	N/A	Land Use	Vacation Rentals	Opposed to restrictions. Not enough data collected or studies conducted to support or back up these restrictions.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
79	7/21/21	Thorsen, Lars	N/A	Land Use	Vacation Rentals	Economic impact assessment should be conducted due to tourism being a huge contributor to the local economy. Major economic damage to family if restrictions are enforced.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
80	7/20/21	Ward, Greg	N/A	Land Use	Vacation Rentals	Majority of homes are rentals, and the restrictions about distance don't even make sense. Many issues and problems being addressed apply to permanent residents too.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

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81	7/23/21	White, Molly	N/A	Land Use	Vacation Rentals	Opposes Model Rule 6.7. It is not fair that the opinions of a small group in The Sea Ranch should get to impose these rules on everyone else.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
82-1	7/21/21	Neary, James; McEnhill, Don; Majorana, Ariel	N/A	Water Resources	Russian River	Policy C-WR-1a: Policy should be applicable to impaired and pristine waters alike throughout the zone. Policy C-WR-1b(4): There should be consideration for hillside projects outside of this 200 foot zone, especially when runoff goes directly to waterways below. A project's location on a hillside above a waterway will result in runoff and negative impacts to the water quality below them. As runoff cuts drainage gullies/channels through the hillside the impacts to the waterways below will only increase through erosion and the amount of water carrying sediment that makes it down the hill. Policy C-WR-1b(4): It needs to be made clear whether "feasible" includes consideration of economic cost or not. We highly suggest that it does not allow consideration of economic cost. If cost is so high to mitigate a project sufficiently, then the project needs to either be changed, cancelled, or moved to a different location. This is true for use of "feasible" throughout the water resources element. Policy C-WR-11: This policy must also require some demonstration that actions are shown to be effective for that particular site location—that the action will do what it says it will do. This policy also needs expanded to require that there will be no new non-point source pollutants entering the waterways due to use of sufficient BMPs. Policy C-WR-2d: "Encourage" should be changed to "require." Without necessary data from all water suppliers and groundwater wells, Sonoma County is tying its own hands and preventing informed decision-making that will benefit all of Sonoma County. Policy CWR-4g: Encourage property owners to incorporate only native, drought tolerant, and low water use plants to conserve water and reduce the potential for runoff and erosion.	In the context of a Local Coastal Plan, "feasible" is defined by Coastal Act Section 30108 as "That which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal and technological factors." Local Coastal Plans are required to be consistent with the provisions of the Coastal Act.
82-2	7/21/21	Neary, James; McEnhill, Don; Majorana, Ariel		Circulation and Transit	Russian River	The effects of climate change will continue to make the coastline less accessible than it is now. Possible improvements to access points would be repairing infrastructure, natural erosion and flooding controls should be implemented instead of hard barriers. Finally, available public transit is inaccessible to anyone outside of The Sea Ranch, Point Arena, and Gualala city limits since the MTA (only public transit to Santa Rosa) picks up in town, and it does not have any routes through nearby rural areas despite a significant portion of Sonoma County's population residing in these areas.	Repair of infrastructure will be part of implementation. Sea level rise and climate change impacts to transportation are addressed in Objective C-CT-4.1, Policy C-CT-4i, and Program C-CT-1-P2. Also see Public Safety Element Section 4 "Sea Level Rise Hazards" for additional policies related to sea level rise.
82-3	7/21/21	Neary, James; McEnhill, Don; Majorana, Ariel		Cultural and Historical Resources	Russian River	When consulting on areas of cultural and historical significance in Sonoma County and for related resources, it is important that local tribes are included. This means through all stages, from beginning to end, and this is especially true for lands and resources that historically belonged to local tribes.	The Cultural and Historic Resources Element was developed in consultation with Federated Indians of Graton Rancheria.
82-4	7/21/21	Neary, James; McEnhill, Don; Majorana, Ariel		Public Access	Russian River	Sonoma County should focus on limiting this privatization and encouraging the use of public easements to protect these public access points. Along with the need for easily accessible public access points is a need to keep our public trust resources clean and in their natural state. Policy C-PA-3o helps provide for some of this, but is limited to only the "major" facilities. There is also little detail on the monitoring and oversight of these facilities. To truly protect our resources there has to be sufficient trash receptacles and waste facilities to last a tourism-packed weekend, as well as staff to help empty and maintain those facilities.	Operation of access points will be addressed as part of implementation. The Public Access Plan (Appendix B) prioritizes development of public access points.

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83	9/14/21	Neale, Bob	Sonoma Land Trust	Public Access	Map Correction	K2 is located on our Preserve and is identified on map C-PA-1k as an "Access Point/Trailhead." I read this as meaning it is either an Access Point or a Trailhead. In this case, clearly it is an Access Point, not a Trailhead. The narrative in the draft LCP correctly identifies our Estero Americano Preserve as a place where the public can access the coast via SLT's limited guided activities. Section 27.1 and 27.2 of the draft LCP clearly and accurately explains this use. On page 116, it states that "the Sonoma Land Trust ... owns property adjacent to the Estero Americano. At this point public access is limited to tours and interpretive programs." On Page 89 of Appendix B of the draft LCP, there is further language describing that "access is only through infrequent scheduled guided outings available to the public." In addition, SLT has received significant public funding to protect lands adjacent to the Estero and to conduct the activities as described above. The description of K2 is consistent with how we have managed the Preserve in the past and are using it at present relative to public access. From our perspective, there just doesn't seem to be grounds to request moving it from the map.	Comment noted. Access Point K-2 is recommended to remain on the Public Access map Figure C-PA-1k.
84	7/26/21	Trombley, Laura	N/A	Land Use	Vacation Rentals	Asks for the LCP to reject TSRA restrictions. There are already very many restrictions with The Sea Ranch properties and it is only for the minority's benefit which is elitist.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
85-REPE AT	7/23/21	White, Molly	N/A	Land Use	Vacation Rentals	Owners of a The Sea Ranch vacation rental and would not like the rules to be implemented. She and her husband support performance standards and common sense rules, but feel that the TSRA Model Rule 6.7 is too restrictive and financially devastating.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
86-1	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use	OSRC 5B10 pg 21 and C-LU-4 pg 27: TSRA suggests that they and the other stakeholders should be engaged in developing the implementation plan to ensure it is streamlined in a way that does not increase due diligence costs and clarifies TSRA and County roles and responsibilities. C-LU-4: TSRA requests that PRMD staff work with association staff and stakeholders in the development of this document. LCP should include a timeline for implementation.	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.
86-2	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use	LU-5: Grammar. LU-10: TSRA is unclear on where the County intends to apply land use designations in relation to designated open spaces. Thousands of acres on TSRA commons are designated as open space, some are for use of private recreation and should not be required to be set aside as open space.	The Open Space land use designation does not prohibit passive recreation regardless if the area is open to the general public or for the exclusive use of property owners. The only restriction is residential, commercial, or industrial development.
86-3	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use	LU-22 Policy C-LU-6f: TSRA requests clarification on whether flight path restrictions do or do not apply adjacent to its air strip and that the specific sites being considered for overnight lodging be more specifically identified.	Regulation of civil aviation is beyond the scope of the Local Coastal Plan.

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86-4	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use	LU-26 Policy C-LU-2i: Unclear how urban service boundaries apply to the fixed boundaries of The Sea Ranch.	Urban Service Areas boundaries are established by areas served by public water and wastewater services, including on-site wastewater management districts. In the case of The Sea Ranch, this boundary is coterminous with the boundary of The Sea Ranch subdivision.
86-5	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use: Housing	LU3-4: TSRA would like to point out a couple concerns about the illogical ranking of high priority listed housing.	Comment noted.
86-6	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Land Use: Housing	LU-27-C-LU-2: Addresses affordable and workforce housing. The two concepts are incompatible. Highly paid staff at The Sea Ranch can't afford to live on the coast. Most of TSRA employee housing are for the local business workers. TSRA is ready to engage in future implementation measures that acknowledge and prioritize the dire housing situation.	Policy is not specific to The Sea Ranch, and many workers in visitor serving jobs qualify for affordable housing.
86-7	7/22/21	Merchant, Jennifer	The Sea Ranch Association	OSRC	Public Facilities and Services	Page PF-2-14: Pag PF-2, Table C-PF-1- Update numbers for The Sea Ranch Water Company. Current correct numbers: <ul style="list-style-type: none"> • Lots Served 1,862 • Vacant Lots: 439 Page PF-13- Fourth paragraph: replace "The Sea Ranch, staffed by CalFire personnel funded through CSA 40" with "North Sonoma Coast Fire Protection District (serving The Sea Ranch and Annapolis), staffed by CalFire contract personnel" [note CSA 40's successor agency is no longer involved in our funding stream] Page PF-14- Second line: Correct name is North Sonoma Coast Fire Protection District Emergency Medical Services section: First paragraph, second line: delete "Gualala Health Center"; replace with "Redwood Coast Medical Services (RCMS)" Second paragraph, third line- strike "of communities"—this is a typo.	Number of connections is as reported to Water Resources Control Board, Department of Drinking Water. Vacant lot number will be noted for technical correction as will corrections to the Public Safety Element.
87	10/1/21	Coates, Rick	EcoTourism and Green Travel	Transportation	Transit	Policy CT-3f in the transportation section of the proposed Coastal Plan is insufficient to prevent increases in GHGs and VMTs.It should be policy to provide these facilities quite independent of their effect on GHGs and VMTsIf the County is serious about climate change (for which there is little tangible evidence), the County will simply prohibit projects that increase GHGs or VMTs..	Policies in the Local Coastal Plan Circulation & Transit Element will reduce VMT and GHG emissions, but a prohibition of all projects that increase VMT is not consistent with public access provisions of the Coastal Act.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
88	10/6/21	O'Byrne, Eamon	SLT	OSCR	Public Access	<p>SL T is pleased to see the "preservation of natural resources ... outdoor recreation ... and the preservation of archaeological, historical, and cultural resources" and the protection of Environmentally Sensitive Habitat Areas (ESHA) as core principles of the LCP. Sonoma Land Trust supports the County's commitment to preserve and expand appropriate public access and use of the coast for all Californians. As the Coastal Act clearly states it is "essential to the economic and social well-being of the people of this state and especially to working persons employed within the coastal zone. 11 n terms of specific suggestions, the Public Access Element FIGURE C-PA-1k (SubArea 10 Valley Ford) correctly identifies SL T's Estero Americano Preserve as a point of public access because we provide limited guided activities and environmental educational opportunities. Because the Estero Americana Preserve is not currently open for unguided public access and is surrounded by many private residential and ranching properties, we would recommend that it would be clearer if the maps denote whether or not a public access point is actually on public or private lands. For example, using a different color designation such as yellow for Point K2 to denote a public access point on private land or green for locations such Point I-30 on map FIGURE C-PA-1j (SubArea 9 Bodega Bay Vicinity) on public land, would help the public and private landowners better understand potential limitations and differences <u>between these access points.</u></p>	Future figures showing public access will clearly identify access points that are proposed or only open by permission from the property owner.
89	10/6/21	N/A	The Sea Ranch Hosting Coalition	Land Use	Vacation Rentals	<p>Concerns about the Association's input to your commission for the October 7 meeting. While we support the Association's position on ESHAs we are concerned about its suggestion to add the words "community character" to the reasons for STR land use policies. Without qualification, "community character" can be a highly charged term with a very subjective interpretation. It has been used elsewhere in the past as a Trojan horse for implementing discriminatory housing policies. We believe that the County should limit any short term rental restrictions to the environmental reasons already proposed. The Sea Ranch Association's desire to add "housing" as a reason for STR land use policies on the ranch ignores the fact that there is no set of circumstances where a reduction in short term rentals would result in greater, or indeed any, availability of affordable housing. With the median The Sea Ranch real estate prices well in excess of \$1 million, this is economically unrealistic. Solutions to the housing challenge will need to be developed outside The Sea Ranch.</p>	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
90-1	1/12/22	Sklenicka. Carol	N/A	Land Use	Vacation Rentals	<p>-Page 2-3 notes fast growth of vacation rental industry with now 550 residences registered and I would guess twice that many or more actually serving this function. So impact of these visitors is a primary concern.</p>	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
90-2	1/12/22	Sklenicka. Carol	N/A	Land Use	Housing	<p>-Page 3 notes construction of new residential units- are any full-time residences? What is their impact?</p>	Comment is unclear
90-3	1/12/22	Sklenicka. Carol	N/A	Land Use	Housing	<p>-Page 2-3: Do not understand population projections: 3,359 for 2023 on page 2, but page 3 is 11,700 with 3,283 new residents.</p>	Projections are only intended to provide background, and are not used in policy.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
90-4	1/12/22	Sklenicka. Carol	N/A	Land Use	Housing	-The population in the Coastal Zone was 3,690 and 3,385 residents in 2000 and 2010, respectively (U.S. Census). The population estimates for 2018 and 2023 are 3,427 and 3,359 residents (Permit Sonoma GIS Community Profile).	Census boundaries are not consistent with coastal zone boundaries.
90-5	1/12/22	Sklenicka. Carol	N/A	Land Use	Housing	-The Sonoma County General Plan 2020 Land Use Element for the Sonoma Coast planning region projects 3,283 new residents resulting in a total population of 11,700 by 2020 for the entire planning area, including inland portions.	Data shown is from 2010 census and only intended to provide background, and are not used in policy.
90-6	1/12/22	Sklenicka. Carol	N/A	Land Use	Land Use	-Page 5: This sentence needs some punctuation- does not make sense: The Local Coastal Program contains 13 base zone districts twelve land use categories in five general use categories.	Comment appears to be about an earlier draft of the Local Coastal Plan.
90-7	1/12/22	Sklenicka. Carol	N/A	Land Use	Tourism/Water	-Page 19: Commercial Tourist Areas: I think Jenner is already at its maximum for lodging with River's End and Jenner Inn and numerous registered and unregistered vacation rentals. Also, parking is already at a premium. No new lodging should be permitted. New retail or restaurants would also increase already existent problems with air pollution and parking, as well as impact on local services. Development in Jenner and Goat Rock is restricted by limited water supply. The Jenner Water System cannot support any more development. As noted on page 50 of this document, "Served by a mutual water system, there is a moratorium on water hookups due to inadequate water supply." ["there is" should be replaced by "Jenner has" to remedy dangling modifier and resultant lack of clarity in this sentence.] Full-time local residents are impacted by the number of visitors who occupy vacation rentals. Vacation renters tend to use water with abandon (statistics should be gathered on this) and make it expensive for full-time residents to live here. Restrictions on development should be strictly maintained and efforts should be made to encourage full-time affordable housing instead of tourist facilities.	Policies in Public Facilities Element prohibit new development where water and wastewater (including septic capacity) are inadequate.
90-8	1/12/22	Sklenicka. Carol	N/A	Land Use	Land Use	-Page 21: Criteria: I am concerned that these criteria are not adequate to prevent development of vineyards in agricultural lands; also concerned that vineyard development could lead to visitor-serving commercial uses.	Tasting rooms and visitor serving uses are not allowed in agricultural zones. See Table C-AR-3
90-9	1/12/22	Sklenicka. Carol	N/A	Land Use	Vacation Rentals	Page 22: Criteria for Commercial Services: -2) Any promotion of vacation rentals or lodging for visitors is ipso facto a reduction of opportunities for affordable or workforce housing. -4) "The amount of land designated for local-serving commercial uses shall be consistent with the population projected for the local market area." Two different projected population numbers are given on pp. 2-3. Additionally it's a difficult standard to apply when they are many second homes.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
90-10	1/12/22	Sklenicka, Carol	N/A	Land Use	Vacation Rentals	-Page 25: Permitted use on Rural Residential lands: restriction so single family residential use should be defined to limit vacation rental use. Suggest vacation rentals be limited to 20 weekends or 100 days a year—or less if possible. The category of single family residence is a misnomer if dozens of families are rotated through the same house every year. Suggest that through the MAC the coastal communities could recommend an appropriate restriction of vacation rentals. Limiting vacation rentals would increase affordable housing for full-time workforce residents.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
90-11	1/12/22	Sklenicka, Carol	N/A	Land Use	Biotic Protections	-Page 48: “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.” This statement needs to be updated. The Sonoma Coast is already at carrying capacity; additional visitors will have a detrimental impact on preservation of resources and sensitive habitats. Suggest we look to other counties’ LCPs for ways to PROTECT while still allowing public access. The fact that (as stated on same page) Jenner is unincorporated makes it vulnerable to poorly reviewed development. Can the MAC become a body for local review?	Identifying a decision-making body for coastal permit review is beyond the scope of the Local Coastal Plan.
90-12	1/12/22	Sklenicka, Carol	N/A	Land Use	Water Resources	-Page 50: “Additional inns, hostels, or similar facilities would be in keeping with Coastal Act policies which encourage visitor-serving facilities in existing developed areas. Served by a mutual water system, there is a moratorium on water hookups due to inadequate water supplies.” Additional visitor-serving facilities would be a problem for Jenner. We need to state clearly that water and septic are not the only limitations.	Public Facilities and Services Element identifies water and wastewater constraints in Jenner. Comment is unclear on what other constraints exist in Jenner.
90-13	1/12/22	Sklenicka, Carol	N/A	Land Use	Public Access	-Page 51: Bridgehaven is privately owned. Unclear what is meant by efforts to acquire public access.	"Public access" includes private campgrounds, boat launch facilities, etc. that can be used for a fee by the public.
90-14	1/12/22	Sklenicka, Carol	N/A	Land Use	Vacation Rentals	-Page 52: Chart lists 21 lodging/motel rooms in Jenner. Please note that cottages that are part of Jenner Inn are essentially vacation rentals, which means they have displaced housing for full-time workforce residents.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
90-15	1/12/22	Sklenicka, Carol	N/A	Land Use	Water Resources	p. 53 “Policy C-LU-6a: “Encourage the development and expansion of visitor-serving and local-serving commercial uses within urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met.” As stated elsewhere, I do not think there should be any encouragement or expansion of visitor or local facilities in Jenner. To expand would imply that you are going to allow water to be trucked in and waste to be trucked out – which would have negative consequences for traffic and other public services and parks.	The Local Coastal Plan does not have any policy that would allow development on a site where water and wastewater had to be trucked in.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
90-16	1/12/22	Sklenicka, Carol	N/A	Land Use	Vacation Rentals	Policy C-LU-6b: 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). The listed items are NOT low-intensity!!! How is this low intensity measured? These terms need to be carefully defined and limited.	Low intensity is evaluated in the context of the community. What is low intensity in Bodega Bay might not be considered low intensity in Jenner. All visitor serving development requires a coastal development permit, and impacts are evaluated at the project level.
90-17	1/12/22	Sklenicka, Carol	N/A	Land Use	Water Resources	p.54 Policy C-LU-6c: Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor and local-serving commercial development. (Existing LCP Revised) Jenner currently had NO public restrooms except port-a-potties which are provided by state parks at Visitor Center, by post office, and by privately owned gas station. How is this provision to be squared with water restrictions?	This policy applies across the entire coastal zone. There may be areas where local resources may not allow providing water or restroom facilities.
90-18	1/12/22	Sklenicka, Carol	N/A	Land Use	Water Resources	Policy C-LU-6d: "Consider modest scale expansion of existing visitor-serving and local serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met." What does this mean???? "can be met" is very ambiguous and would seem to open a loophole for water to be trucked in / waste to be trucked out. Statement needs to be clear.	The Local Coastal Plan does not have any policy that would allow development on a site where water and wastewater had to be trucked in.
90-19	1/12/22	Sklenicka, Carol	N/A	Land Use	Water Resources	p. 55 Policy C-LU-6o: "Encourage a modest infill of visitor and local-serving commercial development in Jenner if water supply and wastewater treatment and disposal requirements can be met." This statement is troubling because of ambiguous reference to water and waste treatments! Met how? See previous remarks.	No development could be approved without adequate water and wastewater capacity.
90-20	1/12/22	Sklenicka, Carol	N/A	Land Use	Vacation Rentals	-GENERAL OBSERVATION: Given the limitations on responsible building, the looming issues of climate change, and the already overwhelming impact of tourism on local residents and local environment, it seems like a limitation on VACATION rentals would be the best way to protect our environment and increase affordable housing for fulltime residents who make up our workforce and maintain our communities and do the volunteer work that makes our parks attractive for all. -On a related note, every effort should be made to restrict any form of viniculture in the coastal zone. Grape-growing needs to be separated from agriculture.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone. Table C-AR-3 requires a Coastal Development Permit for vineyards, unlike grazing, which is a use by right.
91	2/3/22	Carpenter, Ernie	N/A	Land Use	Urban Growth	Expresses concern at the ability for people in rural to develop housing etc. on their land, as it is gentrifying the rural community. Locals are having a hard time affording to live in new rural housing. "Fringe development looks like huge corporate-owned wine processing facilities, with restaurant and curlicue stores added."; "We now have housing complexes in agricultural zoning due to parcel loading.". The Board did not recognize water-scarce areas, fire-prone areas nor dispersed service costs in densification of properties. When services are dispersed, law enforcement and firefighting costs go up. There should not be commercial development on roads less than twenty feet wide. Mentions the downsides of vacation rentals and that returning vacation rentals to permanent housing could help with the housing crisis. Sewer upgrades must meet capacity needs.	Table C-LU-1 identifies affordable housing as a local priority use over commercial, hospitality, and market rate housing. Policies in the Water Resources element address water supply, groundwater depletion, and wastewater disposal.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
92-1	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>-Page AR-2, 2.1, FARMLAND IN THE COASTAL ZONE</p> <p>Comment: There is no explicit mention of the Williamson Act and Agricultural Preserves in this section.</p> <p>Recommendation: Here is suggested language from the 2008 LCP: "Many landowners in the Sonoma coastal zone have demonstrated a commitment to agriculture by entering into Williamson Act contracts. The California Land Conservation Act of 1965 (the Williamson Act) allows counties to establish agricultural preserves and thereby give tax reductions to landowners engaged in commercial agricultural operations. Under current law, lands under contract are appraised by the county assessor for their agricultural productivity rather than market value. When an agricultural preserve is formed, State law requires all lands in the preserve to be zoned to prevent land uses incompatible with agriculture within the preserve. In signing a contract with the County, the landowner agrees to retain his land in agricultural uses for at least ten years."</p>	Participation in Land Conservation Act and Farmland Security Zone programs ("Williamson Act") is specifically addressed in Policy C-AR-1.7, Policy C-AR-1j, and C-AR-1k. Participation in a land conservation contract is also listed as one of the criteria that may be used to apply agricultural land use designation.
92-2	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Page AR-4, 4.1 RESIDENTIAL SUBDIVISION POTENTIAL</p> <p>Comment: What does RESIDENTIAL SUBDIVISION POTENTIAL mean? This header implies that Ag land will be converted to residential subdivisions, in contradiction to Page AR-2, 1.1 PURPOSE: "The California Coastal Act protects productive resource lands, including agricultural lands, and establishes agriculture as a priority use and emphasizes the retention of agricultural land in production." Recommendation: Please directly cite Coastal Act Section 30222: "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." "Complaints about noise, odors, flies, spraying of pesticides, and similar nuisances related to agricultural practices may discourage and sometimes prevent farmers from managing their operations in an efficient and economic manner."</p>	Policies C-AR-1a through C-AR-1e provide protections against subdivision of agricultural lands and conversion of lands to non agricultural uses.
92-3	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Comment: Pesticide applications are not necessary to efficient and economic agricultural operations. Witness the burgeoning market for organic products and the public and environmental health risks of pesticide application. Their use in the Coastal Zone is inadvisable altogether, due to both human and biotic impacts such as pollinator, bird and mammal by-kill. Recommendation: Please omit "spraying of pesticides".</p>	Policies C-OSRC-7c, C-OSRC-7b, and C-OSRC-7c regulate pesticide use in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
92-4	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	Objective C-AR-1.1: "Avoid the conversion of agricultural lands to residential or non-agricultural commercial uses." Comment: "Avoid" is too weak a word to use in the context of Ag land commercial uses. Recommendation: Please change the word "avoid" to the word "prohibit".	Comment noted.
92-5	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	Policy C-AR-1a: "The following criteria shall be used for approval of subdivisions on designated Land Extensive Agriculture or Diverse Agriculture: (b) agricultural conversions shall be limited and evaluated on a case-by-case basis....." Comment: As has been seen in the costly and contentious 5-year struggle to create a Sonoma County Winery Event Ordinance, lack of clear criteria for application permitting, administered on a case-by-case basis, leads to unnecessary expenditure of County time and effort as well as public conflict. Recommendation: We strongly recommend outlining specific criteria for agricultural conversions in this LCP Update for public review, in advance of its presentation to the Board of Supervisors.	Tasting rooms and visitor serving uses are not allowed in agricultural zones. See Table C-AR-3
92-6	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	Policy C-AR-1b: "Subdivisions on designated resource and agricultural lands shall be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate; and only with mechanisms such as open space or agricultural easements to ensure the long-term protection of agriculture and resource production. (EXISTING LCP REVISED)" Comment: Objective C-AR-1.2 and the Policies which follow express intent and detailed plans, at the discretion of Permit Sonoma, to convert agricultural land in the coastal zone to residential subdivisions. Even with the proviso that they.... "shall be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate", there is no clear definition of the word "appropriate" or specific examples of what those pursuits would be. Since agricultural product promotion is deemed essential to agricultural profits in Sonoma County, it is logical to assume that there would be more visitor-serving commercial uses of agricultural lands in the Coastal Zone, such as promotional events, as a result. Recommendation: We strongly recommend that Objective C-AR-1.2 and Policies C-AR-1a and 1b be struck from the LCP Update entirely and replaced with specific criteria for subdivision permitting, as stated above.	Table C-AR-3 prohibits tasting rooms and visitor serving use in agricultural land uses. Minimum parcel size in Diverse Agriculture is 160 acres, so a parcel would need to be 320 acres for a two-lot subdivision.
92-7	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	Page AR-6, PROTECTION OF AGRICULTURAL LAND GOAL C-AR-2: "Maintain agricultural production by limiting intrusion of urban development on agricultural land. Objective C-AR-2.1: "Limit intrusion of urban development in agricultural areas." Comment: "Limit" implies intention to permit urban intrusion in agricultural lands. Even with conditions, this is contradictory to the Coastal Act and contradicts the previous rhetoric of PROTECTION OF AGRICULTURAL LAND. Recommendation: Replace the word "limit" with the word "prohibit".	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
92-8	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Objective C-AR-2.3: "Limit extension of sewer and other urban services beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries."</p> <p>Comment: "Limit" again implies intention to permit extension of sewer and other services, presumably water, beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries. The Coastal Zone is a Class 4 Water area and drought is the new normal.</p> <p>Recommendation: Change the word "limit" to the word "prohibit", or drop this Objective and any other language promoting public services outside of urban or rural community boundaries, save for failed septic systems that pose a public health risk.</p>	<p>Policies in the Public Facilities & Services Element prohibit extension of service except when necessary to abate a failing septic system. See Policy C-PF-2e through C-PF-2h.</p>
92-9	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Policy C-AR-2c: "Extension of urban services.....shall be limited to....solve existing health and safety problems, unless allowed by the Public Facilities and Services Element or Policy C-AR-7b (aquaculture)."</p> <p>From Public Facilities and Services, Policy C-PF-2a: "In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above, shall only be allowed if adequate capacity remains for Coastal Act priority land uses."</p> <p>and Policy C-PF-2e(4): "Use agreements, covenants and zoning to limit the growth inducement potential of extension of public sewer services."</p> <p>Comment: These policies are essentially providing for new development for non-priority uses outside of urban and rural community boundaries by extension of water and sewage services. There is no definition of "adequate capacity" remaining for Coastal Act priority land uses. The use of "agreements, covenants and (pending) zoning is not defined, specific nor enforceable.</p> <p>Recommendation: Change Policy C-AR2c by dropping the words: "....unless allowed by the Public Facilities and Services Element or....".</p>	<p>Policy C-PF-2d requires that all water and wastewater service providers prepare a master plan evaluating capacity, need for future facilities, and impacts of climate change and sea level rise will have on their facilities. New connections are not allowed prior to preparation and review of the facilities master plan.</p>
92-10	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Page AR-7</p> <p>Policy C-AR—3a: ".....and spraying of chemicals."</p> <p>Comment: "Spraying of chemicals" does not specify what type they may be, (e.g., copper sulfate, synthetic pesticides, hormones or fertilizers). There are differences between the public health effects of various sprays.</p> <p>Recommendation: Please specify the types of chemical sprays being referred to and expressly exclude the spraying of pesticides or application of rodenticides in the Coastal Zone.</p>	<p>See Policies C-OSRC-7c through C-OSRC-7e.</p>

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
92-11	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Page AR-8, 4.3 AGRICULTURAL SUPPORT USES Vineyards and Wineries in the Coastal Zone (margin) Comment: The overarching theme of this aside is one of reassurance that there have never been wineries in the Coastal Zone for a variety of reasons. However, it is noted that “there are wineries within a mile of the Coastal Zone” and that “a Coastal Development Permit would be required”, an historically obtainable goal. Given the desirability of a cooler climate for many wine grape varieties in the current setting of Climate Change, it is easy to picture vineyards and wineries permitted in the Coastal Zone in future. The vast majority of vineyards in Sonoma County use synthetic pesticides, remove trees, rip land in an erodible manner and require access roads and heavy equipment. These practices would be ecologically disastrous in the Coastal Zone and strongly opposed by the public. <u>Recommendation: Prohibit vineyards and wineries in the Coastal Zone.</u></p>	Comment noted. Vineyards would need to demonstrate there is no long term impact to coastal resources as part of the permitting process.
92-12	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>4.3.2 Agricultural Visitor-Serving Uses (Agricultural Tourism) “Examples-of these uses are farm-stays.....” Comment: There is countywide difficulty passing a vacation rental ordinance and no vacation rental regulation whatsoever in the Coastal Zone. <u>Recommendation: Please define “farm-stay” and “hosted rentals on agricultural land with regard to their physical setting, purpose, host requirements and activities related to the experience of farm life for visitors.</u></p>	The glossary defines Farmstay as "Transient lodging accommodations containing five or fewer guestrooms in a single- family dwelling or guest quarters provided as part of a farming operation, with an on-site farmer in residence, that includes all meals provided in the price of the lodging, and that meets all of the standards in the County Code."
92-13	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Page AR-9, Goals, Objectives and Policies Agricultural Support Uses Policy C-AR-5b: “Storage facilities shall be permitted for agricultural products grown, prepared, or processed on-site. Comment: It is not unusual for agricultural products grown out of area to be combined with local products, for commercial purposes. <u>Recommendation: Change to “Storage facilities, processing and promotional activities shall be permitted.....”.</u></p>	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
92-14	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Table C-AR-3 (NEW) : Row crops (cannabis) are Principally Permitted “by right”, with no permit required. Vineyards are Principally Permitted at the discretion of Permit Sonoma. Constraint “2” does not provide appeal details. The “map on file at Permit Sonoma” per which appealable areas are shown is not displayed here, nor described.</p> <p>Comment: As the LCP will determine Coastal Zone Policy for the next 20 years, it would behoove us to consider the potential water-depleting and other consequences of cannabis farming and processing, vineyards, wineries and events for both these forms of agriculture in the Coastal Zone. There are no criteria listed for discretionary permitting of wineries by Permit Sonoma. There is no mention, let alone regulatory language, re: events on agricultural lands.</p> <p>Recommendation: Prior to presentation of this Draft LCP Update to the Board of Supervisors, specific policy re: cannabis growing and processing in the Coastal Zone should be written and offered for public review.</p> <p>Likewise, Permit Sonoma criteria for discretionary permitting of vineyards and wineries and event policy for agricultural lands should be written and publicly reviewed.</p>	Commercial cannabis cultivation is not an allowed use in the May 2022 Planning Commission Draft Local Coastal Plan. See table C-AR-3
92-15	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Page AR-11, Goals, Objectives and Policies Farmworker Housing</p> <p>Recommendation: Please add a policy prohibiting conversion of farmworker housing to visitor-serving uses.</p>	Sonoma County regulations prohibiting conversion of farmworker and affordable housing to transient occupancy apply countywide.
92-16	3/3/22	Morgan, Laura	Save the Sonoma Coast	Agriculture	Agriculture	<p>Marine Aquaculture Fishing</p> <p>Comment: Current language regarding aquaculture should be removed and replaced with Coastal Act and OPC consistent policy on aquaculture including policies regulating onshore support facilities with specific requirements of ocean water intake/discharge pipes for onshore aquaculture and—as the County controls leases to Sonoma Coast tidelands—also include policies that protect seagrass and salt marsh habitat, promote practices that reduce marine debris, restrict cultivation of non-native species, protect wildlife habitat, and address spatial conflicts with recreational and commercial fishing uses.</p>	Policy C-AR-4a: Outdoor aquaculture shall be permitted in agricultural zoning subject to a Use Permit and Coastal Development Permit.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
93-1	3/2/22	Morgan, Laura	Save the Sonoma Coast	Introduction	Introduction	<p>Page INT-2, 1 PURPOSE: Comment: "... policies related to coastal development....adopted....in General Plan 2020" inappropriately assumes development and imposes General Plan policy in the Coastal Zone. The LCP is Not Interchangeable with the Countywide General Plan: In the context of the LCP Update, General Plan 2020 is not arbitrarily transposable to the Sonoma Coast. Transmigration of some of the more concerning aspects of the Countywide General Plan into the LCP should not take place now, nor should it be enabled in the undefined future. Our coast is a unique and irreplaceable asset and deserves the kind of profound respect and due care that it was accorded during the thorough public process by which the first Sonoma County LCP was initially formulated and adopted." Recommendation: Please strike the sentence beginning "This Update... the one following: "In addition....". "This Update maintains the intent of its original authors to conserve this priceless and fragile natural resource which provides a powerful buffer against climate change. New science is included in the Elements and Policies with regard to sea level rise (2100 planning horizon), carbon sequestration, conservation of biotic resources, clean energy generation, water quality and re-charge, aquaculture, public access and geologic hazards. The issues of open space, viewscape, small coastal community preservation, public safety, appropriate housing, short-term rentals and a sustainable form of tourism are addressed. In addition, a strike-through comparison of this draft is provided." (Please provide a link here.)</p>	Comment noted.
93-2	3/2/22	Morgan, Laura	Save the Sonoma Coast	Introduction	Introduction	<p>"This updated Local Coastal Plan considers growth on the Sonoma County as projected, given historic population growth trends and anticipated increases in visitor-serving uses." Comment: Projections of growth and development in the coastal zone as presumed by previous rates of growth is no longer environmentally viable. The California Coastal Act was written 44 years ago, before climate change was generally recognized and before Bay Area population and wealth burgeoned, creating unimaginable resource and tourism pressures on the Sonoma Coast. In general, the concept of carrying capacity should apply to any new policy applied to the coastal zone, where water, open space, viewscales, affordable housing, emergency response, roads and other infrastructure are in short supply compared to demand. The 2021 Draft LCP does not reflect the reality of our times nor the necessary restraints required to conserve our coastline over the next 20 years. Recommendation: Please omit the sentence in red(QUOTATIONS) above.</p>	Comment noted.
93-3	3/2/22	Morgan, Laura	Save the Sonoma Coast	Introduction	Introduction	<p>Page INT-2 (typo-should be INT-11), 5 PUBLIC PARTICIPATION • Save the Sonoma Coast should be Save the Sonoma Coast.</p>	Page INT-11 is missing footer. Correction noted that correct organization name is "Save the Sonoma Coast".

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
94-1	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<p>Important missing components strongly recommended for inclusion:</p> <ul style="list-style-type: none"> -The list of Permit Sonoma's criteria for development applications requiring a Coastal Development Permit (vs a Ministerial Permit); -Standard 4-week advance public and MAC notice for CDPs, by listserve and public notices; -Minimum 4-week advance public and MAC notice for Ministerial Permits, by listserve -Required public hearings for any new housing or major remodel on the coast (as used to be the norm); -Mention of Environmentally Sensitive Habitat Areas, explicitly listed as a form of deliberate "non-human use" with reference to OSRC Element corresponding section. -A ban on the use of synthetic pesticides and rodenticides in the Coastal Zone (as successfully established in the Santa Monica LCP and Malibu) 	Administrative procedures are part of the Coastal Administrative Manual, which will be updated after certification of the Local Coastal Plan. For pesticide regulations, See Policies C-OSRC-7c through C-OSRC-7e.
94-2	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<ul style="list-style-type: none"> -Page LU-4: A definition of Principally Permitted Uses is needed, as described in the Coastal Zoning Code, both in Land Use and in the Glossary; 	"Principally Permitted Use" definition can be found in the glossary and the Land Use Element
94-3	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<ul style="list-style-type: none"> -Page LU-9, Timber: of forest values beyond timber harvest. We recommend the insertion in the right-hand margin: "In addition to provision of timber, forests are critical for essential ecological functions, such as carbon sequestration, clean air, water conservation, soil health, erosion prevention and habitat for plants, animals and fungi. Forests and woodlands also provide other human-centric benefits such as scenic views and recreation potential. <p>These specific forest values are important to the quality of the environment and life in the County and are likewise addressed in the Water Resources Element and other sections of this Open Space and Resource Conservation Element."</p>	Comment noted.
94-4	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Vacation Rentals	<p>Vacation Rentals are displacing permanent residents. There are a variety of ethics and morals among renters as well, and bad behavior can occur. This bad behavior negatively impacts public safety and needs to be addressed.</p> <p>Our recommendations:</p> <ul style="list-style-type: none"> a) Limit the total number of vacation rentals at the Coast. b) Provide a community with the option of becoming an exclusion zone free of vacation rentals. c) Maximum occupancy rates not to exceed two persons per bedroom, plus an additional two persons. d) 24-hour management must be available. e) Each vacation rental location must demonstrate that it has adequate onsite parking on its own parcel, reliable garbage service, and noise must be controlled during quiet hours. f) The "three-strikes" principle utilized elsewhere in Sonoma County must be applied at the coast, i.e.; three verified violations at one property should lead to a one-year hiatus in vacation rental uses at that site. 	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
94-5	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<p>Page LU-4, Land Use Designations, Open Space (OS), Corresponding Zoning Districts: Planned Community (PC)</p> <p>Comment: Further development of Planned Communities in the Coastal Zone with the usual tennis courts and golf courses are untenable for multiple reasons (e.g., inadequate water supply, impacts on wildlife, viewscape, erosion, etc.) and should be prohibited from the coastal zone entirely. We agree with the Coastal Commission's concern that there is intrinsic adverse impact on Open Space resources by Planned Community development.</p> <p>Recommendation: Drop Planned Community Zoning from Open Space.</p>	The purpose of the Dedicated Open Space land use designation is to designate common areas which are committed to perpetual open space in planned developments. Lands designated as Dedicated Open Space are intended to remain as common areas without structures in planned communities and planned developments. Uses allowed on Dedicated Open Space areas are limited to resource protection and passive recreation.
94-6	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<p>Page LU-4-5, 1.3 COASTAL LAND USE CATEGORIES, Other Permitted Uses: Comment:</p> <p>There is potential for miss-use of the category of Other Permitted Uses by undefined discretionary approval of applications, be they outright or gradual, cumulative, piecemeal approval of Uses. For enforcement purposes, the word "discretionary" is too vague.</p> <p>Recommendation: Please provide the link or full text of the Coastal Zoning Code for Other Permitted Uses. Please drop the word "discretionary".</p>	Comment noted. "Discretionary" has a specific meaning in the context of the Coastal Act and the California Environmental Quality Act, and is used in that context.
94-7	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<p>Page LU-6, Land Extensive Agriculture and Diverse Agriculture, Principally Permitted Use: Comment: Vineyards and cannabis grows are incompatible with coastal carrying capacity, e.g.: the Coast's Class 4 water status, further Climate Change induced drought, pesticide usage, intrinsically soil-eroding growing practices, the visual blight of hoop houses, increased traffic on Hwy 1 and the need for more emergency and law enforcement services at general taxpayer expense.</p> <p>Recommendation: Explicitly exclude cannabis-grows and vineyards and their attendant promotional activities as Ag PPU's in the coastal zone.</p>	Commercial cannabis cultivation is not an allowed use in the May 2022 Planning Commission Draft Local Coastal Plan. See table C-AR-3. Vineyard development requires a coastal development permit, which would need to find that the proposed project is consistent with the Coastal Act.
94-8	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	<p>Page LU-8: Resources and Rural Development:</p> <p>Comment: Mining in the Coastal Zone, especially in the Cheney Gulch Mineral Resources (MR) interest area should not be allowed, given the known propensity of the area for both gully and sheet erosion and geologic instability. The associated transportation mechanisms for any produced rock, and the high visibility of any resultant mining scars from Highway One; a large cross-country automated conveyor apparatus proposed for Cheney Gulch in recent mining plans and leading to a crushed rock loading facility for transit by barges out of Bodega Bay, also poses the threat of harmful maritime slurry spills and vessel collisions in our harbor.</p>	Comment addressed in Policy C-OSRC-12b, which requires review of impacts to coastal resources, determination that the site can and will be fully reclaimed, and demonstration that an economic need exists for material produced at this site.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
94-9	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	Designation Criteria 2. Land contains natural resources such as water, timber, geothermal steam, aggregate, or soil.” Comment: Mining in the Coastal Zone, especially in the Cheney Gulch Mineral Resources (MR) interest area should not be allowed, given the known propensity of the area for both gully and sheet erosion and geologic instability. The associated transportation mechanisms for any produced rock, and the high visibility of any resultant mining scars from Highway One; a large cross-country automated conveyor apparatus proposed for Cheney Gulch in recent mining plans and leading to a crushed rock loading facility for transit by barges out of Bodega Bay, also poses the threat of harmful maritime slurry spills and vessel collisions in our harbor.	Comment addressed in Policy C-OSRC-12b, which requires review of impacts to coastal resources, determination that the site can and will be fully reclaimed, and demonstration that an economic need exists for material produced at this site.
94-10	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	Page LU-23: Policy C-LU-6o: Comment: Served by a mutual water system, Jenner currently has a moratorium on any further development of visitor-serving commercial facilities due to existing infrastructural inadequacies and also public safety hazards. Recommendation: Delete this policy.	Comment noted. Policy C-LU-5o only allows expansion if water supply and wastewater requirements can be met.
94-11	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	Policy C-LU-6q: Comment: Bridgehaven is not a “resort”, but a small number of older, fragile, single-family dwellings built close to the flood level of the Russian River along Willow Creek Road, which accesses the Willow Creek portion of Sonoma Coast State Park. It is located just downstream from the confluence of Willow Creek, the last monitored anadromous fish-bearing tributary to the Russian River before it empties into the Pacific Ocean. Recreational development of this sensitive and fragile habitat is contradictory to basic principles of coastal habitat conservation. Recommendation: Delete this Policy.	Bridgehaven Resort is located west of Highway 1 and not associated with residential development on Willow Creek Road east of Highway 1.
94-12	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	Page LU-25, Policy C-LU-2g: Comment: This policy probably violates State law, LAFCO policy, Public Health and other County policies. It does not specify that the parcel has to be contiguous to the BPUD. What uses that directly “relate to and support fishing” can’t be in the USB? A restaurant selling local fish? Boat yard? Net making? If there is a parcel that may in the future meet this criteria, name the parcel(s) by #AP and note in the LCP that applicants may apply in the future for a GP amendment, an LCP amendment and annexation to the BPUD. Otherwise, this is an invitation for endless speculation. Recommendation: Delete this policy.	Policy C-LU-6g requires an out of service area agreement, which must be approved by Sonoma LAFCO and Bodega Bay Utility District. Because this is a change in intensity or use, the Coastal Act requires Coastal Development Permit, appealable to the Coastal Commission.
94-13	3/2/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Land Use	Page LU-26, Policy C-LU-2m: Comment: Water and sewage extensions to parklands outside urban boundaries, as with Policies C-PF-2 b and e, is antithetical to the intent of the Coastal Act to protect natural resources. It invites extra-urban development. It is impractical and was taken from the GP, referring to cities with extensive sewage and infrastructure. Recommendation: Delete this policy.	Impacts and feasibility of service extension cannot be determined in advance of site-specific studies.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-1	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page C-OSRC 41, 42, Mineral Resources, Policy C-OSRC-10a: "Consider areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas are currently limited to sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County.2 Review requests for designation of additional areas for consistency with the Coastal Act, Local Coastal Plan, and the....." Aggregate Resources Management (ARM) Plan. (GP2020 REVISED)"</p> <p>Additionally, the project must demonstrate that and economic need exists for aggregate materials produced at the site and that full reclamation of the site is feasible and that reclamation will fully restore ecological function of the site to that which existed prior to any mining operation. (GP2020 REVISED)".</p> <p>Full reclamation as described is not physically possible. Disruptions of habitat, soils, plants, etc., are not remediable, based on current science (e.g., see Fremontia, Vol 1, #48, ETHICS OF PLANT REINTRODUCTION IN THE 21ST CENTURY, by Naomi Fraga).</p> <p>Recommendation: Drop aggregate and aggregate production from the list of protected land uses in both Land Use and the Open Space and Resource Conservation Elements.</p>	Comment addressed in Policy C-OSRC-12b, which requires review of impacts to coastal resources, determination that the site can and will be fully reclaimed, and demonstration that an economic need exists for material produced at this site.
95-2	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page C-OSRC 3, 1.1 PURPOSE, 1st paragraph: Comment: The opening paragraph of OSRC is out of touch with the rapidly unfolding reality of our new climate and natural world. Recommendation: Drop the words "wherever possible" in the first sentence and the words ""managed production of resources". Change to: ".....open space for the conservation and restoration of natural resources.....cultural resources". Add: "Modern Science shall provide guidelines and best practices for carbon sequestration and climate change mitigations throughout this Element."</p>	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-3	3/23/22	Morgan, Laura	Save the Sonoma Coast	Land Use	OSRC	<p>Page C-OSRC 3, 1.1 PURPOSE, 2nd paragraph: Comment: Currently, while lucrative for business owners, tourism in the Coastal Zone is unregulated and has adverse effects on the quality of life for both animal and human residents. Recommendation: Change first sentence to: "...Sonoma County Coast and to maintain a science-based balance of tourism activities with current and future ecosystem, residential and natural resource limitations." Add 3rd paragraph (or new policy) as enforcement: "When human activities lead to or are possible consequences of actions that may damage or harm human or other living organisms' health through the neglect, damage, destruction or elimination of individuals, populations or their habitats and physiological, behavioral, or ecological requirements, such actions shall be suspended until ample scientific evidence and ethical consideration can be applied to determine the least harmful course of action. Consideration of must be extended to future generations of all species that might be affected, regardless of any apparent physical disjunction."</p>	Comment noted. Visitor serving uses are regulated by the Local Coastal Plan, Coastal Zoning Ordinance, and provisions of the Coastal Act.
95-4	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-5, Vista Points: Comment: There are many reasons why development of vista points as described above are a bad idea for the Coastal Zone: 1) Vista points (parking lots) would themselves have a negative impact on "other coastal resources": scenic landscapes; 2) Hwy 1 is over-capacity already, with miles-long traffic back-ups on weekends and holidays. Vista Points and turn-outs would contribute to more vehicle traffic, further aggravating the situation; 3) Emergency personnel are already unable to respond to various accidents in a timely fashion due to traffic on Hwy 1; 4) "Parking areas, interpretive signs and restrooms would require grading of fragile, narrow bluff-tops and servicing of septic waste and garbage; 5) "Safe ingress and egress" would require road widening in a zone of highly erodible soils and steep bluffs. 6) Climate Change dictates a necessary reduction in vehicle miles and will put construction in areas of geologic instability at accelerated risk of erosion and bluff failure. Recommendation: Drop the section on vista points and references to them from the Element</p>	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-5	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-6, Scenic Corridors: Comment: It is ironic that Hwy 1 is eligible for designation as a Scenic Highway, but our county has never applied for what would be an easy and certain approval. Per CalTrans, a required Corridor Protection Program for a Scenic Highway includes "visual quality protection measures that exist at the local level in five legislatively required areas: 1. Detailed land and site planning; 2. Regulation of land use and density of development; 3. Control of outdoor advertising; 4. Careful attention to and control of earthmoving and landscaping; and 5. The design and appearance of structures and equipment. Public participation in developing any new elements is very important if the program is to have popular support." Recommendation: Apply for official Scenic Highway designation for Highway 1.</p>	See Program C-OSRC-1-P1: "Request official State Scenic Highway designation for State Highway 1 throughout the Sonoma Coast."
95-6	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Criteria for Establishing Buffer Areas ATTACHMENT "M": Comment: This criterion allows for development in ESHA buffers. Recommendation: Any application specifying development in an ESHA buffer must be public and MAC-noticed and reviewed by the California Coastal Commission.</p>	Establishment of buffer areas is a determination by qualified professionals, and these determinations are reviewed by the Coastal Commission.
95-7	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-14, Biotic Resources of the Coastal Zone: Recommendation: Change the first paragraph wording to: "The four main biotic resources categories represented in this section are streams and riparian corridors, wetlands, marine resources, and terrestrial habitats. Within the four main categories are many more subcategories, all of which are inter-dependent and necessary to the healthy functioning of the Coastal Zone as a whole. Included here are goals, objectives, and policies for the protection and management of such resources....."</p>	Comment noted.
95-8	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>3.2 BIOTIC RESOURCE PROTECTIONS GOAL C-OSRC-5: Recommendation: Add: "...through inventories, assessment, conservation measures, monitoring, and analysis."</p>	Policies that carry out Goal C-OSRC-7 (was C-OSRC-5) address this comment.
95-9	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Objective C-OSRC-5.1: Comment: This is an incomplete and non-specific Objective. Recommendation: Change to "...protect all native vegetation and wildlife. Specifically map occurrences of special status species, wetlands, sensitive native communities, and areas of essential habitat connectivity, including minimum 200' buffers to include areas for potential species' future movement and expansion."</p>	Policies that carry out Objective C-OSRC-7.1 (was C-OSRC-5.1) address this comment.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-10	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Objective C-OSRC-5.6: Comment: Biotic Resources are dwindling at a rapid rate and cannot be replaced. Recommendation: Change to: "Protection of Biotic Resources will take precedence over expansion of agricultural production, development, timber and mining operations, and other land uses."	See new Objectives C-OSRC-7.3 through C-OSRC-7.7
95-11	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-15-16, Streams and Riparian Corridors: See the 3 paragraphs describing streams and riparian corridors. There is no mention of upslope impacts on stream hydrology, water quality, and habitat connectivity, from timber extraction, agriculture and livestock ranching. Comment: Even now, permits for timberland conversion to vineyards are being approved, with resultant siltation and pesticide run-off into tributaries of the Gualala River. Recommendation: Insert as next-to last line in first para on page 16, after "...fish and wildlife.": "Upslope impacts on stream hydrology, water quality, and habitat connectivity, including those related to timber extraction, agriculture and livestock ranching, will be reflected in Policies."	No comments for timberland conversions have been approved or are in the process of being approved within the coastal zone.
95-12	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-17, Wetlands, 1st paragraph: Comment: Coastal wetlands have been reduced by 67% (https://defenders.org/blog/2017/08/California's-disappearing-wetlands-face-new-perils). Recommendation: Change to: "Salt and brackish marshes and all wetlands have been reduced 67% from their historical extent and will be reduced further with climate change. They are critical habitat to restore and protect. Drop "where feasible".	
95-13	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-17, Marine Habitats, 2nd paragraph: Recommendation: Please add: "These mudflats also contribute to Bodega Bay's designation in 2001 as an Important Bird Area (IBA) by the American Bird Conservancy, one of 500 Globally Important Bird Areas."	Recommendation will be added to description
95-14	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-17-18, 5th Paragraph: Comment: There is insufficient description of the importance of protection of haul-out areas, which even today are subject to human and dog intrusions, with inadequate State Parks staffing to monitor the sites. Recommendation: Change to: "Stellar sea lions, protected under both the Endangered Species Act (ESA) and the Marine Mammal Protection Act (MMPA), along with California sea lions and other pinnipeds, also protected by the MMPA, haul out on offshore intertidal areas that become exposed at low tides as well as on offshore rocks.....Harbor seals, in addition to using offshore rocks along the Sonoma coast, specifically use sandy beaches at Sonoma coast locations at The Sea Ranch, Sonoma Coast State Park, Goat Rock Beach in Jenner and in the intertidal areas of Bodega Bay to rest, molt, give birth, and nurse their pups."	See Policy C-OSRC-6e, Policy C-OSRC-6f, and Policy C-PA-5e.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-15	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-18, Terrestrial Habitats, 3rd paragraph: Comment: Per expert botanist Peter Warner, there are still rare native plant populations observable in our coastal grasslands. Recommendation: Please change to: "...Sonoma County's historic coastal grasslands are now considered reservoirs of habitat remnants as well as microsites supporting extant populations of rare plants."	Recommendation will be added to description
95-16	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page 18, continued, last sentence: Comment: This sentence is inaccurate, per Peter Warner. Recommendation: Change to: "Coastal prairie (historically or currently as coastal non-native annual or perennial grassland) and scrub habitats are extensive on private as well as on public lands within the coastal zone from Estero Americano north to Russian Gulch."	Description will be revised
95-17	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-19, 3.3 ENVIRONMENTALLY SENSITIVE HABITAT, Policy COSRC-5b(1), (2): Recommendation: Add: "...law, including potential wildlife corridors, watercourses, nesting, prey habitat and mating areas."	Recommendation will be added to implementation
95-18	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Policy C-OSRC-5b(2)(10)-re:ESHA designation—"Habitats that Support Listed Species": Recommendation: Change to: "Habitats, wildlife corridors and areas that contribute to the viability of Listed Species or those of impending rarity." (11) "Tree stands that support raptor nesting or monarch populations"	Change would be captured by standards in Policy C-OSRC-8b
95-19	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Recommendation: Change to: "Tree stands that support raptor and prey perching or nesting and their food sources, and/or monarch populations."	Description will be revised
95-20	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-20, Policy C-OSRC 5b (8): Comment: After all the protective language re: ESHA, this policy comes as a shock, approving development in ESHA with theoretical mitigation as the rationale. There is no adequate mitigation for destruction of ESHA, particularly off-site attempts to construct equivalent ESHA de-novo. Recommendation: Strike this policy as it stands. Change to: "If proposed development is a permissible use and there is no feasible alternative, including the no project alternative, that can avoid significant impacts to ESHA, then the application shall be referred to the Coastal Commission, with noticed to the MAC and the public at large. The applicant shall be informed that no further action is possible until the Coastal Commission has made a determination of the viability of the application."	The May 2022 draft policy has been reviewed by Coastal Commission staff and found consistent with the Coastal Act. Under the Coastal Act, a permit approved under this policy is appealable to the Coastal Commission.

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95-21	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Policy C-OSRC-5b(10):</p> <p>Comment: As immediately above, this policy flies in the face of previously stated ESHA protections.</p> <p>Recommendation: Strike this policy as it stands. Change to: "If the application of the policies and standards contained in this Local Coastal Plan regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then the application shall be referred to the Coastal Commission, with noticed to the MAC and the public at large. The applicant shall be informed that no further action is possible until the Coastal Commission has made a <u>determination of the viability of the application.</u>"</p>	The May 2022 draft policy has been reviewed by Coastal Commission staff and found consistent with the Coastal Act after revision.
95-22	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-22, Policy C-OSRC-5c(3):</p> <p>Comment: "NMFS recently completed a programmatic biological opinion in consultation with the U.S. Corps of Engineers (SF District) that encourages the use of bio-engineered bank stabilization when protecting critical infrastructure threatened by streambank erosion. Designing and implementing bio-engineered projects in accordance with the programmatic biological opinion will significantly streamline federal project permitting.</p> <p>Recommendation: Strike the word "encouraged" and replace it with "required." End with the sentence, "Design and implement bio-engineered projects in accordance with the programmatic biological opinion to significantly streamline federal project permitting."</p>	The May 2022 draft policy has been reviewed by Coastal Commission staff and found consistent with the Coastal Act after revision.
95-23	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Policy C-OSRC-5c(6):</p> <p>Comment: This policy refers to "Anadromous Fish Streams", but qualifies that terms as "Chinook and Coho Salmon Habitat". Steelhead are a federally-listed anadromous species, and as such should be included in the above qualifier.</p> <p>Recommendation: Change to "In Anadromous Fish Streams (Chinook and Coho Salmon and Steelhead) Habitat,...."</p>	See Policies C-OSRC-4g, Policy C-OSRC-4h, and Policy C-OSRC-4i.
95-24	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-23, Policy C-OSRC-5c(8):</p> <p>Comment: "Per NOAA's advisory letter to Permit Sonoma on 2/8/2017: "We request that NMFS be included as an agency "responsible for natural resource protection", and thus be afforded the opportunity, like the California Department of Fish and Wildlife, to review and provide comment on permit applications near streams or waterways."</p> <p>Recommendation: Change to: "As part of the environmental review process, refer permit applications near streams to California Department of Fish and Wildlife and other agencies responsible for natural resource protection, including NMFS. (GP 2020)"</p>	Comment noted
95-25	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>3.5 WETLANDS, Policy C-OSRC-5d(1):</p> <p>Recommendation: Add: "...marshes, ponds, seeps, reservoirs, pond edges, seasonally inundated grasslands and scrub wetlands), as well as the contiguous upslope portions of riparian habitats."</p>	Description will be revised

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95-26	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Policy C-OSRC-5d(5): Comment: does not specify best practices for dredging, etc., available in the Marine Sanctuary guidelines. Recommendation: After "Appendix E-5", insert: "Best practices for dredging, etc., shall be guided by Marine Sanctuary guidelines."</p>	Description will be revised
95-27	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-24, Policy C-OSRC-5d(6), (7): Comment: This policy allows for new construction with mitigations within 100' of wetlands. These are not science-based policies and do not anticipate future industry such as aqua-farming. Recommendation: Change to "Construction of agricultural, commercial, industrial, residential and future potential structures, such as those associated with aquaculture...Between 100 to 300 feet, unless an independent environmental assessment or qualified biologist shows the proposed activity/development would not have an adverse impact on the wetland."</p>	Buffer is a minimum of 100 feet and requires determination by a qualified biologist and review by Fish and Wildlife and Coastal Commission.
95-28	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-26, Policy C-OSRC-5e(3): Comment: Both of these policies are intended to protect biological resources (nesting birds on offshore rocks and disturbance of marine mammal haul outs). But there is no mechanism specified for enforcement of the prohibitions against trespass on or disturbance of these sensitive habitats. We agree with The Sea Ranch in suggesting a new policy: Recommendation: "Policy C-OSRC 5e (5a): Encourage the joint development of a plan by State and County Parks, USFWS, BLM and Stewards of the Coast and Redwoods for protection of these biological resources (nesting birds on offshore rocks; marine mammal haul-outs) through noticed, enforceable public access limitations."</p>	Policy will be recommended for inclusion.
95-29	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Policy C-OSRC-5e(4)(3): Comment: As written, this policy language is not strong enough to protect special status species. Recommendation: Change to: "...implemented to prevent impacts on special status species...".</p>	Comment noted
95-30	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Policy C-OSRC-5e(6): Comment: "Encourage" is very weak language here and ANNUAL not sufficient. Stewards currently monitors on a bi-weekly basis and monitoring should occur on a weekly basis during March-June pupping season and the August-September molting season. Recommendation: Change to: "Collaborate with the California Department of Fish and Wildlife to monitor Marine Mammal Haul-Out Grounds on a biweekly basis and on a weekly basis during pupping season (March through June) and molting season (August through September), in order to determine their condition and level of use and to incorporate this information into its management plan for marine mammals."</p>	Policy will be recommended for inclusion.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
95-31	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-27, 3.7 TERRESTRIAL HABITATS, Policy C-OSRC-5f(1): Comment: The exemption of undefined ""support facilities"" is improper. Recommendation: Please define and give examples of "support facilities".	Comment noted
95-32	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Policy C-OSRC -5(5): Comment: It would be ecologically destructive to build parks and support facilities that require sand removal. Recommendation: Drop this policy.	Comment noted. It is speculative than any disturbance of sand would be ecologically destructive.
95-33	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Policy C-OSRC-5f (2): Comment: More detail is needed to account for current public practices and dog incursions into habitat. Recommendation: Change to: "On dunes/coastal strand and other sensitive areas frequented by people, carry out the following..." (2) Post signs...limiting public access, including dogs, to protect plant and wildlife communities."	Recommendation for implementation policy
95-34	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-28, Policy C-OSRC-5f(6): Comment: Currently, we are losing native trees and woodlands at an alarming rate to development of various types, particularly viticulture and soon cannabis grows. This policy language is permissive, vague and unrealistic with regard to mitigation. Recommendation: Change to: "The removal of native trees and fragmentation of woodlands shall be prohibited without a widely noticed public hearing. Any trees removed with public consent shall be replaced....and permanent protection of other existing woodlands shall be provided in addition to replacement planting."	See Policy C-OSRC-8a
95-35	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-29, Policy C-OSRC-5f(9): Commented [A35], Peter Benham for the CCC: "Redwoods, Douglas Fir, and other rare or important tree species should be defined as ESHA within the ESHA definition given in this chapter." We agree and would like to see this recommendation appear in the Draft.	See Policy Policy C-OSRC-8a (5)
95-36	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Policy C-OSRC-5f(10): Comment: This list of protected bird species is incomplete. Recommendation: Change to: "..near osprey, eagle and kite nests and any other threatened or endangered birds' nests, the following" Remove the word ""Osprey"" and simply state: ""Nest sites located adjacent.....".	Policy revision will be recommended for inclusion

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95-37	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-30, Policy C-OSRC-5f(13): Recommendation: Change “minimized” to “prohibited”.	Comment noted. This policy is consistent with Coastal Act Section 30240, which states: (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. Trails are resource dependent and are not prohibited in ESHA, provided that there is no significant disruption of habitat values. Adjacent areas must also protect ESHA. The Coastal Act specifically contemplates that recreation areas can be in, adjacent to, or near ESHA, if this standard is met.
95-38	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	4 COMMERCIAL FISHING AND SUPPORT FACILITIES POLICY 4.1 BACKGROUND, Climate Change Recommendation: Please include in this section a link to the EPA's website for a modern summary of effects of Climate Change on Fisheries.	Comment will be added to description
95-39	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	Page OSRC-33, Marine Debris, State and Federal Programs: Comment: No mention is made here of a recent collaboration between Sonoma County and the Greater Farallons National Marine Sanctuary, which specifies best practices for dredging operations. Recommendation: Reference and adhere to the Marine Sanctuaries’ best dredging practices document. Reference, update policies for consideration of beneficial reuse of dredge materials, and adhere to the Greater Farallones National Marine Sanctuaries Coastal Resilience Plan for Bodega Harbor (https://nmsfarallones.blob.core.windows.net/farallones-prod/media/docs/20191101-coastal-resilience-and-sediment-plan.pdf).	Comment will be added to description

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95-40	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-37, Soil Erosion: Comment: The second sentence implies that landowners will be exempted from erosion control policy. Per NOAA letter to Permit Sonoma of 2/8/2017 in this regard: "The last sentence appears to be a non-sequitur, and does not contribute to a section that is attempting to promote and encourage soil conservation and management practices." Recommendation: When soil erosion is a potential threat such that appropriate protection measures are not "cost-effective" to a landowner, then the project in question should be denied a permit until such measures can be implemented.</p>	Descriptive sections are not regulatory.
95-41	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Objective C-OSRC-8.2: Comment: This Objective is out of date and non-specific. Recommendation: Change to: "Prevent soil erosion and restore areas damaged by erosion by bringing property owners' practices into alignment with the USDA's recommendations: (https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_063808.pdf)."</p>	Comment noted.
95-42	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-38, 6 TIMBER RESOURCES POLICY, 6.1 BACKGROUND, Timberland Resources: Recommendation: Please make this language more specific, scientific and modern: "Forests are critical for essential ecological functions, such as carbon sequestration, clean air, water conservation, soil health, erosion prevention and habitat for plants, animals and fungi. Forests and woodlands also provide other human-centric benefits such as scenic views and recreation potential."</p>	Recommendation will be added to description
95-43	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-40, Timberland Environmental Impacts Recommendation: Insert Objective C-OSRC-9.3: "Review new science on optimal forest management for habitat, carbon sequestration and fire prevention. Continuously updated guidelines can be found in Santa Cruz County's forestry management plan and https://woodlandfishandwildlife.com/wp-content/uploads/2019/12/Wildlife-Friendly-Fuels-Reduction-in-Dry-Forests-of-the-Pacific-Northwest_reduced.pdf</p>	Comment noted. A 3-5 year review of the Local Coastal Plan policies is recommended and will make sure that the best available science informs Local Coastal Plan policy.
95-44	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-41, Mineral Resources Policy Please see SSC's comments and recommendations on this subject in the Land Use Element.</p>	Please see other response regarding mineral resources
95-45	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-42, Energy Resources Policy, 8.1 Background: Comment: In general, this information is not specific to the coastal zone. It also lacks any modern scientific references. The background section does not discuss the unique situation of coastal communities. Recommendation: Please add: "In addition, coastal communities depend on imported sources of energy, including liquid fuels and electricity. They are vulnerable to energy disruptions from natural hazards such as geological events, storm surges and damage to transportation lifelines. This dependency underscores the importance of supporting enhanced independent energy initiatives in coastal areas."</p>	Comment noted

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95-46	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-45, Energy Production and Supply, Policies: Comment: This section does not discuss the current status of renewable and distributed generation applications on the coast. This data are available. There is no mention of the county's community choice agency, Sonoma Clean Power, and its impact on the shift to renewable vs fossil fuel energy supply sources. Policy recommendations encourage the development of renewables in a generic way, but there is no mention of the potential future importance of microgrids, County solar incentive programs such as PACE, etc. Recommendation: Suggest adding the following new policies: "Policy C-OSCR 12d: Encourage the development of microgrids and storage capacity to enhance the energy independence and energy security of coastal communities." "Policy C-OSCR 12e: Encourage and promote County and Sonoma Clean Power programs that provide incentives for the development and use of <u>renewable energy in the residential and commercial sectors.</u>"</p>	A policy is not required for a project or community to install microgrids or energy storage facilities consistent with protection of coastal resources.
95-47	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-46, AIR RESOURCES POLICY, Policy C-OSRC-13c: Comment: This policy transferred from an as-yet uncompleted General Plan is inappropriate for the environmentally-sensitive Coastal Zone. Recommendation: Change to: "No new sources of toxic air contaminants or foul odors shall be permitted."</p>	Comment noted.
95-48	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Implementation Programs: Recommendation: Please add a Program to keep the ecological status of the Coastal Zone monitored to avoid on-going resource-extractive activities monitored and controlled: "Initiate ecological monitoring of all recreational or other public uses of undeveloped (open space) areas, to include assessments of human carrying capacity, deleterious impacts associated with human activities (e.g., erosion, soil compaction, loss of or damage to vegetation or wildlife habitat, noise or light pollution) etc. A provision for ecological monitoring and a schedule of assessment and response to ongoing data accrual shall also be required for all extractive agricultural activities, specifically including crop production, wine grape and cannabis production (in case they manage to sneak in against our strongest recommendations!), grazing and livestock rearing and development, timber extraction, road construction, prescription fire (as much as this must be incorporated into regional vegetation management policy or any other activity) – past, current, future – with the potential to <u>render impacts to ecosystem constitution or function.</u>"</p>	Recommendation will be included in implementation program.
95-49	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC	<p>Page OSRC-48, 10.2 OTHER INITIATIVES, Other Initiative C-OSRC-2: Comment: This Initiative implies a policy of clear-cutting oaks that appear to be infected with Sudden Oak Death. Recommendation: The California Native Plant Society should be consulted on these Initiatives.</p>	Comment noted

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96-1	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC Map Recommendations	<p>ESHA Maps, 1-11, C-OSRC-2-ESHA Map Series:</p> <p>The original map series for ESHAs only recognized steelhead presence in the Russian River, Salmon Creek, and Estero Americano. Identified dependent steelhead populations from Spence et al. (2008) exist also in Kohlmer Creek, Fort Ross Creek, Russian Gulch, Scotty Creek, and tributaries of the Bodega Harbor. SeaGrant is also monitoring returning anadromous fish returns in Green Valley, Dutch Bill and Willow Creeks. Please make any needed corrections in your map files.</p>	The "maps" are not intended as the primary tool for evaluating coastal resource protection, but are intended as a graphic representation of policy. In the case of ESHA, the figures are not intended to be a comprehensive inventory of all ESHA due to changing habitats, future improvements in identifying ESHA, regulatory changes, and scientific discovery. The criteria found in Policy C-OSRC-8a and C-OSRC-8b determine if ESHA is present.
96-2	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC Map Recommendations	<p>Maps C-2a - 2k:</p> <p>These maps are at least 13 years old, not recording the acquisition of Jenner Headlands by the Sonoma Land Trust in 2009. For that reason and the acknowledged fact that the maps are not "exhaustive", they cannot be the basis for zoning, policy or enforcement. They should be exhaustive, erring on the side of greater ESHA protection, buffers and potential wildlife retreat, given the rapid loss of biodiversity with the current climate emergency.</p> <p>There is also no recognition or inclusion of coastal prairie, a disappearing habitat, which comprises a much larger proportion of the maps than is shown.</p>	The "maps" are not intended as the primary tool for evaluating coastal resource protection, but are intended as a graphic representation of policy. In the case of ESHA, the figures are not intended to be a comprehensive inventory of all ESHA due to changing habitats, future improvements in identifying ESHA, regulatory changes, and scientific discovery. The criteria found in Policy C-OSRC-8a and C-OSRC-8b determine if ESHA is present.
97	3/23/22	Morgan, Laura	Save the Sonoma Coast	OSRC	OSRC Recommendations	95-1 to 95-49 are SSC's OSRC recommendations.	Comment noted
98-1	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>Page PF-5, 3.1 WATER SERVICES:</p> <p>Comment: "Generally, the coast is a water-scarce area, and land conditions are poor for septic systems. This lack of basic services limits development potential in most areas. The Sea Ranch and Bodega Bay become the main growth areas. Because the coast has a small population spread over large distances, emergency and education services are limited. It is not expected this situation will change substantially in the future." -from the 1981 LCP</p> <p>Nothing has improved in the way of water supply on the Coast in the past 41 years. To the contrary, with increased tourism and climate change effects on rainfall, the unregulated distribution of underground aquifers is a zero-sum game for all life forms in the Coastal Zone.</p> <p>Recommendation: Accept the reality of progressively limited water resources. Attempts to extend human reach into the aquifer with more expensive technology and multiple well-drilling sites is a disservice to future generations of coastal life forms, including human.</p>	

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
98-2	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>3.1 Water Services, 3rd paragraph: Comment: The most recent Municipal Service review of the Bodega Bay District by LAFCO was in 2004. Recommendation: Updated policy for water needs of any new development should be based on most current data and science and its potential impact on existing water resources and facilities.</p>	
98-3	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>Page PF-5, Policy C-PF-2a: Comment: This policy does not clearly address how growth and development are possible, given the coastal water shortage. It also does not specify where the water will come from or how to determine that adequate capacity is "available and reserved". Recommendation: Insert"facilities exist on-site to accommodate.....". Add: "Outside Service Agreements for wastewater and septic treatment should be the last option and only if all other options for onsite disposal allowed by Public Health and the Basin plan are not feasible."</p>	
98-4	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>Policy C-PF-2b:</p>	Does not appear to be a comment on the Local Coastal Plan.
98-5	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>Page C-PF-6: Policy C-PF-2e: Comment: These policies differ from the last LCP radically in allowing for development outside of designated urban service boundaries. In our experience, Coastal Development Permits have not been hard to obtain. Recommendation: Delete Exception (2) altogether, outright. The current LCP template for development permits should be retained, eg: "Ensure that adequate water capacity is reserved to serve (the first three) priority developments (listed below as they are proposed in the Phase I development plan for Bodega Bay,) by requiring that if water supplies do not prove adequate to all land uses designated in the Phase I plan, a minimum of 30 percent of the projected available amount shall be reserved for the designated priority uses. Maintain the 2001 LCP's limitation of new public water and wastewater systems to within designated urban services boundaries. In cases in which several septic systems fail in a cluster, rather than extending sewer services outside urban boundaries, an invitation to sprawling development, require onsite wastewater treatment systems.</p>	Police
98-6	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	<p>Page PF-7, Policy C-PF-2f: Comment: This policy further acknowledges that there will be discretionary development allowed outside Urban Service Areas. Recommendation: Reduce the distance for the connection to public sewage to no more than 100 feet. Change the word "limit" to the word "prevent".</p>	

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
98-7	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Policy C-PF-2g: Comment: It is clear that under these exception policies, a private property recreational concession could access urban services by declaring the development "public". Recommendation: Delete (2).	Extension of service requires a Coastal Development Permit, which would need to verify that the use is public.
98-8	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Policy C-PF-2h: Comment: No Comment.....	Comment noted.
98-9	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Policy C-PF-2i: Comment: This policy clearly indicates that subdivision and development are being welcomed in the Coastal Zone. Recommendation: Drop "or that the service provider will make improvements to the water or wastewater systems necessary to accommodate the new development and uses prior."	Comment noted. The policy requires adequate waster and wastewater service as a condition of approval.
98-10	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Page PF-8, Policy C-PF-2l: Comment: The words "or other projects" are undefined and leave a loophole for development other than that of affordable housing. Recommendation: Change the first sentence to: "New privately owned package treatment plants which serve multiple uses or serve separate parcels shall be limited to the service of affordable housing only."	The policy is not intended to be limited to affordable housing.
98-11	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Policy C-PF-2p: Comment: Per Peter Benham's comments on Land Use categories, reminding us of priorities as stated in the Half Moon Bay LCP: "3. Priority Land Uses. Define priority land uses and support development of such land uses throughout the City by the following categories: a. Coastal Act Priority Uses: Coastal-dependent uses, agricultural uses, visitor serving commercial uses, and coastal access and recreational facilities. Coastal Act Priority Uses are considered top tier priority in this LCP; and furthermore, as consistent with Coastal Act Section 30222, coastal dependent industry and agriculture take precedence over all other uses including visitor serving uses."	Coastal Commission staff recommendations have been incorporated into the 2022 Planning Commission Draft.
98-12	3/23/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Service Recommendations	Page PF-24, 11.2 OTHER INITIATIVES, Other Initiative C-PF-1: Recommendation: Utilize CDWR and County Water Board guidance in formulating any aquifer estimates and long-term sustainability of local water supplies.	Program C=PF-1 will create a total water supply and use budget for the coastal zone, and will specifically evaluate adequacy of individual water districts. Information will be updated every 5 years.
99-1	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Biotic Protections	The Caltrans Highway One realignment which includes an elevated ten foot wide bridge crossing Scotty Creek would cause unnecessary intrusion on the habitat. The site needs careful design review as to not impact the watershed in a detrimental way.	Project has been approved by the Coastal Commission and will open in December 2022.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
99-2	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Biotic Protections	In 2019 there was a federal Five-Year OCS offshore drilling plan. The plan is currently on hold, but after 2020 it is expected to advance rapidly. A ballot measure protecting the Sonoma Coast was adopted in 1986. A broader interpretation of the onshore facilities language should be undertaken in the LCP Update to protect lands along our coast that would otherwise be vulnerable to subsea cable landfalls, new onshore electrical switchyards and distribution substations, and onshore staging areas for the offshore floating wind industry now being planned in federal waters lying off of counties to our north.	See Policy C-LU-3a and C-LU-3b
99-3	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Public Access	The LCP should take these MPA's into account in terms of shoreside land use planning. The LCP Update needs to also incorporate consideration of the elements of the California Coastal National Monument that lie along the Sonoma Coast, including the appropriateness of proposed shoreline public access points for that National Monument along our coast.	See Open Space and Resource Conservation Element Section 6 "Marine Habitats". Policies in the Public Access Element require access points to avoid impacts to natural resources, including ocean resources.
99-4	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Vacation Rentals	Vacation Rentals can negatively impact public safety because of differing morals or values. a) Limit the total number of vacation rentals at the coast. b) Provide a community with the option of becoming an exclusion zone free of vacation rentals. c) Maximum occupancy rates not to exceed two persons per bedroom, plus an additional two persons. d) 24-hour management must be available. e) Each vacation rental location must demonstrate that it has adequate onsite parking on its own parcel, reliable garbage service, and noise must be controlled during quiet hours. f) The "three strikes" principle utilized elsewhere in Sonoma County must be applied at the coast, i.e.; three verified violations at one property should lead to a one-year hiatus in vacation rental uses at that site.	These standards are included in the Vacation Rental Program that will amend the Coastal Zoning ordinance to allow regulation of Vacation Rentals. This is not part of the Local Coastal Plan Update.
99-5	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Principally Permitted Use	The consistent administrative treatment of all Coastal Permit applicants, without the present practice of granting of biased access gained through retaining expensive consultants who are sometimes former County staff, must particularly apply to inappropriate proposals for rural commercial event centers in agricultural settings and to all other threats to conservation lands, safe communities, and open space protection.	Land Use Element policies have been strengthened to provide clear guidance and minimize inconsistent administrative practices.
99-6	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	General Plan Consistency	In the context of the LCP Update, General Plan 2020 is not arbitrarily transposable to the Sonoma Coast. Transmigration of some of the more concerning aspects of the Countywide General Plan into the LCP should not take place now, nor should it be enabled in the undefined future. Our coast is a unique and irreplaceable asset and deserves the kind of profound respect and due care that it was accorded during the thorough public process by which the first Sonoma County LCP was initially formulated and adopted.	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
99-7	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Housing	The LCP draft opens the door to random conversion of commercial fishing-related residential opportunities into what the General Plan calls "affordable housing", which would not longer, as we interpret the preset public view version of the document, need to be prioritized for fishing families as before.	Coastal Act section 30604, Table C-LU-1, and Policies found in Land Use Element Section 4 "Affordable Housing" provide affordable housing needed by many workers in the coastal zone, not just fishing families.
99-8	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Biotic Protections	On rodenticides: Compounds that already have been precluded from retail sale in the State of California should not be used within the Coastal Zone of Sonoma County. In this regard, Malibu has recently adopted language in their own LCP that should be customized for adoption in the Sonoma County LCP. Neighboring Marin County has a well-established Integrated Pest Management Plan, parts of which can serve us as a ready model in Sonoma County.	Addressed in Policy C-OSRC-7c
99-9	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	OSRC	The County of Sonoma needs to stop consenting to CalFire's free reign over review and approval of proposed Timber Harvest Plans (THP's), particularly in the Coastal Zone. The County should also be the final arbiter of vineyard conversions of forestland, as well as standing as the primary responsible steward in protecting our hypersensitive riverine floodplain habitats.	Timberlands in the Sonoma coastal zone are Coastal Commission Special Treatment Areas and subject to provision of California Code of Regulations Title 14, § 921. Coastal Act section 30106 defines a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 as development and a coastal development permit is required.
99-10	2/16/20	Charter, Richard	The Ocean Foundation	Land Use	Historic Preservation	More of our coast's smaller coastal residential communities should be treated as historic preservation districts in which incompatible or intrusive structures are discouraged, and as places where appropriately-scaled buildings of compatible design should be prioritized. Otherwise, we will continue to incrementally lose the character of our coastal communities, one street and one building at a time.	See Cultural and Historic Resources Element Objective C-CH-1.2 and Policy Policy C-CH-1b for measures that protect against future loss of historic character and resources.
99-11	2/16/20	Charter, Richard	The Ocean Foundation	Circulation and Transit	Transportation	The updated LCP should pay more attention to exploring appropriately-sited left-turn lanes, intelligent traffic and visitor parking management, and alternative transportation modes, lest clogged rural transportation routes that were originally designed to accommodate horse drawn wagons unsurprisingly come to a halt on many busy holiday weekends. While we all love bicycles and support their use for healthy coastal access, planning policies that can eventually relocate the increase in bicycle traffic off of our narrow, shoulder-free, Coast Highway One wherever possible, in the interest of both bicycle and vehicular public safety, should be a higher priority in the LCP Update	Policies C-CT-3l, and C-CT-3q require planned bicycle facilities to be incorporated into all road maintenance and improvement projects. Policy C-CT-3r requires private development project to construct bicycle and pedestrian facilities where a nexus exists to the project.
99-12	2/16/20	Charter, Richard	The Ocean Foundation	OSRC	Public Access	In summary, the current update of the LCP should continue to integrate the input of coastal communities, organizations, and local citizens into the review and revision process in order to produce a comprehensive Local Coastal Plan Update that truly protects our coast and one that works in the best interests of the people and places of Sonoma County and their global constituency.	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
100	01/08/2007	California Coastal Commission	California Coastal Commission	Land Use	Biotic Protections	Letter from the CCC to Bill Dutra regarding quarry expansion project. Reemphasizes earlier stance-- the adverse impacts to the habitat and basically all other elements make this project something that will never be approved. The project is something that is not approval consistent with California coastal resource protection policies.	A Coastal Development Permit and Use Permit are to reopen the Cheney Gulch gravel mine. The approval process will require full environmental analysis.
101-1	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	Rationale: When the 2019 Noise Element was deleted from the 2021 draft, important information regarding the effects of noise on people and accompanying policy was deleted. This should be recovered. Effects of "anthropogenic" (man-made) noise on people themselves is unaddressed in the 2021 Draft LCP. Recommendation: Re-instate the 2019 LCP Draft Noise Element in the LCP Draft.	Noise Element has been removed from the Local Coastal Plan.
101-2	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	Rationale: According to Arthur Popper, PhD, editor of Acoustics Today, this is one of the most science-based and user-friendly community noise policies in the United States. Recommendation: review and incorporate the model noise ordinance applying to Montgomery County, Maryland (https://www.montgomerycountymd.gov/DEP/contact/noise.html).	Comment noted.
101-3	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	Rationale: There has been much research done worldwide in the rapidly emerging field of human-caused noise and vibration effects on animals. Because the LCP will determine coastal policy for the next 20 years, we request that Permit Sonoma staff with wildlife ecology training and experience review the text and journal mentioned above on an annual basis. New science relevant to sound and vibration effects on terrestrial and marine wildlife may then inform them of any necessary amendments to the LCP Noise Policy. Recommendation: Permit Sonoma staff with wildlife and ecology training and experience review "Effects of Anthropogenic Noise on Animals", a 2018 co-publication of Springer and the Acoustical Society of America, and the international journal "Acoustics Today" annually.	Noise Element has been removed from the Local Coastal Plan.
101-4	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	Recommendation: Under section 1.3 in the Noise Element, include "ESHAs" as noise-sensitive areas (rather than as a "use").	Noise Element has been removed from the Local Coastal Plan.
101-5	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	Recommendation: Under section 2.2.1, add "(6) Construction" and "(7) Manned and Unmanned Aircraft (Drones)".	Noise Element has been removed from the Local Coastal Plan.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
101-6	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Recommendation: Add Section 2.3 to the Noise Element: "Noise and Its Effects on Animals and Habitat".</p> <p>We suggest paraphrasing "Why Sounds Matter", from the Point Reyes National Seashore website (https://www.nps.gov/subjects/sound/soundsmatter.htm) as both rationale and introduction: "Natural sounds are part of the resources vital to coastal ecosystems. Such sounds comprise communication critical for wildlife in natural habitats, an immersive experience for visitors and a peaceful environment for residents. Animals depend on hearing natural sounds in the environment for a range of activities, including:</p> <ul style="list-style-type: none"> • Communication • Establishing territories • Finding habitat • Courting and mating • Raising families • Finding food and avoiding predators • Protecting their young" 	Noise Element has been removed from the Local Coastal Plan.
101-7	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: Scientific evidence has demonstrated a clear pattern of potential harm to every species of marine or terrestrial animal by excessive noise.</p> <p>Recommendation: Add to GOAL C-NE-1: "Protect people, animals, environmentally sensitive habitat, and land uses from the adverse effects of exposure to excessive noise..."</p>	Noise Element has been removed from the Local Coastal Plan. See policies Policy C-LU-1d and C-LU-1e.
101-8	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationales: Wildlife and habitat require similar protection as people do from the potential deleterious effects of noise and vibration : https://www.researchgate.net/profile/Rouven-Schmidt/publication/337401780_The_effects_of_anthropogenic_noise_on_animals_a_meta-analysis/links/5ddaec4458515dc2f4b699a/The-effects-of-anthropogenic-noise-on-animals-a-meta-analysis.pdf?origin=publication_detail</p> <p>Recommendation: Add "Objective C-NE-1.5: "Protect the unique sound environment of the rural coastal zone to sustain a healthy coastal ecosystem and quality human experience there for future generations."</p>	Noise Element has been removed from the Local Coastal Plan.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
101-9	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: During direct communication with Arthur Popper, PhD, editor of Acoustics Today on November 2, 2021, we learned that the shifting research and technological environment with regard to noise and vibration effects on wildlife requires utilization of the Precautionary Principle rather than premature statements of policy. The article above was also recommended as a reference by Dr. Popper.</p> <p>Recommendation: In place of Policy, Objective C-NE-1.5 continues: "In temporary lieu of research-based, specific, protective Policy with a to effects of noise and vibration on multiple species of wildlife, the Precautionary Principle will be followed:"</p> <p>"The precautionary principle in modern environmental science is the guideline for environmental decision making and has four central components: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making (https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1240435/)."</p> <p>Include as reference, "Soundscape Ecology of the Anthropocene", by Hans Slabbekoorn, PhD, from "Acoustics Today "Spring, 2018 (https://acousticstoday.org/soundscape-ecology-anthropocene/).</p>	Noise Element has been removed from the Local Coastal Plan.
101-10	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: This is current Greater Farallones Marine Sanctuary regulation for our coastline.</p> <p>Recommendation: Add "Policy C-NE-2f: Overflight altitudes shall be no lower than 1000 ft. elevation over the coastal zone."</p>	Noise Element has been removed from the Local Coastal Plan. Coastal Act does not have authority to regulate aviation.
101-11	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: This is current Sonoma Coast State Parks regulation, which governs similar and adjoining habitat to rural and open space areas of the coastal zone.</p> <p>Recommendation: Add "Policy C-NE-2g: Unmanned aircraft (drones) shall not be flown over ESHAs."</p>	Noise Element has been removed from the Local Coastal Plan.
101-12	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: Objectives 1.1 and 1.2 are duplicate.</p> <p>Recommendation: Change in "The following policies shall be used to achieve these objectives:" to "The following policies shall be used to achieve objectives C-NE-1.1 through C-NE-1.3.</p>	Noise Element has been removed from the Local Coastal Plan.
101-13	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: This policy assumes permitting of races or concerts 6 days per year with attendant increased noise allowances. This would be fitting for the General Plan but not the Coastal Zone.</p> <p>Delete Policy C-NE-1c(4)</p>	Noise Element has been removed from the Local Coastal Plan.
101-14	1/13/22	Morgan, Laura	Save the Sonoma Coast	Noise	Noise Element	<p>Rationale: This Policy recommends treatment of open space as a noise buffer. This would be fitting for the General Plan but not the Coastal Zone.</p> <p>Delete Policy C-NE-1c (5)(b)</p>	Noise Element has been removed from the Local Coastal Plan.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
102-1	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	The population projection on page 3 of the 2019 Draft, all the public has been given access to, is excessive and drives much of the development language in this Element. It should be lowered, as should be the development emphasis. ("The amount of land shall be consistent with the population projected.....". There is a major discrepancy between the population increase projected by the "General Plan for the Sonoma Coast", which is itself an inappropriate application, of "11,700 new residents by 2020" and the total population of 3,359 projected by Permit Sonoma GIS Community Profile for 2023);	The Local Coastal Plan is a policy document, and not intended as a comprehensive inventory of current demographic information and data.
102-2	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Inappropriate conversions, amendments and inordinate discretionary powers by Permit Sonoma have lead to development out of keeping with directives by the California Coastal Commission. Applications for Local Coastal Plan Amendments have been approved by Permit Sonoma, correlated to financial incentives accrued by the department under the provision of "At Cost" assistance by planners to wealthy developers. This historically leads to both falsification of information given to the Commission, resulting in "de minimus" designation, or project approval against Coastal Commission directives. The built-in incentive to abet development along with Permit Sonoma discretionary power should be abolished for the sake of defined Coastal Zone resource conservation. Additionally, applications should be publicized as they are filed, along with disclosure of all communications and billings between developers and PS staff with real-time participation by the public and the CCC.	Comment noted. Opinion that staff is influence by wealthy developers is speculative and not actionable.
102-3	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	The Land Use maps are very old (20-25 years) and are no longer accurate;	The land use maps are an accurate graphic representation of the Local Coastal Plan land use policies
102-4	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	New development, including land divisions, for a non-priority use is already anticipated, as is evidenced by Appendix A. Discretionary new development should be prohibited, whether or not there is theoretical water and wastewater capacity for it, let alone providing additional water (Policy C-LU-4c). As the effects of climate change escalate, so does the need for groundwater and biotic conservation and prevention of erosion and groundwater contamination. Emergency services and roadway transportation are already inadequate to serve the needs of coastal residents and visitors.	Comment noted. Impacts are evaluated at the project level.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
102-5	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Bodega Bay has insufficient water for high-density housing and should not be subject to more well-drilling in a known zone of extremely scarce groundwater ("Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available.") This language is an open door for inappropriate development approval.	Policies in the Public Facilities & Services Element require service providers to prepare a master facilities plan establishing there is adequate capacity to serve current and future needs.
102-6	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	There should be early (eg, prior to full application) MAC, general public and Coastal Commission notification and public vote on any developments proposed within areas of Principally Permitted Use;	Projects are not accepted without a complete application, and notice cannot be provided on a speculative basis.
102-7	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Under the broad definition of "resource-dependent", even an activity as destructive as aggregate mining could theoretically be approved in ESHA. Clearing of vegetation, grading, excavation, fill or construction, even for resource-dependent uses, should be prohibited in ESHA;	Damage to coastal resources, including ESHA is prohibited by numerous policies.
102-8	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Development of Planned Communities in the Coastal Zone with tennis courts and golf courses is untenable for multiple reasons (eg, inadequate water supply, impacts on wildlife, viewscape, erosion, etc.) and should be prohibited from the coastal zone entirely;	Comment noted. Impacts are evaluated at the project level.
102-9	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Onshore support facilities for any form of offshore energy generation, such as wind and wave, in addition to offshore oil or gas exploration and development, should be prohibited in the coastal zone.	See Policy C-LU-3b.
102-10	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	There are no over-arching guidelines limiting urban or commercial service area boundaries. Zoning constraints to determine boundaries must be provided to avoid inappropriate use permits.	Urban service Areas boundaries are established by areas served by public water and wastewater services, including on-site wastewater management districts.
102-11	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Preserve and enhance affordable housing opportunities on the Sonoma County coast by enforcing a moratorium on vacation rentals until such time that no more than 20% of housing is for vacation rental use. (Santa Cruz LCP language, approved by the Coastal Commission).	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
102-12	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Regulate vacation rentals specifically: One off-street parking spot per bedroom and 2 cars maximum per bedroom in vacation rental properties shall be required in residential areas to reduce traffic congestion and GHG (Trinidad LCP), unless neighborhood covenant rules have stricter parking rules in which case those parking regulations apply; a sign of not more than 3 by 3 feet shall be required on vacation units with phone number and contact information for complaints (Santa Cruz LCP); to support climate change impacts associated with tourism and affordability for residents/workforce, minimum rental shall be for 7 days. (Solano Beach has 7 days, Imperial County has a 30 day minimum for vacation rentals). All vacation rentals shall be licensed and regulations enforceable by means of fines (California Senate Bill 1049 allows cities to fine rental hosts up to \$5000 per violation.) Property owners/management that have repeated violations shall have their license revoked for not less than one year.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
102-13	1/13/22	Morgan, Laura	Save the Sonoma Coast	Land Use	Development	Require that "affordable housing" be reserved and maintained at low cost for occupancy by commercial visitor service workers who heretofore have been required to commute long distances to work. The suggested Housing Opportunity Area south of old town Bodega Bay refers to land developed illegally by RJ Battaglia for expensive vacation rentals, not truly affordable housing. Further permits with for this individual's projects should be curtailed.	Comment noted. Affordable housing is a needs based program with strict controls in state and federal law. Speculation regarding legality of land development is not actionable.
103-1	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	Policy C-PF-2d: -is incomplete and confusingly written	Comment noted.
103-2	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	Page 7, Policy C-PF-2g: "Public park and recreational facilities" are not defined. There is concern that private landowners could access public services for privately developed recreational concessions open to the public. Terms should be clearly defined here or in the Glossary to avoid that possibility,	A definition will be added to the Glossary
103-3	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	Page 9, Policy C-PF-2p: for example: -Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority consistent with coastal priority land uses of the Coastal Act. (NEW)	See Table C-LU-1 for land use priorities.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
103-4	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	<p>Pages 9 and 10: -Further Park and Recreation Facility Development are being encouraged and planned. Anticipated tourism and recreational growth puts the cart before the horse. These goals, objectives and policies are in support of a mistaken premise—that the Sonoma County Coastal Zone has an unlimited capacity for recreational development. It does not. Its unique qualities are already being degraded by recreation and tourism in excess of its public safety, transportation, facilities and services carrying capacity. Rather than increasing development to meet population growth and demand, it is time to safely steward coastal resources and more carefully manage the amount of recreational use we already have (eg, many pounds of garbage and even human feces were left on Doran Beach in the aftermath of the 2018 4th of July fireworks event, per Patty Ginocchio).</p>	Comment noted.
103-5	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	<p>Page 15: Policy C-PF-5d: -Inadequate fire and emergency services in the coastal zone are still not clearly addressed: “Support actions, including consolidation of fire districts and increased tax revenue that will provide sustainable fire protection and emergency medical services. Identify funding opportunities that will require visitor serving uses to provide support.” -Sonoma County Coastal zone tourism generates more TOTs than any other region in the County but the revenue is not returned commensurate with the need for basic public safety services.</p>	Consolidation of fire districts and EMS services will improve service delivery and increase funding opportunities. Programs C-PF-5-P1 through C-PF-5-P3 are intended to identify funding and improve service.
103-6	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	<p>Page 18, Policy C-PF-7: -Application of biosolids policy must include US EPA listed criteria, eg: “Sufficient land to provide areas of non-application (buffers) around surface water bodies, wells, and wetlands; Depth from the soil surface to groundwater equal to at least one meter; Soil pH in the range of 5.5 to 7.5 to minimize metal leaching and maximize crop growing conditions;” etc..</p>	Specific standards for application will be part of the implementation program.
103-7	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	No solid waste facility should be visible or smelled in the Coastal Zone.	Comment noted.
103-8	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	<p>Page 19, Policy C-PF-2a, p 19: -To close potential loopholes for leap-frogging new development, as in: “Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development.”, we recommend inserting the words “on-site” between “unless” and “adequate”. -And to prevent a proliferation of Outside Service Agreements, we further recommend adding language that “OSAs should be the last option and only if all other options for onsite disposal allowed by Public Health and the Basin plan are not feasible.”</p>	Policies in the Water Resources and Public Facilities & Services Elements restrict outside service agreements to abating a public health risk, such as a failing septic system, that is created by existing development.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
103-9	1/13/22	Morgan, Laura	Save the Sonoma Coast	Public Facilities	Public Access	<p>Page 24, Other Initiative C-PF-1: -The pervasive water shortage in the coastal zone should be noted and integrated into policy regarding any future development. The most recent Municipal Service review of the Bodega Bay District by LAFCO was in 2004: "Updated policy for water needs of any new development should be based on most current data and science and the impact on existing water resources and facilities."and should include this language: "Utilize CDWR and County Water Board guidance in formulating any aquifer estimates and long-term sustainability of local water supplies."</p>	The Water Resources Element contains policies related to protecting the limited groundwater resources in the Coastal Zone.
104-1	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>1.1 2nd paragraph: The current traffic congestion [on] ALONG the coast has resulted from a combination of factors. Regional factors include growth in employment and population [primarily within Sonoma County's cities]. Local factors include increases in parkland ATTRACTIONS [acreage through expansions, acquisitions, and dedications]; in the number and length of trails and associated hiking opportunities; in access to the beach and ocean; and lack of public transportation. [Most importantly,] The public HAS FEW ALTERNATIVES TO [continues to prefer] the automobile as the primary means of transportation.</p>	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-2	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>2.1.1 3rd paragraph: Sonoma Coast State Park and Sonoma County public beaches are among the most visited parks northwestern California, generating significant weekend traffic congestion. With limited public transportation and lack of safe bicycle routes, most people HAVE BEEN [are] obligated to drive in order to enjoy the Sonoma Coast.</p>	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-3	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Roadway Capacity and Conditions: DUE TO THE [With] narrow shoulders, LIMITED [inadequate] sight lines, and limited opportunity for safe e passing, improving THE ADHERENCE TO SAFE SPEED LIMITS [road safe ety] is the primary concern along the entire length of Highway 1.	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-4	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Transportation Improvements, 1st paragraph: MORE THAN THREE DECADES HAVE PASSED SINCE THE [In the 1985] Calif ornia Department of Transportation (Caltrans) Route Concept Report Summary on State Highway 1, RECOMMENDED ROADWAY IMPROVEMENTS, BUT ONLY A FEW HAVE BEENFUNDED AND BUILT. [Caltrans identifies the f allowing potential roadway safety improvement projects: shoulder widening, passing lanes, channelization and intersection improvements to enhance turning mov ements, additional parking areas where unsafe e parking conditions currently exist, and features that would minimize roadside parking on the highway. Safety improvements to State Highway 1 constructed since the last Local Coastal Plan Updatein 1995 include lef t turn lanes at The The Sea Ranch, at the intersection with State Highway 116 near Jenner, near The Tides restaurant, and at the Bodega Harbour Subdivision. Other	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-5	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	1st paragraph: SHOULD FUNDING BECOME AVAILABLE, providing turning lanes at intersections and parking areas is the most effective approach to improving the SAFETY [capacity] of State Highway 1 while maintaining it as a two lane scenic highway. Addition of turning lanes provides considerable safety benefits as well as reducing traffic delays in Jenner, Bodega Bay , and near public beaches.	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-6	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	1st paragraph: Minor road improvements in the community of Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible. While capacity along this section of State Highway 1 will remain LIMITED, [inadequate,] there are MANY opportunities to improve [pedestrian] safety and reduce dependency on automobiles for [local] trips OF LESS THAN 3 MILES by adding pedestrian walkways, INTRODUCING SHARED ELECTRIC BICYCLE OPPORTUNITIES, restricting turning movements across traffic, and reducing vehicle speeds.	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-7	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	2nd paragraph: Reducing speed limits is the most practical way to SHOULD FUNDING BECOME AVAILABLE, providing turning lanes at intersections and parking areas is the most effective approach improve the SAFETY capacity of State Highway 1 while maintaining it as a two lane scenic highway . Addition of turning lanes might provides considerable safety benefits as well as reducing traffic delays in Jenner, Bodega Bay, and near public beaches.	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-8	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>3rd paragraph: Other safety improvements THAT HAVE BEEN proposed for State Highway 1 are SIGNAGE TO ALERT MOTORISTS TO PEDESTRIANS AND CYCLISTS, selective widening and road alignments; parking management, development and enforcement programs; [and other types of road improvements such as] roadway striping and marking, bicycle lanes and pedestrian ways.</p> <p>Improvements to State Highway 1 such as construction of bicycle paths or widening of shoulders will be necessary to construct the Sonoma County segment of the California Coastal Trail (see discussion below).</p>	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-9	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>5th paragraph: Minor road improvements in the community of Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible. While capacity along this section of State Highway 1 will remain LIMITED, [inadequate,] there are MANY opportunities to improve [pedestrian] safety and reduce dependency on automobiles for [local] trips OF LESS THAN 3 MILES by adding pedestrian walkways, INTRODUCING SHARED ELECTRIC BICYCLE OPPORTUNITIES, restricting turning movements across traffic, and reducing vehicle speeds. AT PRESENT, MINIMAL public transit is provided by Mendocino Transit Authority and Sonoma County Transit. Mendocino Transit Authority operates bus route 95, which is the only year-round transit service along the Sonoma Coast. Service is CURRENTLY limited to a single daily trip running southbound to Santa</p>	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-10	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	3. Circulation and Transit System Policy: 3.1 General Transportation Policies Goal C-CT-1: It is critical to reduce dependence on automobiles, both to maintain the scenic qualities of Highway 1, and to improve safety for cyclists and pedestrians.	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-11	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-1.1: It would be better to state that: The most likely way to initiate basic funding for much-needed public transit and shuttle services would be to establish an equitable public and private parking reservation system for the vicinity of Jenner, taking lessons from the parking reservation system and private and public shuttles that now serve Muir Woods. https://MarinTransit.org/sites/default/files/inline files/060519%202018%20Muir%20Woods%20Shuttle%20Report_1.pdf Such a system could be developed for destination parking areas that fill up most quickly on high-visitor days. An experienced public or private entity with a diverse advisory board representing public and private entities that own parking spaces, as well as visitors residents and	Muir Woods is a federal facility and is not subject to the Coastal Act policies regarding access. The Coastal Commission views reservation systems as inconsistent with the Coastal Act requirement to provide public access.
104-12	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Because the cost of needed improvements to the circulation and transit system are likely to range from \$10 million to \$30 million per year, launch projects that will increasingly attract Federal and State grants to supplement local fees, taxes, and bonds."	Comment noted.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-13	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>It would be better to state that: " The most likely way to initiate basic funding for much-needed public transit and shuttle services would be to establish an equitable public and private parking reservation system for the vicinity of Jenner, taking lessons from the parking reservation system and private and public shuttles that now serve Muir Woods. https://Marin.transit.org/sites/default/files/inline files/060519%202018%20Muir%20Woods%20Shuttle%20Report_1.pdf Such a system could be developed for destination parking areas that fill up most quickly on high visitor days. An experienced public or private entity with a diverse advisory board representing public and private entities that own parking spaces, as well as visitors, residents, and employees of coastal entities, could administer such a system</p>	Muir Woods is a federal facility and is not subject to the Coastal Act policies regarding access. The Coastal Commission views reservation systems as inconsistent with the Coastal Act requirement to provide public access.
104-14	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	<p>Objective C-CT-1.2: There are limits to expansion of the road network and parking areas can not reasonably be expanded to support rising numbers of automobiles visitors. Therefore, it is important to: (see change) Develop a convenient and reliable system of public and private buses, shuttles, TNC services, vans, bikeshare services, and pathways that will make it practical and attractive for increasing numbers of visitors to park automobiles at inland locations.</p>	See Programs C-CT-2-P1 and C-Ct-P2.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-15	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-1.3: Because the Air Resources Board Staff has predicted that California's vehicle miles traveled must be reduced by 25% by — reductions at the rate of about 1%per year in vehicle miles traveled are most likely to be required for the Local Coastal Zone. The objective must be: "Steadily reduce vehicle miles traveled as well as greenhouse gas emissions to comply with State and regional requirements."	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-16	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-3 cont.: Because the Governor's Office of Planning and Research has recognized that California's vehicle miles traveled per capita must be reduced, declines at the rate of about 1%per year are likely to be required for the County and the Local Coastal Zone should assume a similar requirement. Calif. Office of Planning & Research, Technical Advisory on Evaluating Transportation impacts in CEQA, Dec. 2018, p.2: . . . to achieve the State's long-termclimate goals, California needs to reduce per capita VMT. This can occur under CEQA through VMT mitigation. Half of California's GHG emissions come fromthe transportation sector 3 , therefore, reducing VMT is an effective climate strategy, which can also result in co-benefits. 4 Furthermore, without early VMT mitigation, the state may follow a	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-17	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-1.3 cont: SB 375 and the Air Resources Board call for California's vehicle miles traveled to per capita must be reduced, by about 25% at the rate of about 1%to 3%per y ear in order to achieve carbon neutrality by the year 2050. Plans f ore are likely to be required for the County and the Local Coastal Zone will should assume a similar requirement be consistent with this trend.	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-18	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Object C-CT-1.5: Since automobile travel is sensitive to pricing and the attractiveness of alternatives such as cycling and walking, the emphasis should be to: "Reduce the use of automobiles by the work force through a jobs/housing balance of approximately 1.5 jobs within walking and cycling distance of each year-round residence, and by assuring access to a safe network of bicycle-pedestrian pathways."	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" Section 3 "Bicycle and Pedestrian Policies", and Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-19	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-1.6: Within the Coastal area, the objective should be to "Encourage projects that are designed to encourage active transportation, such as the use of pathways, bicycles, vans and shuttles."	See Circulation & Transit Element Section 2 "Transit and Automobile Trip Reduction Policies" and Section 3 "Bicycle and Pedestrian Policies".
104-20	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-1b: Because the best way to reduce driving is to make drivers aware of the costs, this policy should be to: Require all new developments and all significant improvements to existing developments to unbundle parking costs so that users who bicycle, walk, or use transit are not required to pay for parking.	The Coastal Act and the Coastal Commission do not support paid parking in the coastal zone unless associated with campgrounds or improved areas.
104-21	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Goal C-CT-2: Because State law as well as regional policies require vehicle miles traveled to be steadily reduced, this goal should state: "Decrease vehicle miles traveled by approximately 1% per year, and provide for increasingly attractive alternative means of travel to and within the Coastal Zone."	Policies in support of this goal are challenging to implement as most trips are generated outside of the coastal zone. VMT reduction in the coastal zone will require a regional approach through MTC and Sonoma County Transportation Authority.
104-22	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Where is C-CT-2.6?	Typographic numbering error noted.
104-23	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-2.10: Because some roads are currently unsafe for cyclists and pedestrians at present, this objective should read: Assure that all roads have speed limits consistent with safe use by cyclists, pedestrians and drivers, considering the design and condition of existing shoulders, paths, roadways, and bike lanes.	Speed limits are established by regulations found in the California Vehicle Code, and at this time are beyond the scope of the Local Coastal Plan. Some changes were made by AB43, signed into law in October of 2021, but reductions are limited to 5mph below the current speed limit.
104-24	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-2c: It would be more clear to say: On transit routes, provide turnouts for bus operations.	Policy language is recommended by Sonoma County Transit.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-25	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-2d: THE BICYCLE COALITION SHOULD LOOK AT THE BIKEPED SECTIONS. The national highway entities that are autooriented have specifications for bicycle elements of road projects that are not optimal (or safe) for bicycles. IN BICYCLE & PEDESTRIAN FACILITIES, INCLUDE DEFINITION OF CLASS IV BIKEWAYS. Require development projects to UNBUNDLE THE COST OF PARKING, AND WHEREVER FEASIBLE TO implement measures that increase the average occupancy of vehicles, such as: (GP2020 Revised) INCLUDE DEFINITION OF CLASS IV BIKEWAYS	Comment noted. The Sonoma County Bicycle Coalition has been involved for the last several years in developing these policies. Class IV bike lane policy is included in the Local Coastal Plan.
104-26	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy CT-3j: This could create some problems.	Comment noted
104-27	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-4e: REDUCE VEHICLE MILES TRAVELED IN ORDER TO Maintain an LOS C or better on roadway segments unless a lower LOS has been adopted.	Comment noted
104-28	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4e(2): IMPLEMENT MEASURES TO REDUCE VEHICLE MILES TRAVELED ON [Designate and design] Rural Principal and Minor Arterial Roads [as highway routes] that carry large volumes of intercity traffic [and that place priority on the flow of traffic rather than on access to property. The following policies apply to Urban and Rural Arterials]: DELETE	Comment noted
104-29	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4e (3): DELETE	Comment noted
104-30	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4e (4): DELETE	Comment noted

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-31	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4j: AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, consider intersection management improvements at key intersections throughout the coast as needed to address intersection congestion and long delays for turning movements. These may include installation of traffic signals, signal timing, re-striping, lengthening, turn lane additions, or other improvements, provided the improvements are consistent with the applicable road classifications and protection of coastal resources. (GP2020/Existing LCP)	See "Roadway Safety Improvement" found in Circulation & Transit Element Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-32	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4k: Construct improvements such as realignment, signalization, roundabouts, turn restrictions, [oneway streets,] and traffic calming at the following intersections to improve safety at the following intersections: (GP2020/Existing LCP revised)	See "Roadway Safety Improvement" found in Circulation & Transit Element Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-33	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4m: AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, Consider constructing the following sets of road improvements to increase the capacity and safety of State Highway 1 in Jenner:	See "Roadway Safety Improvement" found in Circulation & Transit Element Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-34	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4n: AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, Consider providing turn lanes at The Sea Ranch intersections listed below. An intersection improvement of lower priority could be constructed before an intersection improvement of higher priority if funding is available.	See "Roadway Safety Improvement" found in Circulation & Transit Element Section 4 "Transportation System Carrying Capacity and Safety Policies".
104-35	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4q: AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, consider Implementing the following [capacity and] safety improvements along State Route 1:	The Circulation & Transit Element Section 2 "Transit and Trip Reduction Policies" contains policies and programs to reduce Vehicle Miles of Travel.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-36	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-4s: While providing for REDUCTIONS IN VEHICLE MILES TRAVELED [capacity] and safety improvements, ensure that State Route 1 shall remain a scenic two-lane highway within rural areas. (New)	The Circulation & Transit Element Section 2 "Transit and Trip Reduction Policies" contains policies and programs to reduce Vehicle Miles of Travel.
104-37	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Goal C-CT-5: Integrate the funding and development of planned circulation and transit system improvements with countywide transportation planning efforts, REDUCTIONS IN VEHICLE MILES TRAVELED, and land use planning and development approval. (GP2020)	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.
104-38	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Objective C-CT-5.3: Maintain acceptable Levels of Service as set forth in this Element by REDUCING VEHICLE MILES TRAVELED [implementing funding strategies for planned improvements].	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.
104-39	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-5a: Review and condition development projects to assure that the REDUCTIONS IN VEHICLE MILES TRAVELED [LOS] and/or public safety objectives established in Policies C-CT-4a and C-CT-4b are being met. If the proposed project would result in INCREASED VEHICLE MILES TRAVELED [an LOS worse than these objectives], consider denial of the project. [unless one or more of the following circumstances exists:	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.
104-40	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-5a (1): DELETE	Comment noted
104-41	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-5a(2): DELETE	Comment noted
104-42	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-5a(3): DELETE	Comment noted
104-43	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Policy C-CT-5b: Require that new development REDUCE VEHICLE MILES TRAVELED, AND [provide project area improvements necessary to] accommodate vehicle and transit movement in the vicinity of the project, including [capacity improvements,] traffic calming, right-of-way acquisition, access to the applicable roadway, safety improvements, and other mitigation measures necessary to accommodate the development without inhibiting public access. (GP2020 Revised)	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
104-44	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Program C-CT-1(2): Assesses REDUCTIONS IN VEHICLE MILES TRAVELED [the level of service (LOS)] and how well planned improvements are IMPROVING ACTIVE TRANSPORTATION OPTIONS TO KEEP [keeping] pace with Countywide growth and development	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.
104-45	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Program C-CT-1(6): Is capable of modeling weekend and of f -peak travel demand in order to MINIMIZE VEHICLE MILES TRAVELED DUE TO [plan for] tourism and special eventS[traffic].	The Sonoma County Transportation Authority model is capable of weekend and off peak modeling.
104-46	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Change last paragraph: Consider the use of moratoria or other growth management measures in areas where the monitoring program shows that the LOS objectives are not being met due to POTENTIAL INCREASES IN VEHICLE MILES TRAVELED [lack of improvements]. (GP2020)	Consistent with Senate Bill 743, Level of Service objectives have been removed from the Local Coastal Plan.
104-47	3/23/22	Morgan, Laura	Save the Sonoma Coast	Circulation and Transit	Transportation	Program C-CT-2: Monitor traffic volumes on Countymaintained road segments, and ADJUST PARKING PERMIT CHARGES TO PREVENT [work with Caltrans on similar State Highway 1 segments that are projected to experience] unacceptable Levels of Serv ice during peak weekend periods, particularly in the summer and f all months. Assemble these data f or use in f uture assessment of THE PARKING PERMITSYSTEMTO IMPROVE [dev elopment project impacts on] weekend traffic patterns. (GP2020)	Parking permits and paid parking are discouraged by the Coastal Commission and seen as inconsistent with the Coastal Act provision for equitable access to the ocean for all people.
105	7/19/21	Scheinok, Tamir	N/A	Land Use	Vacation Rentals	We urge the Sonoma County Planning Commission and Board of Supervisors to reject the proposed Rule and not to delegate the creation of performance standards and / or restrictions to the TSRA Board.	Policy in LCP does not restrict overall number or concentration of Vacation Rentals in coastal zone. The vacation rental ordinance being considered independent of the LCP update is limited to abating nuisance and impacts to resources in the coastal zone.
106	10/5/21	Burke, Bryany	Andrew Mann Architecture	Land Use	Housing	I'm working on a residential project for a client at The Sea Ranch. In the past, review of habitat areas at the Sea Ranch has been under the purview of The Sea Ranch Association. As the new LCP and ESHA maps become relevant over lots at The Sea Ranch, we are finding that properties which were created for residences in earlier subdivisions are becoming largely unbuildable for neighborhoodappropriate residences under the changing standards at PRMD. What can be done for these affected properties so that the owners are not left with lots that cannot be developed for reasonable residential use?	LCP and Coastal Act protections of environmentally sensitive habitat areas
107-1	9/21/21	Glass, Una	The City of Sebastopol	Land Use	Vacation Rentals	Short term rentals affect the availability of housing, housing affordability, and traffic.	Comment noted.
107-2	9/21/21	Glass, Una	The City of Sebastopol	Land Use	Circulation and Transit	Traffic through Sebastopol has increased significantly due to tourist attractions oat the coast. California has adopted laws related to VMT, but this is not really addressed in the plan. The coast is a recreational resource for residents of Sebastopol. Intense use at the coast will overburden narrow winding roads, increasing danger to residents when they go to enjoy coastal recreation, as well as burdening emergency health services. Additionally, emergency services are increasing with more tourism; need to address health services.	Long range planning for health services is beyond the scope of the Local Coastal Plan. For VMT goals, objectives, policies and programs, see: Goal C-CT-1, Objective C-CT-1.3, Policy C-CT-1b, C-CT-1c, C-CT-1e, Program C-CT-P1, C-CT-2b, C-CT-2d, C-CT-3f, Goal C-CT-4, and Program C-OSRC-13-P1
107-3	9/21/21	Glass, Una	The City of Sebastopol	Land Use	Water Resources	Intensification of land uses in the coastal zone, including large scale tourism and wineries, where water resources are known to be scarce, will affect the quantity of water available at the coast. This may impact demand for water sales by the City of Sebastopol to potable water haulers.	Policies in the Local Coastal Plan Public Facilities Element prohibit development that cannot be sustainably supported by local water and wastewater providers.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
1E	9/14/21	Neale, Bob	Sonoma Land Trust	Public Access	Map Correction	Addresses/apologizes for the decision to not request removal of the K2 point from the draft LCP. Emphasizes role in this process-- as a private land owner.	See Comment 83 response.
2E	3/24/22	Tibbetts, Danny	N/A	Public Access	Access Points	Addresses the questions regarding access points. There was no access component at the time of acquisition.	Sonoma Land Trust has stated that they support public access at their property.
3E	3/25/22	Tibbetts, Danny	N/A	Public Access	Access Points	Additional correspondence between SLT and Estero neighbors to correct the published minutes from the march 3rd hearing on public access. Forwards an email from Bob Neale(SLT) regarding the Trailhead. SLT has no plans for developing a public access point or trailhead at the location in Figure C-PA-1k.	Comment incorrectly paraphrases Sonoma Land Trust's position, which is that they have no <u>current</u> plans to develop and access point. Sonoma Land Trust also states that "The narrative in the draft LCP correctly identifies our Estero Americano Preserve as a place where the public can access the coast via SLT's limited guided activities. Section 27.1 and 27.2 of the draft LCP clearly and accurately explains this use."
4E	4/18/22	Biglione, Tom	N/A	Public Access	Paddling	Paddlers should be concerned about continued access to the Estero Americano.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
5E	4/19/22	Dye, John	N/A	Public Access	Paddling	Many landowners have blocked access to the Marsh Road access point. He emphasizes the terms of responsible use of the Estero. Desires a road sign indicating the road as public as well as a public access point. Exhibit A-K	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
6E	4/19/22	Kardos, Jennifer	N/A	Public Access	Paddling	Paddlers often assist in the cleanup of the Estero while paddling. Private landowners block the road which inherently gives them more rights than the people of CA.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
7E	4/19/22	Mallory, Dick	N/A	Public Access	Paddling	State laws indicate that there is a right to public access in bridge covered cross waterways.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
8E	4/19/22	Sarfati, Jacqueline	N/A	Public Access	Paddling	Many people respectfully use the Estero for kayaking and would be devastated to have the access taken away.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
9E	4/19/22	Wells, Penny	N/A	Public Access	Paddling	Has been paddling at the Estero for 40 years and has never once witnessed noise issues, or other public disturbances that landowners complain about. Marsh Road should be identified as a public road/access point.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano. The Marsh Road access point is not within the jurisdiction of Sonoma County.
10E	4/21/22	Colton, Thomas	Bay Area Sea Kayakers	Public Access	Paddling	It would be shame for public access to the Marsh Road access point were to be taken away. He lists concerns on how this public access could be confirmed/solidified. He is also open to compromises, but of course those that benefit the kayakers/paddlers.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano. The Marsh Road access point is not within the jurisdiction of Sonoma County.
11E	4/21/22	Moss, Larry	N/A	Public Access	Paddling	The actions of a few (littering, being disrespectful to the land) should not determine whether public access should continue to be allowed. A majority of paddlers/kayakers respect the space and do not tarnish it.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
12E	4/21/22	Norton, Patrick	N/A	Public Access	Paddling	A majority of trash in the Estero is most likely from the ocean at high tide (crab traps, rope, etc). The water trail is very important to the recreational landscape.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
13E	4/21/22	Norton, Kristine	N/A	Public Access	Paddling	She and her fellow kayakers/paddlers are very respectful of the water and area. More often than not, they are helping to clean up debris that they find. Please maintain public access.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
14E	4/21/22	Steinhart, Beck/Trey	N/A	Public Access	Paddling	Fond memories kayaking at the Estero, and will usually end up picking up trash that is predominantly left by others, not even themselves. Please keep public access available.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
15E	4/21/22	Tescallo, Rudolph	N/A	Public Access	Paddling	Hopes that public access will be continued, as he and many others use the beautiful landscape as a means to get away from densely populated areas.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
16E	4/22/22	Mallory, Dick	N/A	Public Access	Paddling	Shutting out the public from the coast is not at all Californian. Organized Kayak clubs encourage members to inform the casual visitors to not trespass and pick up after themselves.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
17E	4/23/22	Wiscombe, Warren	N/A	Public Access	Paddling	Kayakers are very respectful of the spaces they use. Notes that cow poo washes into the water when it rains, and if ranchers are going to complain about kayak litter, they should be aware of their own. The Estero is a really good for new kayakers to learn as it is a safe environment. Please continue to allow public access.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
18E	4/25/22	Mulligan, Jay	N/A	Public Access	Paddling	Maintain access for kayakers.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
19E	4/28/22	Ingram, Lynda	N/A	Public Access	Paddling	Has been enjoying access for at least 22 years. She has only paddled with people who are equally respectful to the space, and desires public access to remain.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
20E	4/29/22	Colton, Thomas	N/A	Public Access	Paddling	A new hiker trail, potential added kayaker stops, and restrooms will be a great addition to the water trail.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
21E	4/29/22	Nagle, Henry	Bay Area Sea Kayakers	Public Access	Paddling	He and all the other kayakers who are respectful of the land would appreciate continued access to the Estero.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
22E	4/29/22	Smith, Hollie	N/A	Public Access	Paddling	Suggests signs that clearly define the borders between private and public land for rec users. Please allow for public access to continue.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
23E	4/30/22	Mallory, Dick	N/A	Public Access	Paddling	Understands that private property should not be trespassed on, so he suggests putting up signs to indicate where the private land is, as well as responsible ettiquette.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
24E	5/1/22	Kepner, Alan	N/A	Public Access	Paddling	The Estero allows for many people to see so many beautiful aspects of nature and this should be something that is continued.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
25E	5/1/22	Ogilvie, Chris	N/A	Public Access	Paddling	He has only used the Marsh Road access on the Marin County side. He would like to see other access points, and also acknowledges the need for respecting landowners	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.

#	Comment Date	Name	Organization	LCP Section	Category	Summary	Response
26E	5/1/22	Prindiville, Mike	N/A	Public Access	Paddling	Has been enjoying the Estero for years and often times participates in cleaning up garbage from the water. Many other kayakers do this too. Please continue to allow public access.	Comment noted. The Local Coastal Plan Public Access Element supports public access to the Estero Americano.
27E	5/13/22	Bruzzo, Beth	N/A	Public Access	Map Correction	5 points on the map are listed incorrectly. K-1 is on private property without owner's permission. K-2 is not accessible to the public without the Estero or Private property. K-3 is also on private property. K-4 is in Marin therefore has no place on SoCo LCP map. K-5 is on the Bordessa Property. K-1 and K-5 in particular need to be modified due to trespassing.	Locations on the Public Access figures are generalized and to not intended to identify specific access locations.

CALIFORNIA COASTAL COMMISSION

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December 21, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Land Use Chapter

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 2: Land Use.

- 1. General Land Use Policies.** The Land Use element is missing a suite of general land use policies applicable to all development in the Coastal Zone. We highly recommend including a section at the beginning of this element that includes general policies on land use in Sonoma County. Sample policies from the certified Half Moon Bay LCP are listed below, as examples.

2-1. Land Use Plan Map. *Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.*

2-2. Complete Policy Compliance. *Ensure that all new development as defined by the Coastal Act complies with the policies of the Land Use Plan. New development means any project for which a coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.*

2-4 Sustainable Land Use Pattern. *Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas.*

2-6. Housing Diversity and Affordability. *Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types with equitable access to environmental benefits. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.*

2-8. Community Needs. Support the development of land uses desired by the community and which contribute to quality of life. Uses include affordable and diverse housing types such as farmworker housing and smaller homes; light industrial uses including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture and agriculture-compatible uses along with supportive accessory uses; commercial including neighborhood and local-serving uses; quasi-public uses including childcare, healthcare, animal care, and assisted living; and public uses including parks and other community facilities.

2-11. Development Permit Requirements. 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 local coastal development permit waiver process for other types of de minimis development including qualifying agricultural uses, smaller structures, or temporary uses.

2-12. Non-Conforming Uses. Update the non-conforming uses implementation regulations in the IP to address standards for non-conforming uses and development with respect to land use, environmental hazards, and biological resources. Uses and development that were lawful at the time they were established may continue under the policies of this Land Use Plan unless the use is discontinued for a period of up to five years for agricultural uses, and up to one year for all other uses.

2-13. Constitutional Use of Property. Nothing in this Land Use Plan is intended to nor shall be construed as authorizing the City of Half Moon Bay to grant or deny a permit in a manner which will take or damage private property for public use without the payment of just compensation.

2-14. CEQA Thresholds of Significance. Use thresholds of significance for CEQA review purposes for impacts that require special consideration in Half Moon Bay.

2. **Priority and Non-Priority Uses.** Per Section 30255 of the Coastal Act, which provides that coastal-dependent developments shall have priority over other developments on or near the shoreline, the Land Use element should include both a discussion of, and policies around, priority and non-priority uses. While figure C-LU-1 provides an overview of County priorities, there needs to be further discussion on the balance between Coastal Act priority uses, local priority uses (such as affordable housing), and non-priority uses, with associated policies. Sample language from the HMB LCP is included below:

2-3. Priority Land Uses. Define priority land uses and support development of such land uses throughout the City by the following categories:

- a. **Coastal Act Priority Uses:** Coastal-dependent uses, agricultural uses, visitor-serving commercial uses, and coastal access and recreational facilities. Coastal Act Priority Uses are considered top tier priority in this LCP; and furthermore, as consistent with Coastal Act Section 30222, coastal-dependent industry and agriculture take precedence over all other uses including visitor-serving commercial recreation facilities.

b. Local Priority Uses: Affordable dwelling units for extremely low, very low, and low-income households. Local Priority Uses are considered second tier priority behind Coastal Act Priority Uses in this LCP.

3. Land Use Category Specific Policies. The Land Use element outlines each of the separate land use categories but does not have any policies that correspond to these uses. Each described land use should have corresponding policies detailing what is allowable and not allowable in each of these land use categories, as the tables are not actionable policies. For example, following the set of tables on Land Extensive Agriculture and Diverse Agriculture, there should be a set of policies similar to the sample policy language below:

2-86. Consistency with Agricultural Use Policies. *Policies and definitions in Chapter 4. Agriculture are specifically intended to supplement policies in Chapter 2. Development for lands in agricultural use and/or containing prime and non-prime agricultural soils, while the policies in this section address lands with Rural Coastal and Horticulture Business land use designations. As defined in this LUP, agricultural land uses are a Coastal Act Priority Use and include the cultivation of food, fiber or flowers; the grazing, growing or pasturing of livestock; and horse breeding operations.*

2-87. Minimum Lot Size. *Determine minimum lot sizes for lands with Rural Coastal and Horticulture Business land use designations on a case-by-case basis to ensure maximum existing or potential agricultural productivity, recognizing that subdivision of lands in agricultural use is discouraged; while lot line adjustments and other boundary adjustments may be found beneficial to the underlying use for purposes such as estate planning for the sake of maintaining a family farm or establishing agricultural conversation easements.*

2-88. Rural Coastal Permitted Uses. *Permitted uses in the Rural Coastal land use designation include agriculture; agricultural compatible uses including recreational equestrian uses, public recreation, and habitat restoration; greenhouses; horse breeding; grazing; equestrian centers; farmworker housing as provided for by State law; ancillary uses necessary to support the primary use or operation; and supplemental uses to support the long-term viability of the primary use. Conditionally permitted uses include single-family residences at no more than one unit per 15 acres.*

2-89. Rural Coastal Permitted Supplemental Uses. *Allow for a wide range of supplemental uses to support long-term viability of agriculture, including:*

- a. Agri-tourism uses that enhance the link between the agriculture use and tourism, such as farm-to-table establishments and tasting rooms;*
- b. Small-scale lodging such as farm-stays and other overnight accommodation options;*
- c. Educational opportunities for adults and children such as tours, classes, and day camps;*
- d. Temporary events and seasonal uses, including those that support coastal recreation provided that such uses do not include significant permanent structures;*

e. Research and development facilities and clinical uses connected to the primary use, including boarding for researchers and students and modest facilities for conducting basic laboratory functions or on-site veterinary care; and

f. Boarding and care of horses including training and demonstration clinics.

4. Changes in Land-Use Categories. With regards to the new land use maps, please indicate whether there are any proposed changes in land use designations from the currently certified LUP. If so, these should be clearly identified, with a description on why the change in these categories would not negatively impact coastal resources.

5. Land Use Designations and Corresponding Zoning Districts. The figure on page LU-4 has an updated list of uses and zoning districts that are confusing in structure for the following reasons:

- a. Many of the designations seem to be missing key corresponding zoning districts. These include:
 - i.* The Open Space land use designation is missing Recreational zoning
 - ii.* The Commercial designation is missing Marine Industrial zoning
 - iii.* The Timber, Timber Preserve, Land Extensive and Diverse Agriculture, and Visitor Serving zoning districts are not listed as associated with any of the land use designations
- b. Planned Community zoning is now allowed in the Open Space land use designation, which may be of concern regarding impacts to coastal resources and requires further explanation and analysis.
- c. The land use map series contains several land use designations that are not included in the table on page LU-4, including Timber and Land Extensive Agriculture.
- d. This figure does not correspond with the overarching categories presented in Section 2 "Land Use Designations".

6. Principally Permitted Uses (PPUs). In terms of principally permitted uses (PPUs), it is important for the County to carefully consider which uses are considered PPUs. For purposes of appeal of County CDP decisions to the Commission, the LCP can only identify a single PPU per zoning district in order for County decisions to not be appealable (i.e., per Coastal Act Section 30603, a CDP decision for any development that does not constitute that single PPU is appealable to the Commission). The single PPU can be a broader use type (e.g., residential in an R-1 district, where multiple residential uses are included). If multiple PPU use types are identified for any particular zoning district, then there is no single PPU for purposes of appeal, and CDP decisions for all uses in that zoning category would be appealable to the Commission. If such uses are specified as PPUs for some type of internal PPU processing purpose, and explicitly not the single PPU for purposes of CDP appeal to the Commission, we are open to discussing how to make this distinction clear in the LCP.

7. Details needed for PPUs. Most of the land use designation tables should be more specific in terms of the principally permitted uses. For example, in the Commercial

Tourist land use area, the principally permitted uses are described as “visitor-serving commercial uses”. Following this, there should be a list of what specific visitor-serving commercial uses qualify as PPU. This structure should be followed for the other land use areas as well. In addition, the County should avoid use of “may” in reference to approved uses listed in PPU categories to reduce unnecessary ambiguity.

8. Missing Policy. The current draft of this chapter seems to be missing a key policy that was present in the last draft Commission staff reviewed. This policy is (numbered by reference numbers from prior draft):

- a. C-LU-5u, regarding retention of adequate water and sewer for affordable housing units; and

The County should clarify whether this omission was purposeful and if so, what that means for the current Land Use provisions regarding such affordable housing.

9. Relevant Coastal Act Sections. Please include, in full, the relevant Coastal Act policies and how they apply to this Land Use Element. These include, but are not limited to, Section 30222 “Private Lands; priority and development purposes”, Section 30240 “Environmentally sensitive habitat areas”, Section 30250 “Location; existing developed area”, Section 30251 “Scenic and visual qualities”, Section 30252 “Maintenance and enhancement of public access”, Section 30253 “Minimization of adverse impacts”, Section 30255 “Priority of coastal dependent developments”, and Section 30010 “Compensation for taking of private property; legislative declaration”.

The list above is intended as a complement to the in-line edits and comments provided for the Land Use Element but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff. Again, we thank you for your efforts to date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Land Use Element

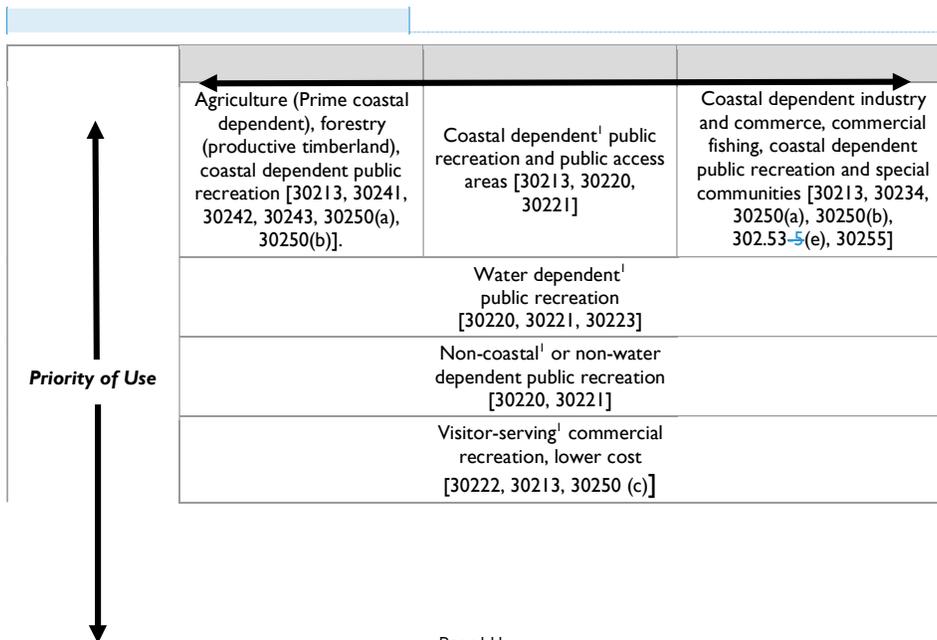
1.1

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.

1.2

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. This prioritization is shown below in **Figure C-LU-1**:



Page LU-3

Commented [A1]: Please include general land use policies that apply to all land use types and the county in general. Sample policies from the HMB LCP include:

2-1. Land Use Plan Map. Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.

2-2. Complete Policy Compliance. Ensure that all new development as defined by the Coastal Act complies with the policies of the Land Use Plan. New development means any project for which a coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.

2-4 Sustainable Land Use Pattern. Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas.

2-6. Housing Diversity and Affordability. Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types with equitable access to environmental benefits. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.

2-8. Community Needs. Support the development of land uses desired by the community and which contribute to quality of life. Uses include affordable and diverse housing types such as farmworker housing and smaller homes; light industrial uses including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture and agriculture-compatible uses along with supportive accessory uses; commercial including neighborhood and local-serving uses; quasi-public uses including childcare, healthcare, animal care, and assisted living; and public uses including parks and other community facilities.

2-11. Development Permit Requirements. Require a coastal development permit for any project that meets the...

Commented [A2]: Please include all relevant Coastal Act land use policies in full.

Commented [A3]: Consider folding this diagram into a policy regarding priority and non-priority uses. For reference a sample policy from the HMB LCP includes:

2-3. Priority Land Uses. Define priority land uses and support development of such land uses throughout the City by the following categories:

a. Coastal Act Priority Uses: Coastal-dependent uses, agricultural uses, visitor-serving commercial uses, and coastal access and recreational facilities. Coastal Act Priority Uses are considered top tier priority in this LCP; and furthermore, as consistent with Coastal Act Section 30222, coastal-dependent industry and agriculture take precedence over all other uses including visitor-serving commercial recreation facilities.

Low	
	Visitor-serving ¹ commercial recreation, higher cost [30222, 30250 (c)]
	Residential, general industrial, or commercial development ² [30222, 30250, 30255]
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.	

Land Extensive Agriculture (LEA)	Land Extensive Agriculture (LEA)
Diverse Agriculture (DA)	Diverse Agriculture (DA)
Recreation (R)	Recreation (R)
Resources and Rural Development (RRD)	Resources and Rural Development (RRD)
Timber (T)	Timber Preserve (TP) Resources and Rural Development (RRD)
Dedicated Open Space (OS)	Planned Community (PC) Rural Residential (RR)
Commercial Fishing (CF)	Commercial Fishing (CF)
Commercial Tourist (CT)	Planned Community (PC) 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)
Marine Industrial (MI)	Public Facilities (PF) Commercial Fishing (CF)
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)

Commented [A4]: Table corrected to show all land uses and applicable zoning

1.3 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 discretionary approvals. The two categories are defined as:

<i>Principally Permitted Uses</i>	<i>Other Permitted Uses</i>
<p>Principal Uses as described in the Coastal Zoning Code and consistent with the primary purpose of the land use category. Coastal development 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.</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>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, 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>

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 identified as environmentally sensitive habitat in the Open Space and Resource Conservation Element Figures C-OSRC-2a through C-OSRC-2k.

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.

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 suitable for agriculture or which contain soils with agricultural capability (including prime agricultural land), or ancillary lands which may not be suitable for agriculture, but are strategically located to protect agricultural lands from the encroachment of incompatible land uses. Certain types of residential units may also be allowed, up to four units per parcel **when supporting agricultural uses onsite**. Agricultural uses include grazing of livestock.” All dwelling units shall be clustered in relation to physical land features and property management conditions. All dwelling units shall be subordinate to and consistent with agricultural production and shall comply with Agricultural Resources Element policies.

Commented [A5]: Please differentiate here between farmworker housing and other residential housing, please state which types of housing would be recognized as primarily permitted use, and what types of agricultural housing would not be defined as primarily permitted use.

Commented [A6]: Please include this below as its own policy.

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	Production of food or fiber, including, but not limited to, grazing, farm animal husbandry, outdoor row crop production with essential support uses including incidental preparation, and limited farm-related residential development)
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.
Other Residential Uses	Other agricultural-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, are allowed. In no case shall the total number of permanent residential units exceed four units per parcel
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	Production of food or fiber, including, but not limited to, grazing, farm animal husbandry, outdoor row crop production with essential support uses including incidental preparation, and limited farm-related residential development)
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.
Other Residential Uses	Other agricultural-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, are allowed. In no case shall the total number of permanent residential units exceed four units per parcel.
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 AND

2.3 NATURAL RESOURCES

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- and coastal-dependent recreation activities
Minimum Parcel Size	640 acres (RRD); as described in the Precise Development Plan (PC) Land divisions shall be permitted only for the purpose of increasing or enhancing natural resource
Permitted Residential Densities	One single-family residence per 160 acres or 640 acres
Other Residential Uses	Other resource-related dwelling units that do agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel.

Planned Community zoning is applied with the approval of a Precise Development Plan, which prescribes specific development and land uses. A Precise Development Plan and Planned Community zoning approval requires a Local Coastal Program amendment.

The principally permitted use for lands zoned Resources and Rural Development is land management for the purposes of resource conservation including passive recreation. Lands zoned Resources and Rural Development with an underlying land use of Recreation are intended primarily for of resource and coastal dependent recreation activities. Limited agricultural uses and related single family dwelling unit are allowed as a non-principally permitted use.

Designation Criteria	<p>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:</p> <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.
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Resources and Rural Development

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.	<p>Examples of uses allowed in the Resources and Rural Development land use designation may include land management for the purposes of resource conservation including passive recreation) as described in the Coastal Zoning Code for Resources and Rural Development. 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.</p>
Corresponding Zoning District(s)	Resources and Rural Development (RRD)	
Principally Permitted Use	Resource conservation and coastal-dependent recreation activities	
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.	
Designation Criteria	<p>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:</p> <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

Purpose	To protect timberland needed for commercial timber production under the California Timberland Productivity Act	<p>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.</p> <p>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 as a non-principally permitted use.</p>
Corresponding Zoning District(s) Principally Permitted Use	<p>Timber Preserve (TP) Resources and Rural Development (RRD)</p> <p>The principally permitted use on lands designated and zoned for Timber is land management for the continued operation and protection of Timber Preserves.</p> <p>Additional resource, recreation, or community serving uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Program may also be allowed subject to permitting requirements of the Coastal Zoning Code.</p> <p>The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.</p>	
Minimum Parcel Size	<p>640 acres</p> <p>Land divisions shall be permitted only for the purpose of increasing or enhancing timber production.</p>	
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	<p>Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed.</p> <p>The total number of residential units shall not exceed four units per parcel.</p>	
Designation Criteria	<p>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:</p> <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

Purpose	To designate common areas which are committed to perpetual open space in planned developments	Lands designated as Dedicated Open Space are intended to remain as common areas without structures in planned communities and planned developments. Uses allowed on Dedicated Open Space areas are limited to those prescribed in the planned development or applicable planned community approval, include grazing, outdoor crop production, and passive recreation.
Corresponding Zoning District(s)	Planned Community (PC) zone for The Sea Ranch, planned development Rural Residential (RR) zone for the Bodega Harbor, and future planned developments	
Principally Permitted Use	Common areas without structures in planned communities and planned developments to protect resources and allow passive recreational activities. This use allows grazing and outdoor crop production to enhance and manage protected resources.	
Designation Criteria	<p>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:</p> <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

Purpose	To accommodate a variety of commercial, light to medium industrial, and service uses which support commercial fishing and related support facilities.
Corresponding Zoning District(s)	Commercial Fishing (CF)
Principally Permitted Use	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.
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 connected to municipal wastewater treatment
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.

	<p>4. Lands shall be in close proximity and no more than one-half mile to a harbor, marina, bay, or the ocean.</p> <p>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.</p> <p>6. Lands shall not be located in a Scenic Landscape Unit or Scenic View Corridor.</p>
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Commercial Tourist

Purpose	To accommodate visitor-serving commercial uses, including lodging, restaurants, retail shops principally serving tourists, and recreation facilities
Corresponding Zoning District(s)	Commercial Tourist (CT) Planned Community (PC) where allowed by Precise Development Plan
Principally Permitted Use	Visitor-serving commercial uses including hotels, motels, inns, resorts, bed and breakfast inns; local 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 connected to municipal wastewater treatment
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:</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.

Commented [A7]: This should be included in the beginning of this chapter as a general LU policy.

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	Limited local-serving commercial including local retail shops, recreational equipment, and professional services to meet the needs of the local community.
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 connected to municipal wastewater treatment
Designation Criteria	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

Commented [A8]: Community Commercial is not mapped on the Land-Use map series.

	<p>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.
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2.5 PUBLIC/INSTITUTIONAL LAND USE

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	<p>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.</p>
Corresponding Zoning District(s)	Public Facilities (PF)	
Principally Permitted Use	Utility and public service facilities	
Minimum Parcel Size	6,000 square feet	
Designation Criteria	<p>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:</p> <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.

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

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	On lands designated Rural Residential and zoned RR, limited crop and farm animal husbandry is allowed. On lands zoned AR, unlimited crop and farm animal husbandry is allowed on parcels of two acres or more. On lands zoned PC, allowable land uses are based on an approved precise development plan.
Corresponding Zoning District(s)	Rural Residential (RR) Agricultural and Residential (AR) Planned Community (PC)	
Principally Permitted Use	Single-family residential uses	
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	Associated residential accessory structures	
Designation Criteria	<p>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:</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 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. Soil and groundwater conditions have capacity for individual septic systems. 	

Commented [A9]: Please include this in the glossary or specify the meaning here.

Urban Residential Areas

Purpose	To accommodate a variety of types of low- and medium-density housing types in areas with public services	<p>Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, and neighborhood character.</p> <p>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, or coastal bluff erosion.</p>
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	<p>1 to 6 units per acre in low-density residential zones and 6 to 12 units per acre in medium-density residential zones</p> <p>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.</p>	
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	<p>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:</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 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. 	

Commented [A10]: Please provide an explanation as to how would this be processed without a certified density bonus ordinance.

3 LAND USE POLICY

3.1 OFFSHORE DRILLING AND SUPPORT FACILITIES

The Sonoma County Local Coastal Plan discourages general industrial and commercial energy development on the Sonoma County coast. Long-range protection of coastal agriculture, forestry, and 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.

On-Shore and Off-Shore Oil and Gas Facilities

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.

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.

Goals, Objectives, and Policies | On-Shore and Off-Shore Oil and Gas Facilities

GOAL C-LU-1: Protect the Sonoma County coast from Outer Continental Shelf oil and gas exploration and development.

Objective C-LU-1.1: Discourage offshore oil and gas exploration and development off the Sonoma County coast.

Objective C-LU-1.2: Prohibit construction of onshore support facilities for offshore oil and gas development to protect the sensitive coastal habitats along the National Marine Sanctuaries.

Policy C-LU-1a: 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. (EXISTING LCP REVISED)

Policy C-LU-1b: Prohibit onshore oil and gas support facilities within the Commercial Fishing land use [area](#) category. (EXISTING LCP REVISED)

3.2 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 support California Coastal Act policies regarding housing, access, and Coastal Zone priority uses. 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.

Commented [A11]: Please explain the reasoning behind including this policy, as it seems Section 30515 of the Coastal Act already covers this. The full text of this coastal act policy should be included here.

Commented [A12]: In this introduction, please lay out the reasoning as to why affordable housing can be supported by resource dependent policies.

Commented [A13]: Here please include which Coastal Act policies the county is referencing. Keep in mind that affordable housing is not a coastal priority goal. Choose policies that support affordable housing policies, such as public access and agriculture.

For example, visitor serving uses (a coastal priority goal) are tied to associated policies that can support affordable housing. Consider classifying affordable housing as a Local priority use, with support from the Coastal Act such as described in the HMB LCP:

Local Priority Uses: Affordable housing. Affordable housing, including but not limited to units created through the Workforce Housing Overlay designation, is specifically identified as a Local Priority Use. Affordable housing as a second tier priority is envisioned to support the local workforce, with the intent of facilitating a range of housing types for those who live and work on the coast, fostering the economic development of the city, and reducing commuter traffic congestion. Most significantly, affordable housing as a Local Priority Use will support Coastal Act Priority Uses by providing housing priced and located so as to be especially suited for employees in the agriculture and coastal recreation sectors. With diverse and affordable housing as a pillar of this Land Use Plan, the City will be able to harmonize the goals of the Coastal Act with those of State Housing law and the City's Housing Element.

Goals, Objectives, and Policies | Affordable Housing

GOAL C-LU-5: Preserve and enhance affordable housing opportunities on the Sonoma County coast.

Objective C-LU-5-a: Protect existing affordable housing units and encourage development of additional affordable housing in urban areas.

Objective C-LU-5-b: 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-5a: 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. 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)

Commented [A14]: Please include how this would be defined, such as including a footnote “As defined by HCD”

Policy C-LU-5b: 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)

Commented [A15]: Please cite the ordinance referenced here.

Policy C-LU-5c: 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 (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1C)

Policy C-LU-5d: 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-5e: Continue to administer the County’s Mobile Home Rent Stabilization Ordinance. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1G)

Commented [A16]: If this ordinance will be administered through the LCP, it should exist in the body of the LCP, such as in an appendix.

Policy C-LU-5f: 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)

Commented [A17]: If this state law will be administered through the LCP, it should exist in the body of the LCP, such as in an appendix.

Policy C-LU-5g: Prohibit the use of Accessory Dwelling Units for short term rentals of 30 or fewer days. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1L)

Policy C-LU-5h: 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) Type "A" Rental Housing Opportunity Areas are established on sites which have a Local Coastal Plan medium density residential designation and are zoned R2 (Medium Density Residential). The residential density for a Type "A" project may be increased to 100 percent above the base land use residential density. 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 ~~in~~ 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 ~~is~~ 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-5i: 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-5j: 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-3J)

Policy C-LU-5k: Require long-term Affordable Housing Agreement for affordable housing units. (EXISTING LCP REVISED)

Commented [A18]: Please include these details in the "Urban Residential" category overview above.

Commented [A19]: Please define this here.

Commented [A20]: What is meant by visitability? Understood that this is a "term de' art" but should be included in the glossary or use a more well known term such as ADA accessible.

Policy C-LU-5l: 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, access, 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)

Commented [A21]: Please explain how it is possible to have multiple single family dwelling units in a lot if you can't split it? It may be helpful to walk us through an example here.

Policy C-LU-5m: Concentrate housing production efforts in areas where public sewer and water service are available. (EXISTING LCP)

Commented [A22]: Please include this policy:

C-LU-5u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. (New: HCD certified 2014 Housing Element Policy HE-2h)

Policy C-LU-5n: 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-5o: 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)

Commented [A23]: This policy should match state housing law on prohibiting displacement consistent with Policy 6042. "Replacement Housing Prior to Displacement; Notices to Displaced Persons"

Policy C-LU-5p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities to X.Y.Z higher cost housing, short term rentals, unless the conversion provides a greater affordable housing opportunity. (EXISTING LCP)

Commented [A24]: Please define here what the conversion of rental units would be to

Policy C-LU-5q: Consistent with state law, the following criteria shall be considered when evaluating an application for condominium conversion:

Commented [A25]: Please explain the reasoning behind including these policies. Generally, the level of detail provided here is not common to have in a LCP, and may not be supported by the Coastal Act

- (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)

Commented [A26]: Please reference the law being cited here, as well as please make clear where you're drawing these housing rankings from.

Policy C-LU-5r: Allow Accessory Dwelling Units consistent with most recent Coastal Commission guidance found in Appendix XX. (EXISTING LCP)

Policy C-LU-5s: 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-5dd: Encourage development of employer provided or subsidized affordable housing for employees (Existing LCP – Permit Sonoma / CC recommended change)

C-LU-5u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. (New: HCD certified 2014 Housing Element Policy HE-2h. Permit Sonoma / CC recommended change)

3.3 VISITOR-SERVING COMMERCIAL FACILITIES

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.

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, 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. There are an estimated 600 vacation rentals in the Coastal Zone with the majority located in the Sea Ranch and

Commented [A27]: Consider if this section might be more appropriate in the public access chapter

Commented [A28]: Please add this definition to the glossary.

Bodega Harbour subdivision. **Tables C-LU-1 and C-LU-1** provide summaries of visitor serving overnight accommodations in the Coastal Zone.

Table C-LU-1. North Coast Overnight Accommodations

<i>Facility</i>	<i>Hotel/Motel Rooms</i>	<i>Campground Spaces</i>
Gualala Point Regional Park		8
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	
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-2. South Coast Overnight Accommodations

<i>Facility</i>	<i>Hotel/Motel Rooms</i>	<i>Campground Spaces</i>
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		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

Goals, Objectives, and Policies | Visitor-Serving Commercial Facilities

GOAL C-LU-6: Encourage Public Access and visitor serving uses in the Coastal Zone.

Goal C-LU-6.1: 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.

Objective C-LU-6.1: Identify and develop new or expand existing commercial services for visitors in urban service areas and rural communities.

Planning and Reviewing Visitor-Serving Development

Policy C-LU-6a: Encourage the development and expansion of visitor-serving 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-6b: 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-6c: 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-6d: Allow minor expansion of existing visitor-serving and local-serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6e: Encourage the provision of modest scale overnight accommodations which have minimal impacts on the coastal environment, including 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)

Policy C-LU-6f: Encourage expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road. (EXISTING LCP REVISED)

Policy C-LU-6g: Encourage development of limited visitor-serving and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community. (EXISTING LCP REVISED)

Commented [A29]: Where is this limited to? Link this to relevant Sonoma zoning.

Commented [A30]: This appears to contradict C-LU-6b, where it says development is limited. In addition, minor is too vague and should be defined.

Policy C-LU-6h: Allow minor expansion of existing or certain new visitor-serving commercial uses east of State Highway 1 near the Ocean Cove Store including overnight accommodations and a public horse stable **consistent with Sonoma County Board of Supervisors Resolution 09-0220.** (EXISTING LCP REVISED)

Policy C-LU-6i: 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, erosion control measures, **rehabilitating the degraded bluffs at the cove,** and if needed the provision of parking for development consistent with Policy LU-6h. (EXISTING LCP REVISED)

Commented [A31]: Any proposals west of Highway 1 should also take into account SLR predictions.

Policy C-LU-6j: Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort. (EXISTING LCP REVISED)

Policy C-LU-6k: Allow minor expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch. (EXISTING LCP REVISED)

Policy C-LU-6l: Limit expansion at the Timber Cove Inn to improved parking and public access facilities. (EXISTING LCP REVISED)

Policy C-LU-6m: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing. (EXISTING LCP REVISED)

Policy C-LU-6n: Allow limited new or expansion of existing visitor or 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-6o: Encourage 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-6p: Encourage provision of overnight accommodations of modest scale and cost and expansion of other visitor and local-serving commercial services uses at Duncans Mills. (EXISTING LCP REVISED)

Policy C-LU-6q: Encourage expansion of public access 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 Permit for expansion of uses at the resort. (EXISTING LCP REVISED)

Policy C-LU-6r: Encourage new and expansion of existing commercial uses in Bodega Bay. Encourage expansion of Chanslor Ranch consistent with continued agricultural use if water supply and wastewater treatment and disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6s: Encourage modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met. (EXISTING LCP REVISED)

Commented [A32]: Please ensure these policies are consistent with ag and facilities and services chapter.

3.4 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.

Goals, Objectives, and Policies | Communities

GOAL C-LU-2: Protect the natural and scenic resources and the unique character and qualities of the Sonoma County coast by allowing new residential and commercial development only in appropriate areas at appropriate densities.

Commented [A33]: Please use more specific language here

Objective C-LU-2.1: 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-2.2: 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.

Commented [A34]: Consider combining these two overlapping objectives.

Objective C-LU-2.3: 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-2.4: 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-2.5: 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-2.6: 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-2.7: 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-2a: 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-2b: 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. Achieving a density higher than 4 units per acre under either Program is permitted where higher density will not impact coastal resources or reduce public access. ~~may not require a Local Coastal Plan Amendment.~~ (GP2020)

Commented [A35]: Please be more specific here about what may or may not require a LCP amendment.

Policy C-LU-2c: 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-2d: 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-2e: 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-2f: 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-2g: 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-2h: Barns and similar agricultural support structures within the 200-foot State Scenic Highway 116 corridor shall be subject to design review. (GP2020)

Commented [A36]: Consider moving this policy to the Ag. chapter.

Policy C-LU-2i: 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-2j: 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-2m: 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)

Commented [A37]: Consider moving this to the Public Facilities and Services chapter.

Policy C-LU-2n: 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)

Commented [A38]: Re-number

Policy C-LU-2n: 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-2n: Applications for development permits, including, but not limited to residential construction, subdivision, 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-2n: 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)

4 IMPLEMENTATION PROGRAMS

4.1 LAND USE IMPLEMENTATION PROGRAMS

Program C-LU-1: Establish performance standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards, consider requirements for designated property managers (On site vs. Not), 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)

Commented [A39]: Is there a current Sonoma vacation rental ordinance? If so, include it here.

Program C-LU-2: 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. (NEW)

Program C-LU-3: Consider developing a parking management program for Bodega Bay commercial areas. (NEW)

Commented [A40]: Use stronger language here such as prioritize or develop

Program C-LU-4: 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.

4.2 OTHER INITIATIVES

Other Initiative C-LU-1: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households.

(NEW: HCD CERTIFIED 2014 HOUSING ELEMENT POLICY HE-2H)

Other Initiative C-LU-2: Encourage development of employer provided or subsidized affordable housing for employees. (EXISTING LCP)

Other Initiative C-LU-3: 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)

Other Initiative C-LU-4: 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)

Other Initiative C-LU-5: Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to adjust to increasing demand for facilities and to assist in identifying needs for additional facilities. (NEW)

Commented [A41]: Much of the initiatives here appear to belong in the Public works and Facilities chapter.

Commented [A42]: This should be in the Public Works chapter. Make sure allocations are outlined, making sure Coastal Act priority uses are prioritized.

Commented [A43]: This should be in the public access section

Figure C-LU-1a: Land Use – SubArea 1 – The Sea Ranch North
(11x17)

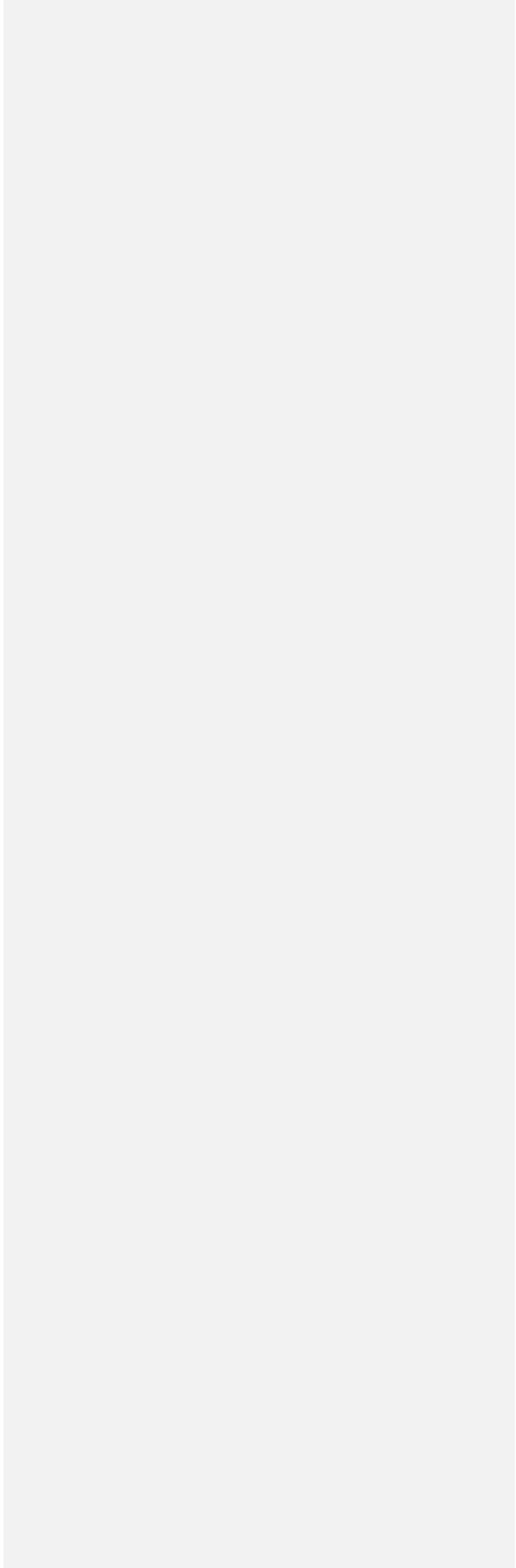


Figure C-LU-1b: Land Use – SubArea 2 – The Sea Ranch South
(11x17)

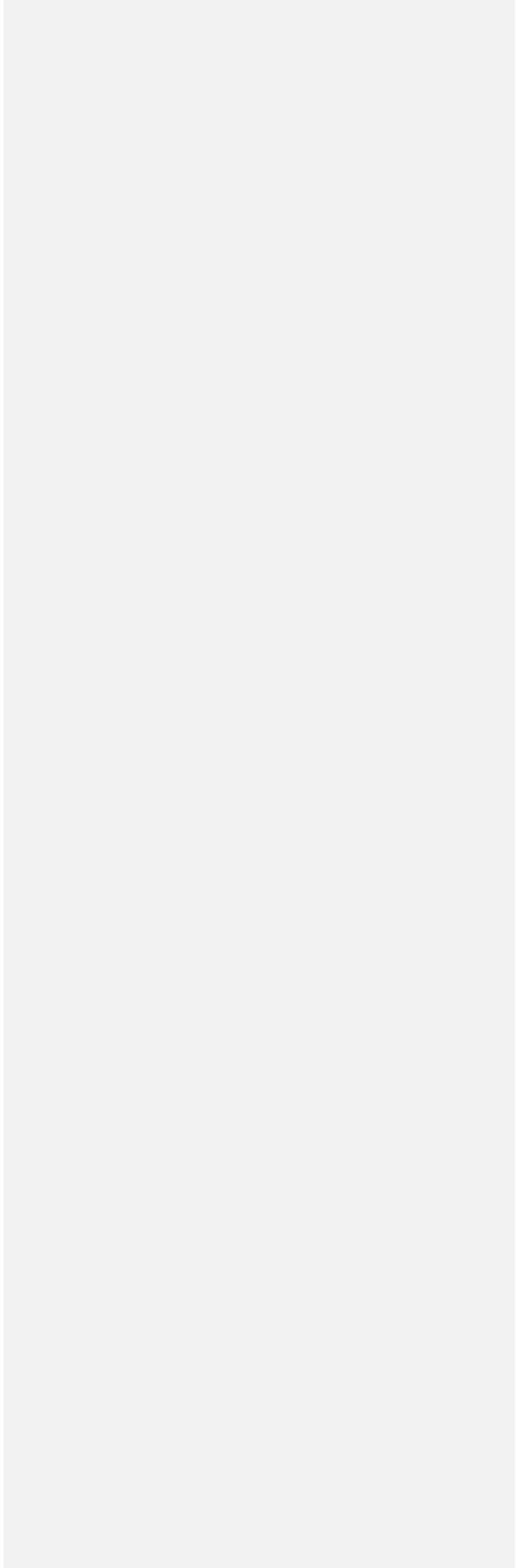


Figure C-LU-1c: Land Use – SubArea 3 – Stewarts Point/Horseshoe Cove
(11x17)

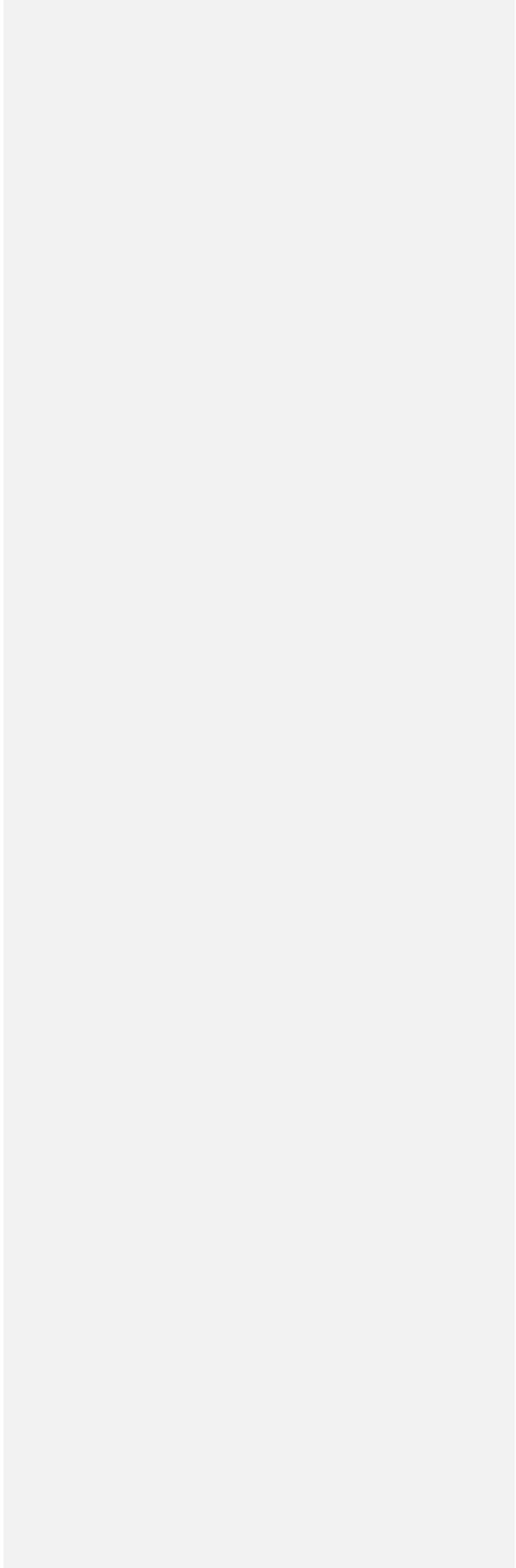


Figure C-LU-1d: Land Use – SubArea 4 – Salt Point
(11x17)

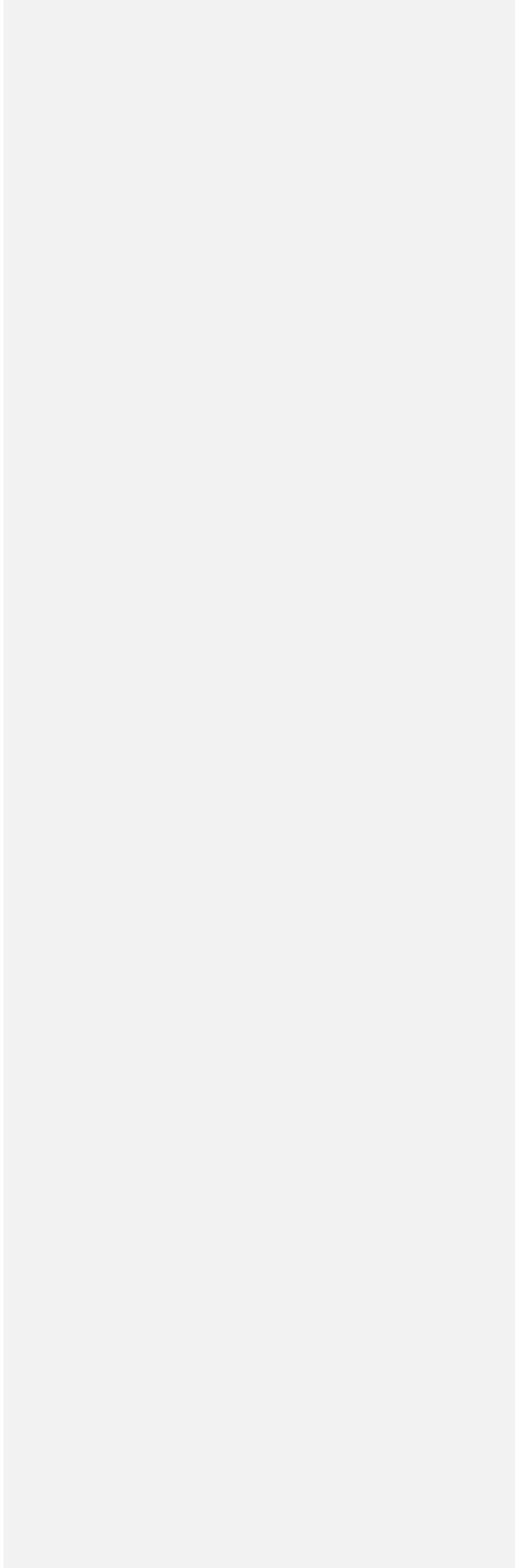


Figure C-LU-1e: Land Use – SubArea 5 – Timber Cove/Fort Ross
(11x17)

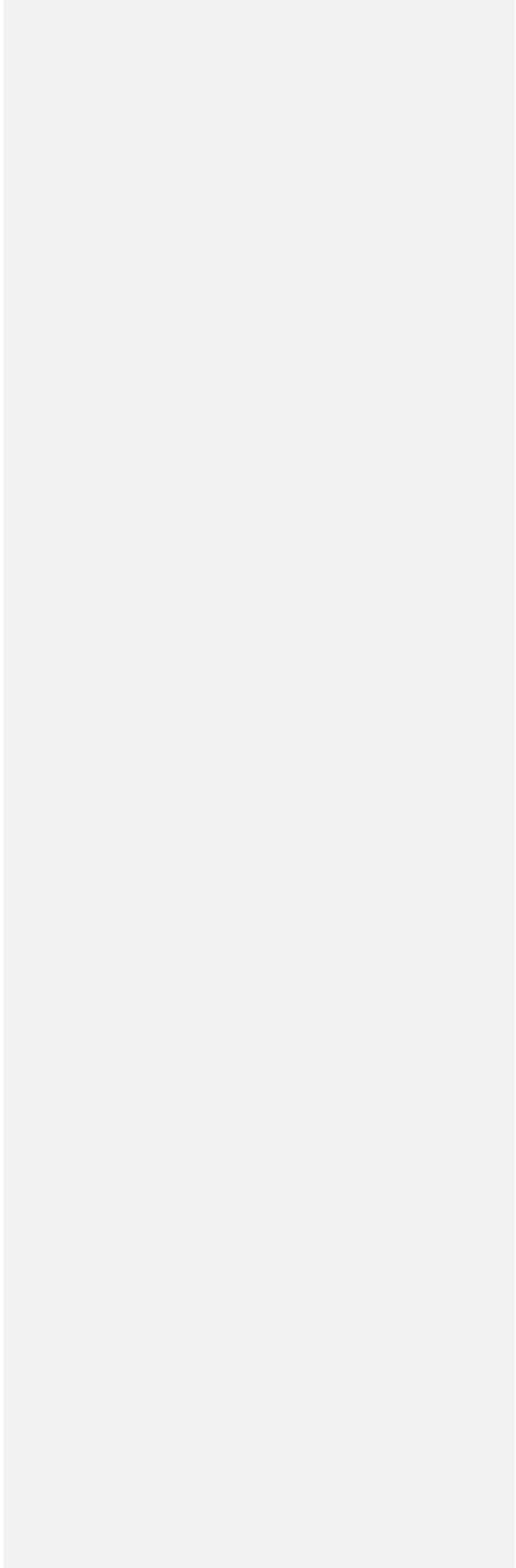


Figure C-LU-1f: Land Use – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

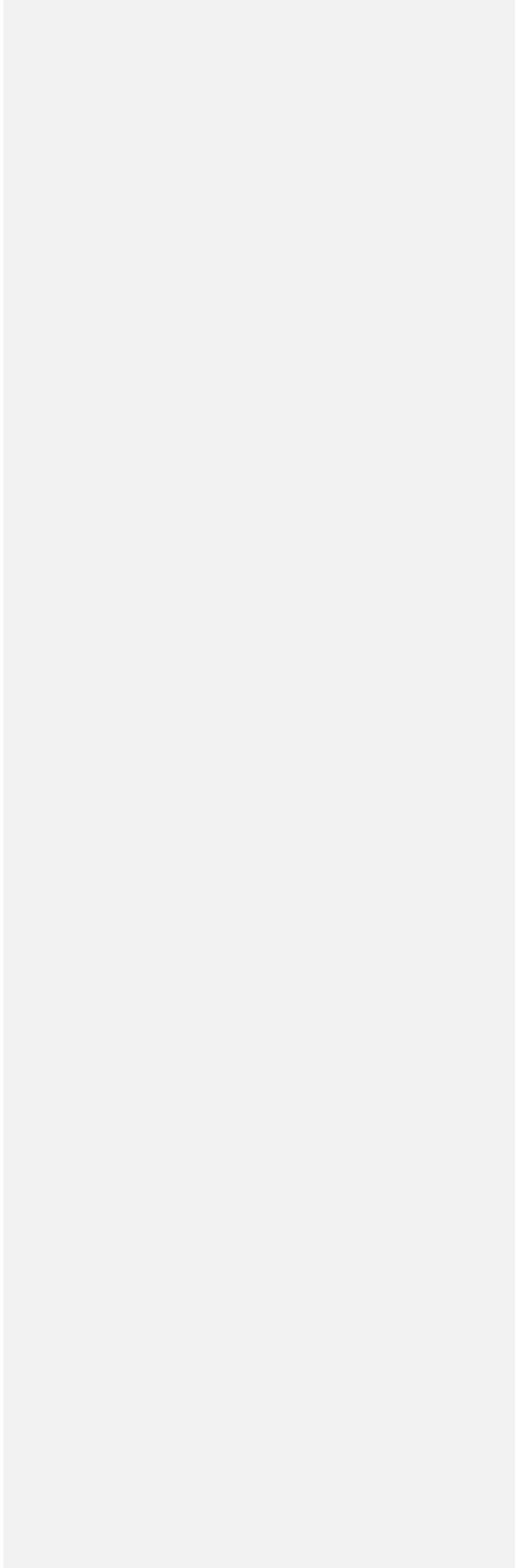


Figure C-LU-1g: Land Use – SubArea 7 – Duncans Mills
(11x17)

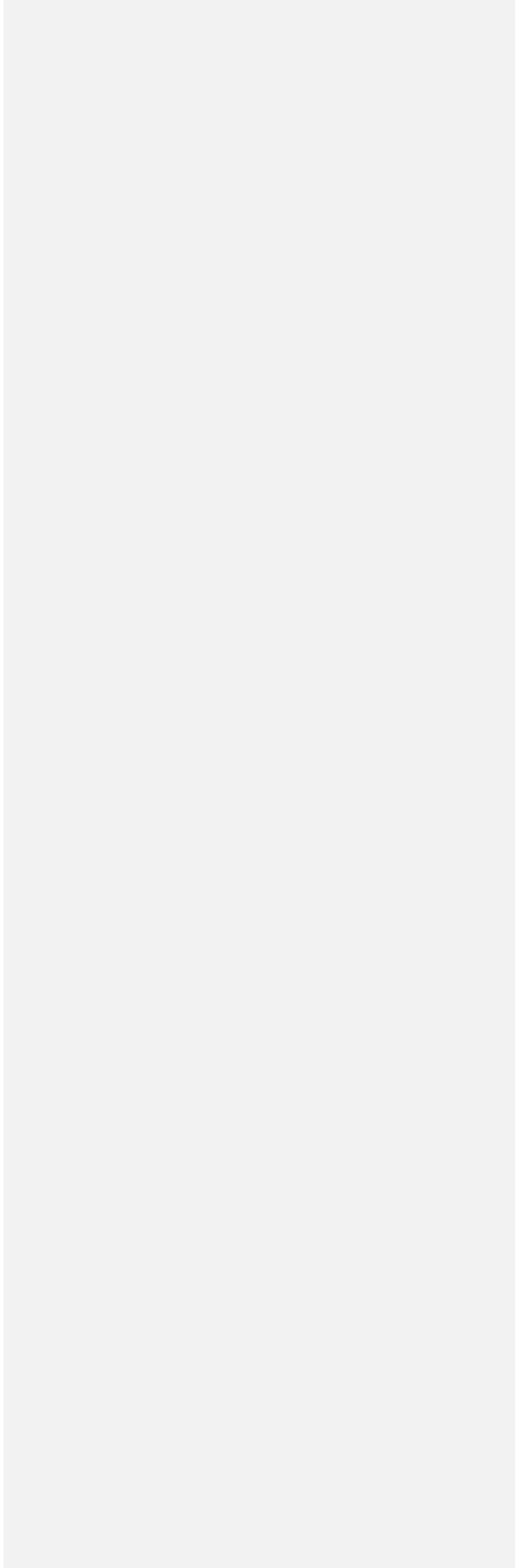


Figure C-LU-1h: Land Use – SubArea 8 – Pacific View/Willow Creek
(11x17)

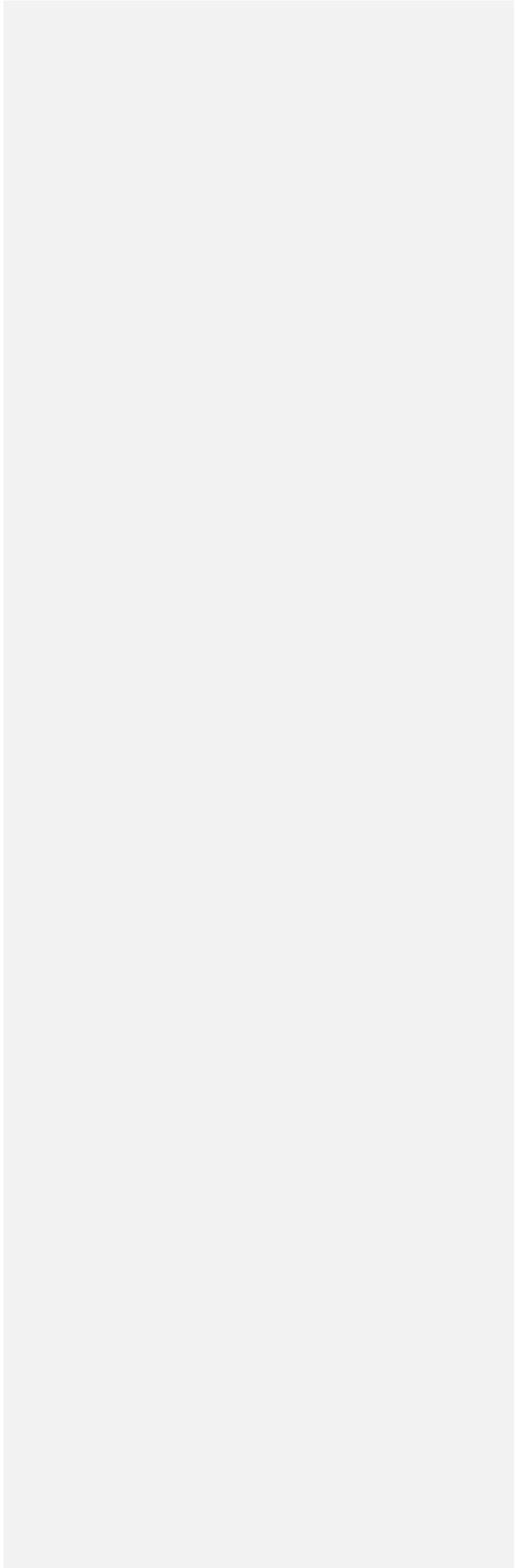


Figure C-LU-1i: Land Use – SubArea 9 – State Beach/Bodega Bay
(11x17)

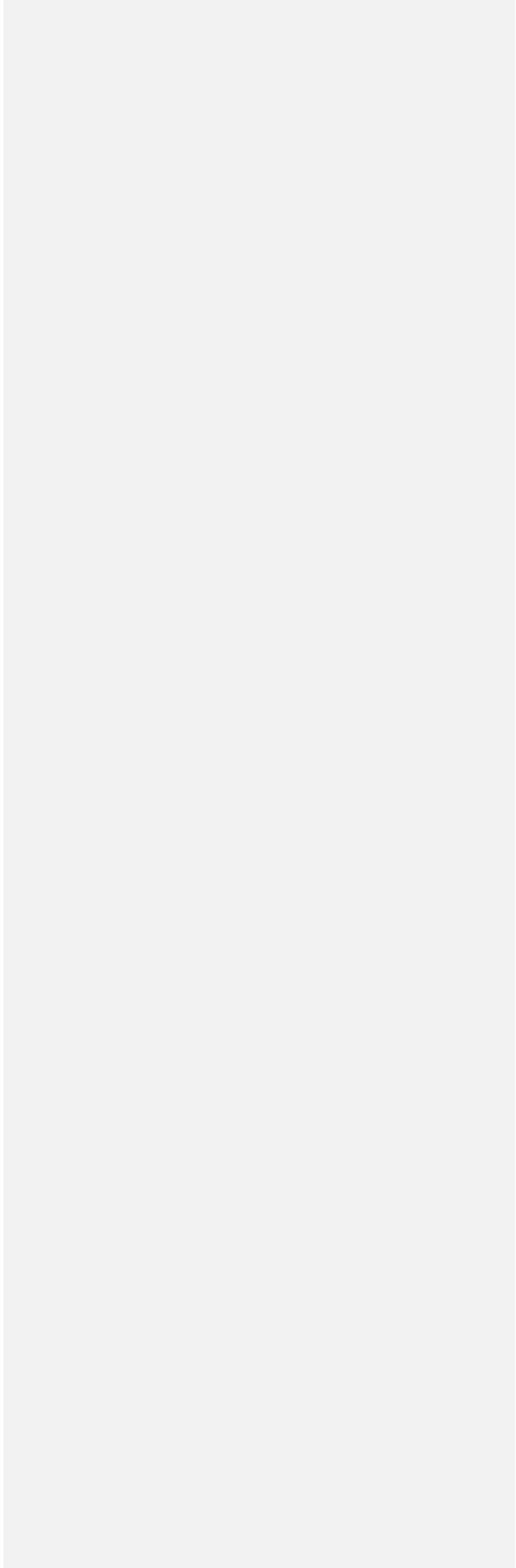


Figure C-LU-1j: Land Use – SubArea 9 – Bodega Bay Vicinity
(11x17)

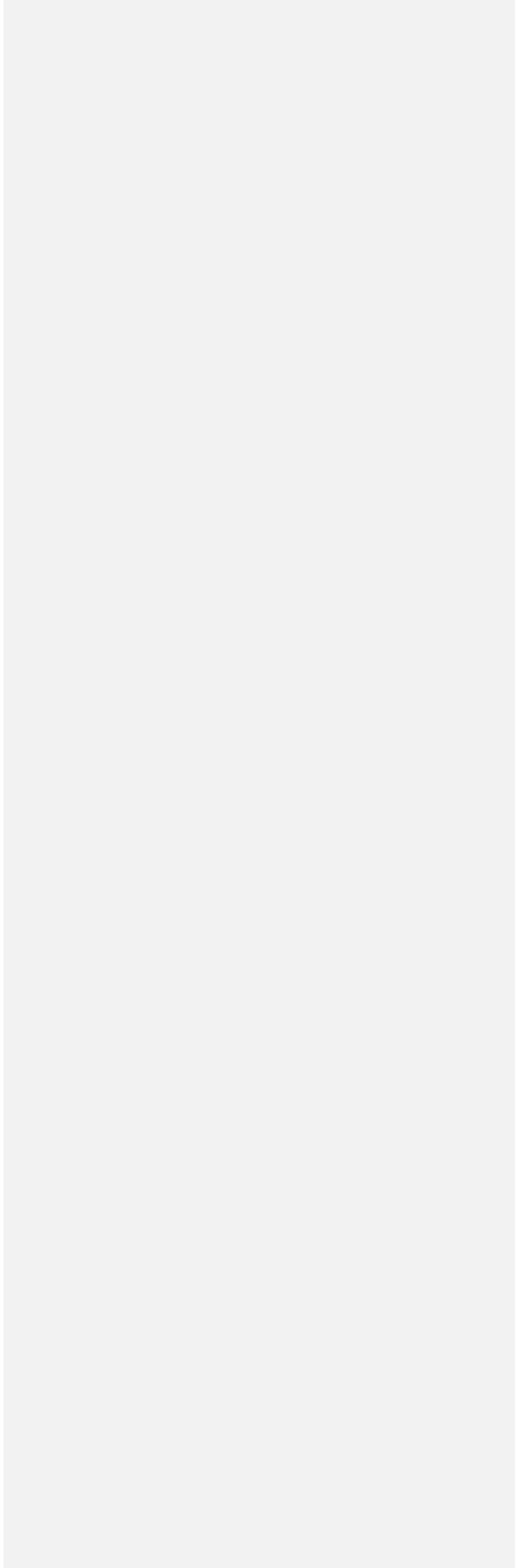
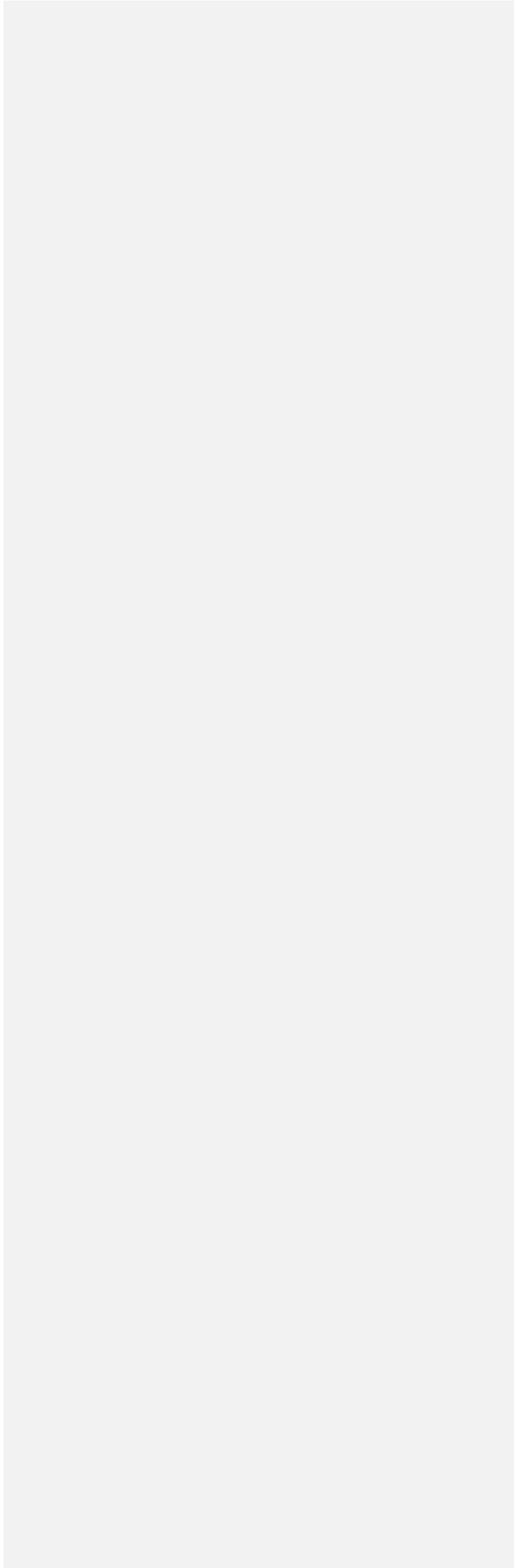


Figure C-LU-1k: Land Use – SubArea 10 – Valley Ford
(11x17)



CALIFORNIA COASTAL COMMISSION

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November 22, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

**Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update:
Cultural Resources Chapter**

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 3: Agricultural Resources.

- 1. Zoning Districts: Diverse Agriculture and Land Extensive Agriculture.** Please clarify whether both agricultural zoning districts (Diverse Agriculture - DA, and Land Extensive Agriculture - LEA) will be treated the same in terms of allowable uses, conversion policies, and other policies. As there is only one set of policies in this chapter, it appears as though the two districts will be handled identically, although this hasn't been directly addressed to-date.
- 2. Conversion Policies.** Proposed policy C-AR-1.1 states: "*Avoid the conversion of agricultural lands to residential or non-agricultural commercial uses.*" The draft LUP should clarify whether this means that no conversions of agricultural land will be permitted. If that is not the case, and some conversions will be permitted as appears to be the case under Policy C-AR-1a, "*...agricultural conversions shall be limited and evaluated on a case-by-case basis...*," additional policies should be incorporated to this point, including regarding mitigation consistent with the Coastal Act.
- 3. Prime and Non-Prime Agricultural Land.** Policy C-AR-4a refers to "Prime" and "Non-Prime" agricultural land. There should be a discussion in the body of this element that describes what constitutes "Prime" and "Non-Prime" agricultural land in Sonoma County. There is mention of "highest-rated land," but it is unclear whether this is meant to refer to prime agricultural land. Please see relevant sample language from the City of Half Moon Bay 2020 Certified LUP:

“The California Coastal Act provides protection for viable and prime agricultural land in the Coastal Zone. The Act defines “prime agricultural land” as consistent with subsections 1, 2, 3, or 4 of Government Code Section 51201(c), as follows:

(c) “Prime agricultural land” means any of the following:

(1) All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.

(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

(4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.

In contrast, “non-prime agricultural land” consists of other coastal agricultural lands that do not qualify as prime but are in use for crops or grazing or are otherwise suitable for agriculture.”

4. Farmland of Local Importance and Grazing Land. These two terms are referenced in this Element and are the two distinguishing categories in the Agricultural Resources Map Series. Please include a discussion and/or a set of policies that address how these two categories are associated with the relevant Coastal Act policies, specifically Coastal Act Section 30113; Government Code Section 51201(c).

5. Agricultural Worker Housing. Please provide additional details in the policies on agricultural worker housing, including when it is allowed, when it might apply to density, and the amount allowed. Relevant sample language from the Marin County 2021 certified LUP includes:

C-AG-5 Agricultural Dwelling Units (Farmhouses, Intergenerational Housing, and Agricultural Worker Housing). Support the preservation of family farms by facilitating multigenerational operation and succession.

A. Agricultural dwelling units may be permitted on C-APZ lands subject to the policies below, as well as any applicable requirement in C-AG-6, 7, 8, and 9. Agricultural dwelling units must be owned by a farmer or operator actively and directly engaged in agricultural use of the property. No more than a combined total of 7,000 sq ft (plus 540 square feet of garage space and 500 square feet of office space in the farmhouse used in connection with the agricultural operation) may be permitted as an agricultural dwelling per farm tract, defined in this LCP as all contiguous legal lots under common ownership within a C-APZ zoning district, whether in a single farmhouse or in a combination of a farmhouse and intergenerational homes(s). Intergenerational farm homes may only be occupied by persons authorized by the farm owner or operator,

shall not be divided from the rest of the legal lot, and shall be consistent with the standards of C-AG-7 and the building size limitations of C-AG-9. Such intergenerational homes shall not be subject to the requirement for an Agricultural Production and Stewardship Plan (C-AG-8), or permanent agricultural conservation easement (C-AG-7). A density of 60 acres per unit shall be required for each farmhouse and intergenerational house (i.e. at least 60 acres for a farmhouse, 120 acres for a farmhouse and an intergenerational house, and 180 acres required for a farmhouse and two intergenerational homes), including any existing homes. The reviewing authority shall consider all contiguous properties under the same ownership to achieve the requirements of the LCP. No Use Permit shall be required for the first intergenerational home on a qualifying farm tract, but a Use Permit shall be required for a second intergenerational home. No more than 27 intergenerational homes may be allowed in the County's coastal zone.

B. Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households shall not be included in the calculation of density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA. Additional agricultural worker housing above such 36 beds or 12 units shall be subject to the density requirements applicable to the zoning district. An application for agricultural worker housing above such 36 beds or 12 units shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of approved worker housing shall be commensurate with the demonstrated need. Approval of agricultural worker 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, or, if no longer needed, for non-dwelling agricultural production related uses.

The list above is intended as a complement to the in-line edits and comments provided for the Agricultural Resources Element but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff.

Again, we thank you for your efforts to-date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Agricultural Resources Element

I INTRODUCTION

I.1 PURPOSE

The purpose of the Agricultural Resources Element is to establish policies to ensure the protection and maintenance of agriculture for its economic, environmental, and social values. The Element is intended to provide clear guidelines for decisions in the two agricultural zones within the Coastal Zone—Diverse Agriculture (DA) and Land Extensive Agriculture (LEA)—as well as areas where agricultural land uses exist in the Resources and Rural Development (RRD) and Agricultural Residential (AR) zones.

The California Coastal Act protects productive resource lands, including agricultural lands, and establishes agriculture as a priority use and emphasizes the retention of agricultural land in production.

In this Local Coastal Plan, agriculture is defined as the production and processing of food, fiber, and plant materials; and includes the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock.

Commented [A1]: Please include all applicable Coastal Act Policies, including Section 30241, 30241.5, 30242, 30250,

2 BACKGROUND

2.1 FARMLAND IN THE COASTAL ZONE

There are about 28,000 acres of land with agricultural land use designations (Land Extensive Agriculture and Diverse Agriculture) in the Coastal Zone. The Land Use Element contains a detailed explanation of the agricultural land use designations.

The California Department of Conservation Farmland Mapping and Monitoring Program¹ establishes ratings for agricultural land based on soil quality and irrigation status. In the Coastal Zone, there is none of the highest-rated land, but there are lands designated as Grazing Land and Farmland of Local Importance². Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

Grazing Land makes up nearly half of all the land in the Coastal Zone (see **Table C-AR-1**, below). Grazing Land means “land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock” (Gov. Code Section 65560) and includes

Commented [A2]: Does this mean “Prime Agricultural Land” as consistent with subsections 1, 2, 3, or 4 of Government Code Section 51201(c)? It would be helpful to include a short discussion of “Prime” vs “Non-Prime” Agricultural land, as well as how the Coastal Act interacts with non-prime agricultural land since it seems there is no prime agricultural land in the Coastal Zone.

Commented [A3]: Please include a short summary here on what constitutes “Farmland of Local Importance” since it is referenced extensively in this document.

¹ <https://www.conservation.ca.gov/dlrp/fmmp>

² As defined in Government Code Section 65560.

land used for sheep and cattle grazing and dairies. The cool, moist climate of western Sonoma County generally produces better rangeland than inland, reducing the need for supplemental feed and irrigated pasture. Grazing Land occurs in all subareas except The Sea Ranch North. The largest acreage and highest percentage of Grazing Land are in the Bodega Bay and Valley Ford Subareas, respectively. Grazing lands are mostly in the northern coast, while dairies are prevalent in the Valley Ford subarea.

Farmland of Local Importance makes up only about four percent of all land in the Coastal Zone, and is located in nine of the ten subareas. The largest acreage and highest percentage of Farmland of Local Importance are in the Salt Point and The Sea Ranch North subareas, respectively.

Table C-AR-1. Acreage of Important Farmlands by subarea on the Sonoma County Coast

Subarea	Grazing Land (acres)	Farmland of Local Importance (acres)	Total Land (acres)
1 – The Sea Ranch North	0	381	2,962
2 – The Sea Ranch South	40	323	2,792
3 – Stewarts Point/Horse-shoe Cove	775	83	3,158
4 – Salt Point	88	492	5,859
5 – Timber Cove/Fort Ross	2,595	159	7,659
6 – High Cliffs/ Muniz-Jenner	2,081	143	3,401
7 – Duncans Mills	780	32	1,290
8 – Pacific View/Willow Creek	7,164	99	11,875
9 – Bodega Bay	7,519	0	10,156
10 – Valley Ford	4,871	485	5,465
Total	25,913	2,196	54,617
Percent of Total	47%	4%	100%

Figures C-AR-1a through C-AR-1k show the Agricultural Resources in the ten subareas of the Sonoma County coast.

3 IMPACTS OF CLIMATE CHANGE

Climate change will impact agriculture on the Sonoma County coast. Agriculture is highly dependent on specific climate conditions, and understanding the overall effect of climate change on agriculture can be difficult. Changes in the frequency and severity of droughts and floods could pose challenges for farmers and ranchers. Changes in temperature, amount of carbon dioxide in the atmosphere, and the frequency and intensity of extreme weather could have significant impacts on crop yields.

Climate change could affect animals both directly and indirectly. Extreme heat events, which are projected to increase under climate change, could directly threaten livestock. Drought may threaten pasture and feed supplies and reduce water availability for livestock. Climate change may increase the prevalence of parasites and diseases that affect livestock. Increases in atmospheric carbon dioxide may increase the productivity of pastures, but may also decrease their quality.

Overall, climate change could make it more difficult to grow crops and raise animals in the same ways and same places as has been done in the past. The effects of climate change also need to be considered along with other evolving factors that affect agricultural production, such as changes in farming practices and technology.

Commented [A4]: Please tie this discussion into policies in not only this chapter, but also to policies in the Water and Hazards elements if possible.”

4 AGRICULTURAL RESOURCES POLICIES

4.1 RESIDENTIAL SUBDIVISION POTENTIAL

Complaints about noise, odors, flies, spraying of pesticides, and similar nuisances related to agricultural practices may discourage and sometimes prevent farmers from managing their operations in an efficient and economic manner. Large lot sizes can reduce conflicts between agricultural and non-agricultural land uses by allowing for buffers between the two. [Appendix C, t](#)The Right to Farm Ordinance (referenced below in **Policy C-AR-3c**) also reduces the potential for such conflicts by requiring property owners to acknowledge the agricultural use of land in the area.

Together with the Land Use Element, the Agricultural Resources Element establishes policies that maintain large parcel sizes in agricultural areas, and support the needs and practices of agriculture as the highest priority in areas designated for agricultural use.

Goals, Objectives, and Policies | Residential Subdivision Potential

GOAL C-AR-1: Maintain the maximum amount of agricultural land in parcel sizes that are large enough to sustain a viable commercial agricultural operation.

Objective C-AR-1.1: Avoid the conversion of agricultural lands to residential or non-agricultural commercial uses.

Objective C-AR-1.2: In the Land Extensive Agriculture and Diverse Agriculture land use categories, maintain the largest land area for agricultural use. Limit the number of cluster lots on any one area to avoid the potential conflicts associated with residential intrusion.

Policy C-AR-1a: The following criteria shall be used for approval of subdivisions on land designated Land Extensive Agriculture or Diverse Agriculture:

- (1) It is consistent with California Coastal Act which requires that (a) the maximum amount of agricultural land shall be maintained in agricultural production, (b) agricultural conversions shall be limited and evaluated on a case-by-case basis, and (c) land divisions 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.
- (2) It does not diminish the productivity of the agricultural land.
- (3) The resulting parcels for agricultural use shall each be of a size that can support a viable agricultural operation per California Coastal Act Section 30241.5.
- (4) An open space or agricultural easement shall be applied to the parcels which remain in agricultural use. (NEW)

Policy C-AR-1b: Subdivisions on designated resource and agricultural lands shall be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate; and only with mechanisms such as open space or agricultural easements to ensure the long-term protection of agriculture and resource production. (EXISTING LCP REVISED)

Policy C-AR-1c: Agricultural compatibility and productivity shall be the primary considerations in parcel design and siting of development for subdivisions on lands designated Land Extensive Agriculture or Diverse Agriculture. (EXISTING LCP REVISED)

Policy C-AR-1d: Amendments of the Land Use Map from an agricultural to a non-agricultural use category for the purpose of allowing increased residential density which may conflict with agricultural production shall [REDACTED] (GP2020)

Policy C-AR-1e: Implement minimum parcel sizes and other zoning standards to promote the productive and wise use of resources in [Land Extensive Agriculture and Diverse Agriculture Zones](#), as shown in [Table C-AR-2](#). Minimum Parcel Size and Maximum Residential Density by Agricultural Land Use Category. [REDACTED]

(EXISTING LCP REVISED)

Table C-AR-2. Minimum Parcel Size and Maximum Residential Density by Agricultural Land Use Category

Zone	Applicable Land Use Category	Minimum Parcel Size	Maximum No. of Dwelling Units per Parcel ¹	Maximum Permitted Residential Density (a/unit) ²
LEA	Land Extensive Agriculture	640 acres	4	160
DA	Diverse Agriculture	160 acres	4	40

Notes:
¹ Applies to all types of dwelling units including single-family dwellings consistent with the residential density, farm family dwellings, full-time agricultural employee units, seasonal and year-round farmworker housing, and accessory dwelling units.
² Density does not apply to farm family dwellings, (LEA only), full-time agricultural employee units, seasonal and year-round farmworker housing, and accessory dwelling units

4.2 PROTECTION OF AGRICULTURAL LAND

As with farmland around the State of California, agricultural lands in the Coastal Zone are subject to pressure to conversion to other uses.

While public access is the highest priority use in the Coastal Zone, agriculture is also a high-priority use (refer to the Land Use Element for a discussion of the priority of land uses in the Coastal Zone). Open space acquisitions by the California Coastal Conservancy, the Sonoma Land Trust, the Sonoma County Agricultural Preservation and Open Space District, Sonoma County Regional Parks, and the California Department of Parks and Recreation have taken some agricultural lands out of production, but in many cases, land managers have demonstrated that working farms and ranches are compatible

Commented [A5]: Is it the intent of the county to avoid agricultural land conversion completely? If not, please include a policy that states when conversion would be ok, including how it would occur and what mitigation would be associated with the conversion. HMB 2020 certified LCP policy on mitigation for conversion of agricultural lands:

4-10. Mitigation for Conversion of Agricultural Lands. All conversions of prime and non-prime agricultural lands to a new non-agricultural use, excluding farmworker housing, agricultural compatible uses, and supplemental uses as defined in this chapter such as habitat restoration and recreation, shall be mitigated at a ratio to be established based on the quality of agricultural lands converted, their location, and other relevant factors as evaluated in a report prepared by a qualified professional for the City's review and approval. Methods for mitigation may include but are not limited to establishing agricultural conservation easements, soil restoration, or in lieu fees in partnership with land trust and conservation agencies. Protection or restoration of agricultural lands within city limits is preferred; followed by lands within the coastal zone of unincorporated San Mateo County and finally by other coastal zone areas.

Commented [A6]: Please explain the intent behind this policy.

Commented [A7]: There needs to be restrictions on the size and type of agricultural worker housing and how it applies to density. Language from the Marin County Certified LUP, C-AG-5b states:

"Agricultural worker housing providing accommodations consisting of no more than 36 beds in group living quarters per legal lot or 12 units or spaces per legal lot for agricultural workers and their households shall not be included in the calculation of density in the following zoning districts: C-ARP, C-APZ, C-RA, and C-OA. Additional agricultural worker housing above such 36 beds or 12 units shall be subject to the density requirements applicable to the zoning district. An application for agricultural worker housing above such 36 beds or 12 units shall include a worker housing needs assessment and plan, including evaluation of other available worker housing in the area. The amount of approved worker housing shall be commensurate with the demonstrated need. Approval of agricultural worker 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, or, if no longer needed, for non-dwelling agricultural production related uses."

with recreational use and retaining the agricultural use on site can be a significant benefit for environmental resource management and cultural interpretation.

Economic pressure can also result in farmlands being taken out of production and converted to residential development or other urban uses. Reducing intrusion of urban uses into agricultural areas and providing economic incentives for farmers to keep land in agricultural protection is critical to preserving and protecting agricultural land.

Goals, Objectives, and Policies | Protection of Agricultural Land

GOAL C-AR-2: Maintain agricultural production by limiting intrusion of urban development on agricultural land.

Objective C-AR-2.1: Limit intrusion of urban development in agricultural areas.

Objective C-AR-2.2: Maintain the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries to protect agricultural land for continued agricultural production.

Objective C-AR-2.3: Limit extension of sewer and other urban services beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries.

Policy C-AR-2a: Agricultural production shall be defined as the production of food, fiber, and plant materials including, but not limited to, growing, harvesting, crop storage, milking, etc.; and the raising and maintaining of horses, donkeys, mules, and similar livestock or farm animals for the purpose of farm operations. Commercial agricultural support uses and commercial equestrian uses are not considered agricultural production uses in this context.

(NEW)

Policy C-AR-2b: The Land Extensive Agriculture and Diverse Agriculture land use categories shall be applied based on the capability of the land to produce agricultural products. (GP2020)

Policy C-AR-2c: Extension of urban services to lands in the Land Extensive Agriculture and Diverse Agriculture land use categories shall be limited to out-of-service area agreements to solve existing health and safety problems, unless allowed by the Public Facilities and Services Element or **Policy C-AR-7b** (aquaculture). (GP2020)

GOAL C-AR-3: Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with non-agricultural uses.

Objective C-AR-3.1: Apply the Land Extensive Agriculture and Diverse Agriculture land use categories only to areas or parcels capable of the commercial production of food, fiber, and plant material; or the raising and maintaining of farm animals. Establish agricultural production as the highest priority use in these areas or parcels.

Policy C-AR-3a: The primary use of any parcel designated Land Extensive Agriculture or Diverse Agriculture shall be agricultural production. Residential uses in these areas shall recognize that the primary use of the land in agriculture may create slower traffic and

Commented [A8]: Include more detail here on what an out-of-service area agreement would entail. Would this have the potential to restrict agricultural use in these land-use categories?

Commented [A9]: Please be more specific on how commercial is being defined here, as agriculture is not necessarily tied to commercial production.

Commented [A10]: Please provide more information on how residential uses will recognize these primary uses. Will it be through conditions of development approval? Deed restrictions?

agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.
(EXISTING LCP REVISED – APPENDIX E, AR-4A)

Policy C-AR-3b: Protect agricultural operations by establishing a buffer between an agricultural use on land in the [Land Extensive Agriculture](#) or [Diverse Agriculture](#) land use categories and residential development, except for caretaker, agricultural employee, and farm related units. The buffer shall occur on the parcel to be occupied by the residential development and may include one or more of the following: a physical separation of 100 to 200 feet, landscaped berm, topographic feature, substantial tree stand, water course, or similar feature. The type, design, and location of the buffer shall be based on the type, size, and characteristics of the adjacent agricultural operations so as to protect the maximum feasible amount of agricultural land. (EXISTING LCP REVISED)

Land Conservation Contracts

Many landowners on the Sonoma County coast have demonstrated a commitment to agriculture by entering into Land Conservation contracts. The California Land Conservation Act of 1965 (also known as the Williamson Act) allows counties to establish agricultural preserves and thereby give tax reductions to landowners engaged in commercial agricultural operations. About 78 parcels totaling over 18,400 acres in the Coastal Zone are under Land Conservation contracts, primarily in the Bodega Bay and Valley Ford subareas.

Policy C-AR-3c: Apply the provisions of [Appendix C, the Right to Farm Ordinance](#) to all lands designated Land Extensive Agriculture and Diverse Agriculture. (EXISTING LCP REVISED)

GOAL C-AR-4: Support agriculture as the long term viable economic use of land without selling or encumbering the farmland as collateral.

Objective C-AR-4.1: Continue participation in the Land Conservation Act and Farmland Security Zone programs.

Objective C-AR-4.2: Formulate programs and evaluate alternative funding sources which offer financial incentives to the farm owner to reduce reliance on subdivision and sale of land to raise operating capital.

Policy C-AR-4a: Subdivision of any Land Conservation Act contracted lands shall not result in any new parcel less than 10 acres for Prime lands (formerly referred to as Type 1 preserves) or 40 acres for Non-Prime lands (formerly referred to as Type 2 preserves), or the established minimum lot size, whichever is more restrictive. Each proposed new parcel must separately meet the criteria for a new contract. (EXISTING LCP REVISED – APPENDIX E, AR-8C)

Policy C-AR-4b: Encourage and support farms and ranches, both large and small, that are seeking to implement programs that increase the sustainability of resources, conserve energy, and protect water and soil in order to bolster the local food economy, increase the viability of diverse family farms and improve the opportunities for farmworkers. (GP2020)

Commented [A11]: Does the County intend to have any specific policies regarding the Williamson Act? The Marin County LCP has a policy regarding the Williamson Act and agricultural worker housing shown here, below:

C-HS-7 Williamson Act Modifications to the Development Code. Allow farm owners in a designated agricultural preserve to subdivide up to 5 acres of the preserved land for sale or lease to a nonprofit organization, a city, a county, a housing authority, or a state agency in order to facilitate the development and provision of agricultural worker housing. Section 51230.2 of the Williamson Act requires that the parcel to be sold or leased must be contiguous to one or more parcels that allow residential uses and developed with existing residential, commercial, or industrial uses. The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to agricultural laborer housing facilities for not less than 30 years. That deed restriction shall also require that parcel to be merged with the parcel from which it was subdivided when the parcel ceases to be used for agricultural laborer housing.

Commented [A12]: If these programs are referenced in this document, there needs to be an explanation on what they are.

Commented [A13]: Please provide an explanation here as to why minimum parcel size for prime lands would be smaller than for non-prime lands. It seems like it would be preferred to not allow prime land subdivided to smaller sections than non-prime lands.

Commented [A14]: Are there prime lands in the Sonoma Coastal Zone? There should be a discussion of Prime and Non-prime agricultural lands and how they apply to Sonoma in this document. Prime lands should be indicated on maps if they are used here.

Commented [A15]: Consider here including a line about increasing resilience to climate change

4.3 AGRICULTURAL SUPPORT USES

Agricultural support uses include agricultural processing and agricultural services, and agricultural visitor-serving uses (or agricultural tourism). This Agricultural Resources Element includes policies that promote the County's coastal agricultural industry by allowing limited visitor-serving uses that are directly related to agricultural production in the Coastal Zone.

4.3.1 Agricultural Processing and Agricultural Services

Agricultural processing is the act of changing an agricultural product from its natural state to a different form, including bottling, canning, packaging, and storing agricultural products (e.g., grapes to wine, apples to juice or sauce, etc.). Agricultural services include the maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal, and other similar related services.

The determination of which support uses belong on agricultural lands in the Coastal Zone involves their connection to agriculture; potential for conflicts; the size, scale, and adaptability of the use; and the amount of land lost to farming. Policies are needed to permit agricultural support uses without adversely affecting production of agricultural products in the area and impacting community character. Policies for agricultural support uses should also balance the need for such uses with the continued preservation of the rural character of the Coast, and should support agricultural products produced on the Sonoma County coast over those produced elsewhere.

4.3.2 Agricultural Visitor-Serving Uses (Agricultural Tourism)

Agricultural visitor-serving uses, or agricultural tourism, are any visitor-serving uses on agricultural land that supports and enhances agricultural activity. Examples of these uses are farmstays, farmstands, and retail sales of products grown onsite. Wineries and tasting rooms are not considered visitor-serving uses and are instead considered agricultural processing or commercial activity, respectively. Special events are also limited to commercial areas of the Coastal Zone.

Tourism is a major economic driver in the Coastal Zone and agricultural tourism could support the Coastal agricultural industry economically, provided that agricultural tourism directly promotes the sale of agricultural products grown onsite. Agriculture is a higher-priority land use than visitor-serving uses of any kind; therefore, agricultural visitor-serving uses must supplement agricultural production, and not displace it, and the economic benefits of agricultural tourism must be balanced against existing constraints such as limited public services, water supply, sensitive resource areas, and the potential impacts of increased traffic on public safety.

Vineyards and Wineries in the Coastal Zone

Vineyards dominate the agricultural landscape of the inland areas of the County, but grape production and processing in the Coastal Zone is limited due to the Coastal Zone's thin soils, steep slopes, and lack of year-round water supply. Vineyards require a Coastal Development permit, and are therefore more restricted than in the inland area. There are no vineyards currently planted or proposed in the Coastal Zone.

Wineries are not considered agricultural support uses and proposals for new wineries are evaluated on the basis of the policies in this section. As of 2017, there are no wineries located in the Coastal Zone, although two are located within a mile of the inland Coastal Zone boundary.

Commented [A16]: We would recommend being explicit on whether vineyards and wineries are considered Ag or non-Ag. In addition, if the county wants cannabis to be considered non-ag, consider including a policy on that as well.

In the Land Extensive Agricultural areas, some conflicts between visitors and agricultural practices would be less severe due to the larger lot sizes that serve to separate the activities. In these areas, small scale visitor-serving uses that are directly related to the agricultural operation, such as farmstays, hosted rentals, farm stands, farm retail sales, and some outdoor recreational uses, may be compatible with the agricultural operation. These small-scale uses may promote the agricultural activity and provide a secondary income source for the farmer or rancher without hindering the primary agricultural use of the land.

Goals, Objectives, and Policies | Agricultural Support Uses

GOAL C-AR-5: Facilitate agricultural production by allowing related agricultural support uses (agricultural processing and agricultural services), to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area.

Objective C-AR-5.1: Facilitate local agricultural production by allowing with a use permit agricultural processing on agricultural lands where appropriate and compatible and consistent with California Coastal Act priorities.

Objective C-AR-5.2: Facilitate local agricultural production by allowing with a use permit on agricultural lands limited agricultural support uses which support local agricultural activities and are not detrimental to the long-term agricultural uses in the area.

Objective C-AR-5.3: Ensure that agricultural support uses allowed on agricultural lands are only allowed when demonstrated to be necessary for, and proportional to, agricultural production on-site.

Policy C-AR-5a: Agricultural Resources Element **Table C-AR-3** establishes the agricultural uses allowed and planning permits required on agricultural lands in the Coastal Zone. (NEW)

Policy C-AR-5b: Storage facilities shall be permitted for agricultural products grown, prepared, or processed on-site. Facilities shall be sized to accommodate but not exceed the agricultural operation, and shall be designed to be compatible with and not adversely impact surrounding land uses. (EXISTING LCP REVISED – APPENDIX E, AR-5F)

Table C-AR-3: Agricultural Uses and Support Uses Allowed and Permit Thresholds

Use	Planning Permits Required	Permit Type
<i>Allowed</i>		
Grazing, Row Crops	Principally Permitted "By-Right"	none required
Vineyard, Orchard	Principally Permitted Coastal Permit	Discretionary
Agricultural Processing (e.g., creamery, winery [no tasting or events])	Use Permit Coastal Permit See Policy C-AR-54c below	Discretionary2
Agricultural Services	Use Permit	Discretionary2

Commented [A17]: This term needs to be defined in the glossary. While the glossary defines Agricultural Support Services, it does not define Agricultural Support Uses, or Agricultural uses. If "agricultural support uses" is the same as one of the defined terms, please use that term instead of this variation on the term. Generally, when a policy depends on specific words or phrases and definitions, they need to be included in the glossary, used in the form defined in that glossary, and reviewed for Coastal Act consistency.

Commented [A18]: Please provide an explanation as to the purpose of this table, as it is not clear in this chapter.

Commented [A19]: Please provide more detail on what discretionary means in this context.

Use	Planning Permits Required	Permit Type
(e.g., farm equipment, veterinarian)	Coastal Permit	
Small-Scale Farm Retail Sales	Coastal Permit	Discretionary
Farm Stand	Principally Permitted "By-Right"	none required
Non Agricultural Uses		
Tasting Rooms	Discretionary, Only allowed in commercial zones	
Other Visitor-Serving Use (e.g., agricultural promotional event, restaurant)	Discretionary, 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 appealable area per map on file at Permit Sonoma		

Policy C-AR-5c: Only allow agricultural support uses, including agricultural processing and agricultural services uses that clearly support local agricultural production consistent with the specific requirements of each of the two agricultural land use categories. Ensure that such uses are clearly subordinate to on-site agricultural production and do not adversely affect agricultural production in the area. The following criteria shall be used for approval of agricultural processing or service uses:

- (1) The use is subordinate to on-site agricultural production based on the following considerations:
 - a. The portion of the site devoted to the agricultural support use in relation to agricultural production.
 - b. The size and number of structures needed for the agricultural support use in relation to agricultural production.
 - c. The relative number of employees devoted to the agricultural support use in comparison to that needed for agricultural production.
 - d. The types of agricultural production on the site in the past and present.
 - e. The potential for the agricultural support use to be converted to non-agricultural uses due to its location and access.
- (2) The use will not require the extension of sewer or water.
- (3) The use would not convert agricultural lands inconsistent with Coastal Act Sections 30241 and 30242.
- (4) The use does not substantially detract from agricultural production on-site.

Commented [A20]: We would recommend adding more detail as to the portion/proportion of a site that could be devoted to ag. support uses as compared to ag uses themselves.

- (5) The use does not create a concentration of commercial uses in the immediate area.
- (6) The use is compatible with and does not adversely impact surrounding residential neighborhoods. (EXISTING LCP REVISED – APPENDIX E, AR-5D)

Policy C-AR-5d: Even if related to surrounding agricultural activities Local concentrations of agricultural services or agricultural processing (e.g., cheese, wineries), that are detrimental to the primary use of the land for the agricultural production, rural character, traffic, or water resources shall be avoided, even if related to surrounding agricultural activities. (EXISTING LCP REVISED – APPENDIX E, AR-5E)

4.4 FARMWORKER HOUSING

Successful agricultural production requires adequate numbers of seasonal and full-time farmworkers. A limited supply of expensive housing creates a serious barrier to attracting and retaining these essential workers. Providing adequate housing for seasonal employees, permanent employees, and the families of permanent employees is critical to the success of agriculture in the Coastal Zone. While housing is generally a low-priority use in the Coastal Zone, farmworker housing is integral to agriculture and shares the same high priority as agriculture.

Goals, Objectives, and Policies | Farmworker Housing

GOAL C-AR-6: Support efficient management of local agricultural production activities by the development of adequate amounts of housing for farmworkers and family members engaged in the farming operation in agricultural areas.

Objective C-AR-6.1: 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-6a: Allow up to four residential units per agricultural parcel, consistent with the maximum residential density, for the purpose of housing family members and agricultural employees. All housing units should be grouped together on the parcel to maximize environmental protections and promote efficient agricultural operations. (EXISTING LCP REVISED)

Policy C-AR-6b: Housing for seasonal workers as needed to serve the agricultural industries of the area shall be permitted if it does not necessitate the extension of sewer or water service inconsistent with the Public Facilities and Services Element. This housing may be constructed to the minimum standards acceptable under State law and as allowed under the Public Facilities and Services Element. (GP2020)

4.5 MARINE AQUACULTURE AND FISHING

Marine aquaculture and the commercial fishing industry produce a food source and have needs similar to land-based agricultural operations. Policies for commercial fishing and marine aquaculture

Commented [A21]: Is the purpose of this policy to state that agricultural production takes priority over other agricultural activities? What specifically about wine and cheese production has a detrimental effect on ag. production, rural character, or water resources?

Commented [A22]: There needs to be a policy that provides more detail on what is allowable in farmworker housing/agricultural dwelling units. The Marin County certified LUP states:

C-AG-5 Agricultural Dwelling Units (Farmhouses, Intergenerational Housing, and Agricultural Worker Housing). Support the preservation of family farms by facilitating multigenerational operation and succession.

A. Agricultural dwelling units may be permitted on C-APZ lands subject to the policies below, as well as any applicable requirement in C-AG-6, 7, 8, and 9. Agricultural dwelling units must be owned by a farmer or operator actively and directly engaged in agricultural use of the property. No more than a combined total of 7,000 sq ft (plus 540 square feet of garage space and 500 square feet of office space in the farmhouse used in connection with the agricultural operation) may be permitted as an agricultural dwelling per farm tract, defined in this LCP as all contiguous legal lots under common ownership within a C-APZ zoning district, whether in a single farmhouse or in a combination of a farmhouse and intergenerational homes(s). Intergenerational farm homes may only be occupied by persons authorized by the farm owner or operator, shall not be divided from the rest of the legal lot, and shall be consistent with the standards of C-AG-7 and the building size limitations of C-AG-9. Such intergenerational homes shall not be subject to the requirement for an Agricultural Production and Stewardship Plan (C-AG-8), or permanent agricultural conservation easement (C-AG-7). A density of 60 acres per unit shall be required for each farmhouse and intergenerational house (i.e. at least 60 acres for a farmhouse, 120 acres for a farmhouse and an intergenerational house, and 180 acres required for a farmhouse and two intergenerational homes), including any existing homes. The reviewing authority shall consider all contiguous properties under the same ownership to achieve the requirements of the LCP. No Use Permit shall be required for the first intergenerational home on a qualifying farm tract, but a Use Permit shall be required for a second intergenerational home. No more ...

Commented [A23]: There needs to be a distinction set here between fishing and mariculture/aquaculture. While fishing is a coastal dependent use, it may not be considered agriculture.

support and processing facilities are similar to those for other forms of agriculture while recognizing the unique needs of these uses.

Goals, Objectives, and Policies | Marine Aquaculture and Fishing

Goal C-AR-7: Provide for the raising, harvesting and production of fish in the same manner as the harvesting and production of agricultural products.

Objective C-AR-7.1: Allow aquaculture and its related facilities and activities in agricultural areas.

Objective C-AR-7.2: Provide opportunities for development of support facilities for the fishing industry on appropriate lands.

Objective C-AR-7.3: Promote products of the fishing industry in the same manner as agricultural products.

Policy C-AR-7a: Outdoor aquaculture shall be permitted in the same manner as other agricultural production uses. (GP2020)

Policy C-AR-7b: Support facilities for the fishing industry, including but not limited to equipment storage, processing facilities, and canneries may be allowed on lands designated for agricultural land use adjacent to the Urban Service Boundary of Bodega Bay. If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area. The following criteria shall be used for approval of aquaculture processing or service uses:

- (1) The use is subordinate to on-site aquaculture and agriculture production based on the following considerations:
 - a. The portion of the site devoted to the support use in relation to production.
 - b. The size and number of structures needed for the support use in relation to production.
 - c. The relative number of employees devoted to the support use in comparison to that needed for production.
 - d. The uses on the site in the past and present.
 - e. The potential for the support use to be converted to non-agricultural uses due to its location and access.

- (2) The use would not convert agricultural lands inconsistent with Coastal Act Sections 30241 and 30242.
- (3) The use does not substantially detract from agricultural production on-site.
- (4) The use does not create a concentration of commercial uses in the immediate area.
- (5) The use is compatible with and does not adversely impact surrounding residential neighborhoods. (NEW)

5 IMPLEMENTATION PROGRAMS

5.1 AGRICULTURAL RESOURCE IMPLEMENTATION PROGRAMS

Program C-AR-1: Update the agricultural zoning districts to be consistent with the policies of the Agricultural Resources Element.

5.2 OTHER INITIATIVES

Other Initiative C-AR-1: Encourage the Sonoma County Agricultural Preservation and Open Space District and other agencies to sponsor a variety of ongoing educational programs that assist the farmer in financial planning and to provide technical assistance where appropriate. (GP2020)

Other Initiative C-AR-2: Work with public agencies and non-profit organizations to acquire development rights, easements, fee title or other interests in land in order to protect agricultural lands. (NEW)

Other Initiative C-AR-3: Work with the California Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:

- (1) Prepare a long-term plan for managing grazing lands and use the plan as a basis for grazing leases;
- (2) Retain in agricultural production land not needed for public use that is compatible with and protective of the resource values and recreation uses;
- (3) Grant long-term grazing leases which are protective of sensitive habitats and include incentives to improve range quality; and
- (4) Monitor grazing and improve range management practices in cooperation with ranchers and the Natural Resource Conservation Service. (EXISTING LCP REVISED)

Other Initiative C-AR-4: Work with California State Parks and Sonoma County Regional Parks, Sonoma County Agricultural Preservation and Open Space District, and other government and non-profit partners to avoid conversion of agricultural land to incompatible uses, and to address impacts to and protection of agricultural lands. (NEW)

Other Initiative C-AR-5: Work with local Resource Conservation Districts and agricultural associations to encourage and promote sustainable agricultural and land management practices that conserve energy and protect water and soil, reduce pesticide use, and supports locally grown and processed agricultural products, to help ensure the long-term use and conservation of coastal resources. (EXISTING LCP REVISED)

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Figure C-AR-1a: Agricultural Resources – Subarea 1 – The Sea Ranch North
(11x17)

DRAFT

Figure C-AR-1b: Agricultural Resources – Subarea 2 – The Sea Ranch South
(11x17)

DRAFT

Figure C-AR-1c. Agricultural Resources – Subarea 3 – Stewarts Point/Horseshoe Cove
(11x17)

DRAFT

Figure C-AR-1d. Agricultural Resources – Subarea 4 – Salt Point
(11x17)

DRAFT

Figure C-AR-1e. Agricultural Resources – Subarea 5 – Timber Cove/Fort Ross
(11x17)

DRAFT

Figure C-AR-1f. Agricultural Resources – Subarea 6 – Highcliffs/Muniz-Jenner
(11x17)

DRAFT

Figure C-AR-1g. Agricultural Resources – Subarea 7 – Duncans Mills
(11x17)

DRAFT

Figure C-AR-1h. Agricultural Resources – Subarea 8 – Pacific View/Willow Creek
(11x17)

DRAFT

Figure C-AR-1i. Agricultural Resources – Subarea 9 – State Beach/Bodega Bay
(11x17)

DRAFT

Figure C-AR-1j. Agricultural Resources – Subarea 9 – Bodega Bay Vicinity
(11x17)

DRAFT

Figure C-AR-1k. Agricultural Resources – Subarea 10 – Valley Ford
(11x17)

DRAFT

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
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October 1, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Open Space and Resource Conservation Chapter and Appendix E

Dear Ms. Condon and Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter Four: Open Space and Resource Conservation.

The list below is intended as a complement to the in-line edits and comments provided for the Open Space and Resource Conservation chapter as well as Appendix E: "Natural Resources," but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter and appendix themselves should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. Please also note that we have referred this chapter to our ecologist and anticipate additional feedback to follow. We look forward to discussing the outlined issues in more detail during staff-to-staff coordination meetings with Sonoma County staff:

1. **Organization.** In Section 3: "Biotic Resources Policy," each section should be separated by protected habitat type, followed by each of the corresponding policies for that habitat type. Each habitat type subsection should include policies that: 1. Define the habitat type; 2. Establish permitted uses within the habitat areas; 3. Outline the required buffers for that habitat type and how they are defined; 4. If there are buffer reductions/increases provided for and under what circumstances; and 5. Establish permitted uses within the buffer areas, followed by any other policies that pertain to that habitat area. For example, a set of policies on wetlands could include:
 1. Wetland Definition
 2. Wetland Delineation parameters and process
 3. Permitted uses in wetlands

4. Wetland buffer zone requirements
 5. Permitted uses within wetland buffer zones
 6. Development standards in wetlands and wetland buffer zones
 7. Wetland condition
 8. Wetland protection
 9. Any other policies pertaining to wetlands
2. **Policy Content in Appendix E.** Generally, the appendix should contain supplemental information rather than actionable policy language. Much of the content of Appendix E: “Natural Resources” should be included in the body of the LUP as policies specific to each habitat type as explained in the previous comment. This includes guidance contained in E-2, “Biological Resource Assessment”; E-3 “Criteria for Establishing Buffer Areas”; E-4 “Technical Criteria for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas”; and E-5 “Habitat Protection Guidelines”.
3. **ESHA and Wetland Definitions.** This chapter should include a definition of ESHA consistent with Coastal Act §30107.5 as well as a definition of wetland consistent with Coastal Act §30121 and §13577(b) of the Code of Regulations. In addition, the description of wetlands should explicitly state that the LCP, consistent with the Coastal Act, adheres to the single parameter wetland delineations, and should spell out the three wetland indicators (hydrophytic vegetation, hydric soils, and/or saturated substrate).
4. **Mitigation and Restoration Policies.** The LUP should contain specific mitigation and restoration policies for any permitted impacts to ESHA, wetlands, and riparian habitat areas. While some of this language is included in Appendix E-5, as stated previously, these should be incorporated as policies in the body of the chapter. Beyond incorporating language from the appendix into the chapter’s policies, the LUP needs to include a policy that establishes required mitigation ratios for each habitat type. The Commission’s standard mitigation ratios are as follows:
- 10:1 for native tree replacement;
 - 4:1 for wetlands;
 - 3:1 for riparian habitats;
 - 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern, or CNPS 1b or 2 listed plants;
 - 2:1 for coastal sage scrub not occupied by listed species; and
 - 1:1 for temporary impacts on any of the above habitat types.
5. **Applicable Coastal Act Policies.** This chapter should reference the relevant Coastal Act policies in their entirety, including Coastal Act Sections 30230, 30231, 30233, 30236, and 30240.

6. **Policies Removed from Previous Versions.** Since the last time Commission staff reviewed the draft LUP, some important policies and objectives have been omitted. The County should consider adding these policies and objectives back in as they provide significant coastal resource protections grounded in Coastal Act consistency. These are indicated in the in-line edits and listed here, below:

Objective C-OSRC-6.6: Establish standards and programs to protect native trees and plant communities.

Objective C-OSRC-6.7: Support the use of native plant species and the removal of invasive exotic plant species.

Objective C-OSRC-6.8: Encourage voluntary efforts to restore and enhance biotic habitat.

Objective C-OSRC-6.9: Preserve and restore major wetlands (including marshes).

Objective C-OSRC-6.10: Promote production of native marine and shoreline plant and animal habitats.

Objective C-OSRC-6.11: Designate all streams shown on maps created by USGS in the National Hydrography dataset as Riparian Corridors, and establish streamside conservation areas along these designated corridors.

Policy C-OSRC-8h: Carry out the following activities to preserve Chinook and Coho Salmon Habitat (Anadromous Fish Streams):

1. In an Anadromous Fish Stream, maintain flow levels 1.5 times the minimum necessary for use of the stream as an anadromous fish spawning area.
2. All stream diversions shall be stopped when the streamflow in an Anadromous Fish Stream falls below the minimum flow standard and until the streamflow returns to levels above the minimum flow standard.
3. Allow and encourage maintenance of summer base flow in an Anadromous Fish Stream to ensure the survival of fish in all life cycle phases.

Policy C-OSRC-XX: Work with the Sonoma County Water Agency and other entities to identify all streams with “bed-and-bank” channels and consider Riparian Corridor designation for all such streams.

Program C-OSRC-8o: Continue to actively participate in the FishNet4C program and work cooperatively with participating agencies to implement recommendations to improve and restore aquatic habitat for listed anadromous fish species and other fishery resources. (GP2020)

Program C-OSRC-8p: In coordination with resource agencies, landowners, and the affected public, regularly review Riparian Corridor designations; ephemeral drainage; the requests, approvals, and required mitigation for setback reductions; any cumulative effect of the approved reductions; and other protection issues and, if warranted,

develop recommendations for County policies that may be needed to ensure appropriate protection of Riparian Corridors. (GP2020)

Program C-OSRC-8q: *In coordination with resource agencies, landowners, and the affected public, conduct a comprehensive study of Riparian Corridors in grazing areas and, if warranted, develop recommendations for County policies that may be needed to ensure appropriate protection of such corridors. The study should consider the need for policies directing the development of livestock watering areas away from Riparian Corridors and the use of special range management practices, including fencing, which protects Riparian Corridors. (GP2020 Revised) (Existing LCP Revised: Recommendations 14-15 on page 29 and Recommendation 15 on page 55)*

7. **Additional Recommended Policies.** Per Commission guidance on LCP updates for natural resource chapters, we have identified a series of policies we recommend incorporating, including:

- A policy that 1) establishes how policies are to be applied in situations with more than one habitat type and 2) states that ESHA policies apply to all categories of ESHA, except where modified by more habitat-specific policies;
- Measures to address landscaping and vegetation clearance for fire protection purposes to avoid and minimize impacts to ESHA;
- Mitigation measures for any resource-dependent or other allowed uses in ESHA, including mitigation ratios for unavoidable loss of ESHAs;
- Provisions addressing climate change and sea level rise effects on ESHA;
- Measures to address beach grooming, consistent with the protection of sensitive species (e.g., grunion and western snowy plover);
- Tree trimming and removal policies including to ensure the protection of bird nesting habitat protected by the Migratory Bird Treaty Act and the long-term protection of breeding, roosting, and nesting habitat of state and federally listed bird species, California bird species of special concern, and bird species that play an especially valuable role in the ecosystem
- Requiring that construction projects located in close proximity to habitats that support sensitive birds or other sensitive wildlife species follow noise impact precautions.

Again, we thank you for your efforts to date on the LUP update, and we look forward to continued coordination to this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

Open Space and Resource Conservation Element:

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Open Space and Resource Conservation Element

I INTRODUCTION

I.1 PURPOSE

State law recognizes that open space land is a limited and valuable resource which must be conserved wherever possible. The Open Space and Resource Conservation (OSRC) Element of the Local Coastal Plan must address open space for the preservation of natural resources; for the managed production of resources; for outdoor recreation; for public health and safety; and for the preservation of archaeological, historical, and cultural resources.

The purpose of the Open Space and Resource Conservation Element is to preserve the natural and scenic resources which contribute to the general welfare and quality of life for the residents of the Sonoma County coast and to the maintenance of its tourism industry. This Element provides the guidelines for making necessary consistency findings and includes an implementation program, as required by law.

1.2 SCOPE AND ORGANIZATION

The OSRC Element contains a policy framework for the preservation of open space and conservation of natural resources and an Open Space Map designating lands subject to various policies.

The OSRC Element classifies nine types of open space and resource conservation:

- Scenic and Visual Resources
- Biotic Resources
- Commercial Fishing Operations
- Soil Resources
- Timber Resources
- Mineral Resources
- Energy Resources
- Air Resources
- Archaeological and Historical Resources

The OSRC Element establishes goals, objectives, and policies to protect and sustainably manage Sonoma County's natural and cultural coastal resources. Programs needed to implement proposed policies are also identified. In addition, the Element identifies ongoing or potential future County initiatives, referred to as Other Initiatives, which support sound resource management and planning, and promote inter-agency and community collaboration.

2 SCENIC AND VISUAL RESOURCES POLICY

The Sonoma County coast is beautiful, rugged, and varied. A typical coastal cross-section west to east would show ocean with a rocky intertidal zone, steep vertical bluff, coastal terrace, hillside, and ridge. Major landscape features include the Gualala and Russian rivers, numerous creeks and gullies as associated sensitive habitats, and coastal villages and independent subdivisions.

The beauty and accessibility of the Coast have made it a heavily visited tourist and recreational area. Sightseeing and outdoor recreation are primary activities drawing many visitors to the coast. The goal of the Scenic and Visual Resources section is to prevent the blocking or degradation of scenic views and to assure that development is compatible with the existing natural and man-made landscapes.

2.1 ADDITIONAL DESIGN GUIDELINES AND STANDARDS

Design guidelines and standards specific to the communities of The Sea Ranch, Timber Cove, Bodega Harbour, Taylor Tract, and Sereno del Mar have been adopted. Many community design guidelines are enforced through local Design Review Committees, however, in most cases changes to the local design standards must be approved by the Sonoma County Design Review Committee and may require amendment to the Local Coastal Program. These community-specific Design Guidelines are to be used in addition to the Coastal Design Guidelines. In the case of conflict, the most restrictive standards shall apply.

2.2 SCENIC AND VISUAL RESOURCES

The scenic and visual resources component of the Open Space and Resource Conservation Element includes three categories of Scenic Resource Areas: 1) Scenic Landscape Units, including Major Views; 2) Vista Points; and 3) Scenic Highway Corridors.

Scenic Landscape Units

A Scenic Landscape Unit is a landscape of special scenic importance in Sonoma County which provides important visual relief from urban densities. The Coastal Zone is an exceptionally attractive landscape that has benefited from almost 50 years of protection and controlled development. The entire Coastal Zone outside of developed communities is designated as a Scenic Landscape Unit.

Major Views

Major Views are long views of unique visual interest, focus, or variety. Major Views are located throughout the Coastal Zone and include islands, rock headlands, coves, lagoons, estuaries, rivers, expansive beaches, white water, coastal hills, and historic settings. Refer to Figures C-OSRC-1a-k for locations of major views.

Vista Points

Vista Points differ from Major Views as they include roadside areas suitable for parking. Because a Vista Point provides an opportunity for the public to stop and enjoy the view for longer periods of time, a Vista Point is more visually sensitive than a Major View that lacks parking or trail access. Designated Vista Points shall be developed with safe ingress and egress, parking areas, interpretive signs, and restrooms where these facilities do not have an adverse impact on Environmentally Sensitive Habitat Areas, or on any other coastal resource. Vista Points are located three SubAreas of the Coast (# of Vista Points per SubArea) - High Cliffs/Muniz/Jenner (2), Pacific View/Willow Creek (2), and State Beach/Bodega Bay (1) (Figures C-OSRC-1f, C-OSRC-1h, and C-OSRC-1i, respectively).

GOAL C-OSRC-1: Retain the largely open, scenic character of Scenic Landscape Units and views from Vista Points.

Objective C-OSRC-1.1: Retain a rural, scenic character in Scenic Landscape Units with very low intensities of development.

Objective C-OSRC-1.2: Protect the ridges and crests of hills in Scenic Landscape Units and views from Vista Points from the silhouetting of structures against the skyline.

Objective C-OSRC-1.3: Protect hills and ridges in Scenic Landscape Units and views from Vista Points from visible cuts, fills, and vegetation removal.

The following policies, in addition to those of the Land Use Element, shall be used to achieve these objectives:

Policy C-OSRC-1a: Apply the Scenic Resources Combining Zoning District to the entire Coastal Zone. (GP2020 REVISED)

Policy C-OSRC-1b: Development which will significantly degrade the scenic qualities of Scenic Landscape Units and views and from Vista Points shall be prohibited. 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

Commented [A1]: Please include a separate policy to complement this one that mirrors the language in Coastal Act Section 30251 to include: 1. Visual compatibility with the character of the area 2. Where feasible to restore or enhance visual quality in already degraded areas.

opportunity is identified to restore or improve an existing view that will fully mitigate the project impact. (EXISTING LCP REVISED)

Policy C-OSRC-1c: 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 C-OSRC-1d: Residential density in Scenic Landscape Units shall be one unit per 10 acres or greater. (GP2020 REVISED)

Policy C-OSRC-1e: Commercial or industrial uses in Scenic Landscape Units, other than those which are permitted by the agricultural or resource land use categories, is prohibited. (GP2020 REVISED)

Policy C-OSRC-1f: Development within Scenic Landscape Units, Major Views, and views from Vista Points shall be required to meet the **Scenic View Guidelines** in addition to all other applicable design guidelines. In the case of conflict, the most restrictive design standards shall apply. (GP2020 / EXISTING LCP REVISED)

Policy C-OSRC-1g: The following standards shall be used in addition to those of **Policy C-OSRC-1f** for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:

- (1) All maps must designate building envelopes ~~that they are to be~~ located in the least visually sensitive areas, and with height limitations as a note on the map if necessary to adequately mitigate visual impacts.
- (2) Lots shall be clustered to reduce visual impacts where consistent with the Land Use Element.
- (3) Building sites and roads are to be constructed to preserve **significant** tree stands and significant oak trees.
- (4) Driveways and access roads shall be hidden from view from public roads and other public use areas where practical. (GP2020 / EXISTING LCP REVISED)

Commented [A2]: Please provide the Scenic View Guidelines for review of Coastal Act consistency. We would recommend putting the scenic view guidelines in the body of this LUP so that the policy is not referencing an external document.

Commented [A3]: "Significant Tree Stands" needs to be defined.

Scenic Corridors

The primary impression of any area on the Coast comes from what is seen while driving, cycling, or hiking along a roadway. One of the most effective methods of protecting visual resources is to protect scenic corridors along a system of scenic roads. Designated Scenic Corridors on the Sonoma Coast are State Highway 1, Stewarts Point-Skaggs Springs Road, State Highway 116, Coleman Valley Road,

Petaluma-Valley Ford Road, Bodega Highway, Fort Ross Road, Meyers Grade/Seaview Road, Bay Hill Road, and a paved portion of Willow Creek Road. Along Scenic Corridors, all development shall be set back 30 percent of the depth of the lot to a maximum of 200 feet.

Scenic View Easements exist along Highway 1 at The Sea Ranch and are different from the designated Scenic Corridors. A Scenic View Easement is an easement at a specific location west of the highway established for the purpose of allowing ongoing management and removal of trees in order to restore and preserve scenic views from State Highway 1 (**Appendix D-1**).

GOAL C-OSRC-2: Preserve roadside landscapes which have a high visual quality.

Objective C-OSRC-2.1: Provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to communities.

Objective C-OSRC-2.2: Ensure future land uses, development, and roadway construction are compatible with preserving scenic values along designated Scenic Corridors.

The following policies shall be used to achieve these objectives:

Policy C-OSRC-2a: Continue to apply the Scenic Resources Combining Zoning District to those portions of properties within Scenic Corridor setbacks. (GP2020 REVISED)

Policy C-OSRC-2b: Continue to protect the unique scenic qualities of Highway 116 as outlined in the September 1988 *116 Scenic Highway Corridor Study*. (GP2020)

Policy C-OSRC-2c: Outside of rural communities and urban service areas, the minimum setback of a new structure from a Scenic Corridor shall be 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road. (EXISTING LCP REVISED)

Policy C-OSRC-2d: For development on parcels located both within a Scenic Landscape Unit and adjacent to a Scenic Corridor, the more restrictive siting and setback policies shall be applied to preserve visual quality. (GP2020)

Policy C-OSRC-2e: Prohibit billboards or offsite signs along Scenic Corridors. (GP2020 REVISED)

Policy C-OSRC-2f: Public works projects shall be designed to minimize damage and removal of trees along Scenic Corridors except where necessary to maintain Scenic View Easements in The Sea Ranch. Where trees must be removed along highways, replanting programs shall be designed so as to accommodate ultimate planned highway improvements. Replanting and revegetation shall be required following grading and road cuts. (GP2020)

2.3 OUTDOOR LIGHTING

Night time views of both the landscape and sky can be significantly degraded by excessive and unnecessary levels of light which increase sky glow around urban areas, make the man-made environment prominent, and result in visual clutter at night. Appropriate light levels for varying uses should be balanced with a desire to maintain Sonoma County's rural character and preserve views of the night time skies for residents and visitors.

GOAL C-OSRC-3: Preserve and maintain views of the night time skies and visual character of urban, rural, and natural areas, while allowing for night time lighting levels appropriate to the use and location.

Objective C-OSRC-3.1: Maintain night time lighting levels at the minimum necessary to provide for security and safety of the use and users to preserve night time skies and the night time character of urban, rural, and natural areas.

Objective C-OSRC-3.2: Ensure that night time lighting for new development is designed to avoid light spillage offsite or upward into the sky.

The following policies shall be used to achieve these objectives:

Policy C-OSRC-3a: All new development projects, County projects, and signage shall be required to use light fixtures which shield the light source so that light is cast downward, and that are no more than the minimum height and power necessary to adequately light the proposed use. Illumination of signs is discouraged, and shall only be approved where illumination is maintained at the minimum level necessary for sign visibility. Internally illuminated signs are prohibited, including signs using LED or similar light sources that directly face the viewer. (GP2020 REVISED)

“Artificial night lighting also impacts biological resources. Natural patterns of darkness and light are essential to the functioning of ecosystems.

Artificial night lighting affects the natural behavior of many flora and fauna species. It can disturb development; feeding, mating, resting, migration, and other activity patterns; and hormone-regulated processes, such as internal clock mechanism.

Illuminance, the amount of light incident per unit area, is the most commonly used measurement of ecological light pollution. It is expressed in lux, the intensity of light per unit area of the source. How bright these sources appear to organisms depends on ambient conditions; in dark conditions a dim light appears very bright, whereas it could be practically invisible in daylight.”

Policy C-OSRC-3b: Continuous all night exterior lighting in rural areas shall be prohibited, unless it is demonstrated to the decision-making body that such lighting is necessary for security or operational purposes, or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, glare onto adjacent properties and into the night sky shall be minimized. (GP2020)

Policy C-OSRC-3c: Light levels that are in excess of lighting manufacturers' standards for specific uses and the California Outdoor Lighting Standards in Title 24 of the California Code of Regulations shall be prohibited. (GP2020)

Policy C-OSRC-3d: In evaluating proposed development, the potential impact of any proposed artificial night lighting on the coastal ecosystem should be considered using the best available science. Any Proposed artificial night lighting that is determined by the best available science to have a negative impact on coastal ecosystems shall be prohibited (NEW)

Policy C-OSRC-3e: All exterior lighting shall be Dark Sky Compliant: (e.g. Lighting shall be fully shielded, directed downward, low mounted, and use bulbs that do not exceed 700 lumens and color temperature less than 3000 Kelvin). Light trespass shall not exceed one lux at the property line when all exterior lighting is operated. Night lighting that would increase existing ambient light levels in Environmentally Sensitive Habitat Areas (ESHAs) shall be prohibited. Light fixtures shall not be located at the periphery of the property, shall not wash out structures or any portions of the project site, and shall not be directed toward other properties. (NEW)

2.4 COMMUNITY CHARACTER AND DESIGN

Land use policies of the Local Coastal Plan direct development towards Urban Service Areas, which are geographical areas where public sewer and water are available, most parcels are developed, and a variety of commercial and visitor service uses exist. Urban Service areas perform a function similar to urban growth boundaries for unincorporated communities. The Coastal Zone contains two Urban Service Areas: Bodega Bay and The Sea Ranch. Designation of Urban Service Areas also serves to carry out provisions of the Coastal Act that require new development to be focused into existing communities with adequate public facilities and services. This pattern of compact development and community-centered growth preserves open space, agriculture, and coastal resources.

The character of Coastal Zone communities is diverse, and design policies must recognize this diversity and preserve local character. The major community design issues on the Coast are preservation of coastal views and the visual quality and compatibility of new development with the natural landscape and existing development.

Urban Service Areas

The Sea Ranch. The Sea Ranch is a low-density residential community developed with shared values known as The Sea Ranch Concept that embodies the principle of living lightly on the land and developing in harmony with the natural environment. The Sea Ranch has municipal wastewater

treatment available in the northern and central areas, with the southern area being served by septic systems which are managed by The Sea Ranch Association Onsite Wastewater Management Zone. The Sea Ranch Urban Service Area encompasses all residential land use within The Sea Ranch and is shown in figures C-LU-1a and C-LU-1b.

Bodega Bay. Bodega Bay consists of a core area of visitor serving commercial uses and small homes on the east side of Bodega Bay. Across the bay is Spud Point marina, which supports a commercial fishing fleet and support services for the fishing industry. The Bodega Harbour subdivision is located south of Doran Beach and consists of newer homes and a golf course. Water and wastewater service is provided by the Bodega Bay Public Utility District. The Bodega Bay Urban Service Area encompasses these areas and is shown in Figures C-LU-1i.

Rural Communities

Stewarts Point. Stewarts Point was founded in 1857 at Fisherman's Bay by A.L. Fisk, who established a store and hotel. The community contains simple early Greek Revival buildings, including a store, hotel, one room school, and series of barns and out-buildings, which together illustrate a strong sense of a 19th century coastal town. Stewarts Point does not have community specific design guidelines.

Timber Cove. Timber Cove is a low density subdivision established in the early and middle 1960s with many lots still undeveloped. Most of the subdivision is heavily forested and the majority of the lots are east of Highway 1 and not visible from the highway. A smaller number of lots are west of Highway 1 and have a higher visual sensitivity. The Timber Cove Architectural Guidelines, are in the CC&Rs for the subdivision and applied by the Timber Cove Homes Association.

Jenner. Jenner was originally a second home development platted in 1914. The town has grown slowly over the last century, but development is constrained by restrictions on water system connections and the limited area for septic systems on the small lots. Jenner does not have community specific design guidelines, but is highly visible from Highway 1 and consideration should be given to the scale, design, and landscaping of new development.

Rancho del Paradiso. Located along the south side of the Russian River, Rancho del Paradiso is a development on small lots platted in the 1930s. New development is constrained by restrictions on water system connections and the limited area for septic systems on the small lots. The community is not highly visible from State Highway 1. Rancho del Paradiso does not have community specific design guidelines.

Bridgehaven Resort. Bridgehaven Resort is located on the south bank of the Russian River near the junction of State Highways 1 and 116, and is visible from Vista Points on Highways 1 and 116 as well as from the Russian River estuary. The resort includes summer cabins, a store and café, and a trailer park with permanent residents. The campground is no longer in use, and the trailer park is not screened from view. Additional development is severely constrained by inadequate water supply, and future modifications to existing development should include design and landscaping improvements.

Duncans Mills. Duncans Mills, a County Historic District, was a railroad depot and commercial center established in the 1880s. The western false front commercial buildings have been preserved, and several new buildings of similar design have been constructed to serve the community and visitors.

Commercial uses have been developed by private interests that continue to build in the old west theme. Duncans Mills does not have community specific design guidelines.

Sereno Del Mar. Sereno Del Mar, platted between 1970 and 1972, is a residential subdivision north of Bodega Bay. More than one-half of the 173 lots have been developed. Homes are large on large lots and are generally one to one and one-half stories high due to a 16 foot height limitation. The Sereno del Mar design guidelines are included in the CC&Rs for the subdivision and are applied by the Sereno del Mar Design Review Committee.

Carmet. Carmet is a residential subdivision of 60 lots developed in the late 1940s located south of and adjacent to Sereno Del Mar. Homes are generally one-story with flat gravel roofs and painted wood exteriors. Landscaping is suburban with lawns, flowers, and a few trees. New development should be compatible with existing homes as there is a distinct design unity to the subdivision. Carmet does not have community specific design guidelines.

Salmon Creek. Salmon Creek is a compact subdivision developed in the 1920s and 1930s. Although vacation home use still predominates, many of the dwellings house full time occupants. Homes generally have painted wood exteriors and gable roofs. Homes near the Salmon Creek lagoon are highly visible, and the design and scale of new development should be compatible with the existing character of the community as well as to the area's very sensitive natural features. Salmon Creek does not have community specific design guidelines.

Valley Ford. Valley Ford received its name from the old Indian and Spanish ford across the Estero Americano. This small, historic community has evolved over the years and has no distinct architectural theme. Styles include Greek Revival, Queen Anne, Western Falsefront, Italianate, and bungalow. Many of the existing buildings date to the 1870s and 1880s. Valley Ford does not have community specific design guidelines.

Landforms

The landforms of the Coastal Zone are classified into the following eight types: Beaches, Dunes, Bluffs, Terraces, Hillside, Ridgelines, Wetlands, and Inland Valleys. Each landform has readily recognizable characteristics upon which recommendations for future development can be established. Beaches, Dunes, and Wetlands are addressed in more detail in Section 3, Biotic Resources.

Terraces. Coastal terraces are the broad, level areas between coastal hills and bluffs. They are generally covered with grasses and sometimes dotted with trees or divided by tree windbreaks, comprised predominantly of cypress trees. Lines are horizontal except where trees create a vertical influence and break up the open landscape. Terraces are particularly visually sensitive.

Hillside. Coastal hillsides are the interfaces between the coastal terraces and the ridgelines. Many of Sonoma County's hillsides begin east of State Highway 1, have few trees and shrubs, and are highly visible. Other coastal hillsides are forested, particularly on the North Coast. These forested hillsides are not as visually sensitive as are terraces and non-forested hillsides. Hillside are especially sensitive to grading activities that do not conform to natural land contours.

Ridgelines. Ridgelines are the most visually sensitive of the landforms on the Sonoma County coast. Ridgelines are often seen from great distances. The contrast between the land and the sky makes structural intrusions very obvious. The high locations of ridgelines cause any alterations to be seen

Commented [A4]: Please elaborate here as to why terraces are particularly visually sensitive.

from a wide area and may affect many viewsheds. A primary example of the sensitivity of ridgelines is the Muniz Ranch subdivision east of Russian Gulch. While driving up State Highway 1 from Russian Gulch to the high bluffs, it is apparent that the spectacular views to the east have been significantly degraded by the ridgetop development.

Inland Valleys. The two inland valleys on the Sonoma County coast are at Duncans Mills and Valley Ford. They are characterized by historic villages surrounded by agricultural land.

Vegetation

Prairie grassland is the characteristic landscape along State Highway 1, with forested areas in the eastern hills north of the Russian River. Planting of trees over the last century for windbreaks adds visual complexity to the view, but planting of non-native species can detract from the natural coastline landscape, and the planting of certain tree varieties west of State Highway 1 may block views to the coastline

A large scale vegetation management program has been implemented by The Sea Ranch Association promote and enhance native plants while controlling and removing invasive non-native plants at The Sea Ranch. This program also includes a fire fuel management to thin trees and graze sheep to reduce fuel load.

Community Character and Design Policy

GOAL C-OSRC-4: Preserve, retain, and enhance the unique character of each of the communities on the Sonoma County coast, while accommodating projected growth and housing needs.

Objective C-OSRC-4.1: Establish community character as a primary criterion for review of projects in coastal communities.

Objective C-OSRC-4.2: Protect and preserve community character by Coastal Design Guidelines which call for development that preserves existing site features, contributes to community character, sites buildings and development features so they blend in with the surrounding landscape, provides connections to surrounding development, provides opportunities for community interaction and pedestrian activity, provides attractive public views, provides safe and comfortable infrastructure and streetscape improvements for bikes and pedestrians, and maintains or increases public safety.

The following policies shall be used to achieve these objectives:

Coastal Design Guidelines

Policy C-OSRC-4a: Design review shall be required for all new development outside of Urban Service Areas and Rural Community Boundaries. The Director of Permit Sonoma may waive this requirement on parcels not visible from and east of State Highway 1. (EXISTING LCP REVISED)

Policy C-OSRC-4b: The Coastal Design Guidelines (**Appendix A-1**) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. (EXISTING LCP REVISED: RECOMMENDATIONS 4-25 ON PAGES 173-180)

Policy C-OSRC-4c: Existing tree windbreaks which are oriented predominantly east-west and do not block or interrupt views to the coast shall be retained; and development of new tree windbreaks which would block or interrupt views to the coast shall be discouraged. (EXISTING LCP REVISED)

Design Guidelines Specific to Coastal Communities

Policy C-OSRC-4d: New development located within Bodega Bay outside of the Bodega Bay Core Area shall be consistent with the following Bodega Bay Non-Core Design Guidelines (**Appendix A-2**) in addition to the Coastal Design Guidelines (**Appendix A-1**). In the case of conflict, these community specific guidelines shall supersede the Coast Community Design Guidelines:

- (1) The exterior of structures shall be designed to reflect the nautical character of the harbor with wooden exteriors, stained or painted white or subdued earth colors.
- (2) For heavy commercial structures, textured metal in subdued colors with proper architectural detailing and landscaping shall be encouraged to add visual interest and soften building lines. (EXISTING LCP REVISED)

Policy C-OSRC-4e: New development located within the Bodega Bay Core Area shall be consistent with the Bodega Bay Core Design Guidelines in addition to the Coastal Design Guidelines (**Appendix A-2**). (EXISTING LCP REVISED) In the case of conflict, the Bodega Bay Core Area Design Guidelines shall supersede the Coast Community Design Guidelines.

Policy C-OSRC-4f: Development shall follow applicable community-specific design guidelines for The Sea Ranch, Timber Cove, Bodega Harbour, and Sereno del Mar in addition to the Coastal Design Guidelines (**Appendix A**). In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. (NEW)

3 BIOTIC RESOURCES POLICY

3.1 BACKGROUND

The Sonoma County Coast is rich in natural resources. It supports over 15 types of upland, wetland, riparian, coastal, and open water habitats that support over 30 animal species and 48 plant species that are designated as rare, threatened, or endangered and are protected under state and federal laws and regulations. Use of the coastline by shorebirds, seabirds, and waterfowl, as well as numerous terrestrial and marine mammals, reptiles, and amphibians has been documented over the last several decades. The Biotic Resources section of the Open Space and Resource Conservation Element

provides a general inventory of biological resources on the Sonoma County Coast, particularly those which are sensitive to disturbance, and identifies policies, programs, and other initiatives to guide land use and development decision-making in a manner that is consistent with the Coastal Act and community preference.

California Coastal Act

The 1976 California Coastal Act (Coastal Act) policies encourage the protection and continued biological productivity of marine resources, wetlands and other coastal waters, and environmentally sensitive areas.

[REDACTED]

The four main biotic resources categories represented within Sonoma County’s Coastal Zone are streams and riparian corridors, wetlands, marine resources, and terrestrial habitats. In addition, this section outlines goals, objectives, and policies for the protection and management of such resources. The policy discussion is organized around resource applicability and includes policies that are: generally applicable to biotic resources throughout the coastal zone; policies applicable to Environmentally Sensitive Habitat Areas (ESHAs); policies applicable to streams and riparian areas, which are a subset of ESHAs; policies applicable to marine resources; and policies applicable to terrestrial [REDACTED].

Commented [A5]: This chapter needs to be re-organized. Each section should be separated by protected habitat type/area. Each habitat type subsection should include policies that: 1. Define the habitat type; 2. Establish permitted uses within the habitat areas; 3. Outline the required buffers for that habitat type and how they are defined; 4. If there are buffer reductions/increases provided for and under what circumstances; and 5. Establish permitted uses within the buffer areas, followed by any other policies that pertain to that habitat area

Commented [A6]: In the 2016 version of this chapter, the Coastal Act policies relevant to this chapter were included – please re-add. They were Section 30107.5, 30230, 30231, 30233, 30236, 30240.

3.2 BIOTIC RESOURCE PROTECTIONS

GOAL C-OSRC-5: Protect and enhance the native habitats and diverse ecological communities on the Sonoma County Coast.

Objective C-OSRC-5.1: Identify and protect native vegetation and wildlife, particularly occurrences of special status species, wetlands, sensitive native communities, and areas of essential habitat connectivity.

Objective C-OSRC-5.2: [REDACTED]

Commented [A7]: Please indicate the timeframe to periodically update the designations. In previous versions the timeframe was every five years.

Commented [A8]: Missing objectives:

Objective C-OSRC-6.6: . Establish standards and programs to protect native trees and plant communities.

Objective C-OSRC-6.7: . Support use of native plant species and removal of invasive exotic plant species.

Objective C-OSRC-6.8: . Encourage voluntary efforts to restore and enhance biotic habitat.

Objective C-OSRC-6.9: . Preserve and restore major wetlands (including marshes).

Objective C-OSRC-6.10: Promote production of native marine and shoreline plant and animal habitats.

The County should consider adding these policies and objectives back in since they get at important coastal resource protections grounded in Coastal Act consistency.

Objective C-OSRC-5.3: Establish standards, programs, and development guidelines to protect, restore, and enhance biotic resources, including designated [REDACTED] and assure that their quality is protected and maintained.

Objective C-OSRC-5.4: Where appropriate, support regulatory efforts by other agencies to protect biotic habitats.

Objective C-OSRC-5.5: Maintain and enhance connectivity between natural habitat areas.

Objective C-OSRC-5.6: Balance the need for agricultural production, development, timber and mining operations, and other land uses with the preservation of biotic resources.

The following policies shall be used to achieve these objectives:

Policy C-OSRC-5a(1): Permit applications for development which could have an impact on biological resources shall be accompanied by a biological resources assessment, as required under **Policy C-OSRC-5b(3)**. Biological resources include, but are not limited to, special status plant or animal species and their habitats, coastal dunes, beaches, tidepools, wetlands, estuaries, lagoons, streams and creeks, riparian habitat, oak and other native tree woodlands, and native grasslands. (NEW)

Policy C-OSRC-5a(2): 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. 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 be at least 12 inches apart, and the top and bottom wires should not be barbed. (NEW)

Commented [A9]: Please move this to the streams and riparian section. All policies that pertain to that specific habitat type/area should be within their relevant sections.

Policy C-OSRC-5a(3): Require buffers around sensitive biological resources to protect them from impacts of development encroachment consistent with the specific buffer provisions of this Local Coastal Program. (NEW)

Policy C-OSRC-5a(4): Proposals for exterior nighttime lighting shall minimize impacts on biotic resources through adherence to Local Coastal Plan **Policies C-OSRC-3a** through **C-OSRC-3e**. (NEW)

Policy C-OSRC-5a(5): The use of native plant species in landscaping shall be encouraged. The use of native or compatible non-native, non-invasive species for landscaping where consistent with fire safety shall be required. The use of invasive exotic plant species shall be prohibited. (GP2020 REVISED)

Policy C-OSRC-5a(6): Project applicants shall provide evidence of permits and clearances required by state and federal agencies before Permit Sonoma issues coastal development permits, or building or grading permits. (GP2020 REVISED/NEW)

Policy C-OSRC-5a(7): A Restoration and Monitoring Plan shall be required for any project ~~requiring involving~~ habitat mitigation or restoration. The Restoration and Monitoring Plan shall consist of a stand-alone document that specifies performance standards, success criteria, adaptive management, and monitoring requirements as described in **Appendix E-1**. (GP2020 REVISED/NEW)

Streams and Riparian Corridors

Many rivers and creeks drain into the Pacific Ocean along the Sonoma Coast. Most of these rivers and creeks support riparian vegetation and provide important habitat and movement corridors for fish

and wildlife species. Riparian areas are typically dominated by trees such as alders and willows and shrubs such as California blackberry, but contain a wide diversity of plants. Riparian areas and creeks have been altered and managed by humans including development of roads, bridges, and other structures adjacent to and through riparian areas. This development has reduced water quality and habitat connectivity, narrowed riparian corridors, and altered stream flows. Current and past management and alteration of stream and riparian areas provides a challenge and opportunity to restore and enhance these systems to provide improved habitat for fish and wildlife. Rivers and creeks and their associated riparian corridors are generally considered to be sensitive habitats (see **Figures C-OSRC-2a** through **2k**).

Major waterways along the coast include Salmon Creek, Russian River, and Gualala River. These rivers and their tributaries, along with other cold-water creeks provide habitat to Coho salmon, Chinook salmon, and Steelhead trout. Most of the coastal rivers and creeks in Sonoma County that provide potential habitat for salmonids have been identified by the federal government as critical habitat, or habitat that is essential for the health of these species. Other native fish also depend on rivers and creeks in Sonoma County, including the tidewater goby. The tidewater goby lives in freshwater to brackish lagoons created by coastal streams; the federal government has identified portions of Salmon Creek and Estero Americano as critical habitat.

Coastal rivers and streams in Sonoma County provide habitat for several wildlife species. The California giant salamander lives in many different coastal creeks and streams, while the California freshwater shrimp is known to occur only within Salmon Creek within the coastal region of Sonoma County. Two other special-status species, the California red-legged frog and foothill yellow-legged frog, also live in coastal creeks and rivers. The California red-legged frog occurs in several streams within southern Sonoma County, including Salmon Creek. Foothill yellow-legged frog is found in rocky streams and occurs within several Sonoma County coastal creeks from Gualala River in the north to Russian Gulch in the south. Riparian corridors also provide excellent foraging and roosting habitat for bird and bat species and habitat for mammals such as bobcat, gray and red fox, and dusky-footed woodrat.

Wetlands

Wetlands provide wildlife habitat and protection from flooding along the Sonoma Coast. Coastal brackish marsh, coastal and valley freshwater marsh, and ponds are all sensitive wetland communities found along the Sonoma Coast. Wetlands are usually dominated by herbaceous species and generally do not contain trees. Much of the wetland habitat found along the coast occurs near Bodega Bay. The Coastal Commission's definition of wetlands is a single-parameter delineation that requires evidence of only one of three wetland indicators (hydrophytic vegetation, hydric soils, or saturated substrate), while the US Army Corps of Engineers requires all three. This LCP adheres to the Coastal Act, and thus follows the single-parameter definition of wetlands. Coastal Commission regulations apply more stringent criteria and methodology to survey and designate wetlands than the U.S. Army Corps of Engineers. Coastal Act regulated wetland surveys may characterize more area as wetlands on a particular parcel than would the Corps. See California Code of Regulations, title 14, section 13577(b). Salt and brackish marsh occurs in only a few areas along the coast. These include coastal brackish lagoons and estuaries including around Penny Island and the shore at the mouth of Russian River, the mouth of Salmon creek (just north of Bodega Bay), within Bodega Harbor, and along Estero

Commented [A10]: This should be fully stated in the document per §13577(b) of the Code of Regulations: "Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats."

Americano (see **Figures C-OSRC-2h** through **2k**). These brackish marshes contain herbaceous plants, such as pickleweed, alkali bulrush, gumweed, and other dominant salt and brackish marsh species. At the mouth of the Gualala River, a small brackish marsh occurs that contains salt grass and salt rush (see **Figure C-OSRC-2a**). Brackish marshes provide food, cover, nesting, and roosting habitat for a variety of birds and mammals. Salt and brackish marshes have been greatly reduced from their historical extent and are important habitat to protect and restore, where feasible. Invasive plant species, existing surrounding development, and projected sea level rise provide challenges in managing and restoring salt and brackish marshes.

Freshwater marshes generally occur more inland or upriver of brackish marshes. Freshwater marshes contain mostly emergent plants such as rushes, cattails, and sedges. Freshwater marshes can provide habitat for California red-legged frog and western pond turtle as well as for many species of birds. Small seeps and ponds also occur intermittently throughout the coast and many of these form seasonally or permanently wet conditions. Some ponds or reservoirs have been man-made or have been significantly altered by humans, but still provide important habitat and water resource for wildlife. Management challenges include invasive wildlife such as the American bull frog, invasive plants species, and altered hydrologic regimes.

Marine Habitats

The Sonoma County coast contains a wide variety of marine habitats including offshore rocks, kelp forests, eelgrass beds, tidal flats, rocky intertidal shoreline, and sandy beaches.

Offshore of the Sonoma coast, coastal waters provide habitat to a large number of fish species, resident and migratory marine mammal species, and seabirds. While offshore waters provide foraging habitat for seabirds, offshore rocks provide roosting and nesting areas for seabird species such as Brandt's cormorant, pelagic cormorant, brown pelican, and pigeon guillemot. Kelp forests are commonly found in nearshore coastal waters north of the Russian River (see **Figures C-OSRC-2a** through **2f**). Kelp forests provide refuge from ocean predators, relief from currents, and a source of food and essential habitat for invertebrates, fish, and marine animals. Management challenges to marine habitats include overfishing, water quality, human disturbance, and climate change.

Eelgrass beds are found within the protected subtidal waters of Bodega Harbor and Estero Americano in southern Sonoma County (see **Figures C-OSRC-2i** through **2k**). These productive ecosystems not only provide food, shelter, and nursery habitat for commercially and recreationally fished species, but also reduce erosion. Bodega Harbor and Estero Americano also contain exposed tidal mudflats at low tide which provide an important invertebrate food source for shorebirds.

Rocky intertidal habitat and sandy beaches occur in narrow bands over much of the Sonoma Coast and provide great foraging grounds for shorebirds and gulls. Rocky intertidal shores are exposed during low tide and covered by seawater during high tide. The plants (likely limited to eelgrass), invertebrates, and algae that live in the rocky intertidal zone create a biologically diverse and productive community.

Stellar sea lions and other pinnipeds haul out on offshore intertidal areas that become exposed at low tides. Seals and sea lions use intertidal areas and sandy beaches, spits, and bars to haul out and rest. Harbor seals specifically use sandy beaches including the beaches at Sonoma Coast Sea Ranch, Jenner,

and Bodega Bay to rest, molt, give birth, and nurse their pups. California sea lions and northern elephant seals are occasionally observed at these harbor seal haul out locations.

Terrestrial Habitats

A wide range of terrestrial habitats occur throughout the coastal areas of Sonoma County. Terrestrial habitats include coastal dunes, coastal prairie, coastal scrub, woodlands and forests, and urban and residential areas which contain habitats.

Coastal dunes frame many beaches along the coast and support a hardy ground cover of native shrubs, grasses and wildflowers. Many coastal dune areas have been invaded by non-native plants such as European beach grass and iceplant, which outcompete and threaten the survival of many native dune plant species. These non-native plants change the ecosystem of the coastal dunes and also threaten the nesting habitat of the western snowy plover. Coastal dunes are most commonly found in State and regional parks along the coast as these areas are protected from development.

Coastal prairie and grassland support a rich assemblage of native plants on coastal terraces and bluffs in Sonoma County. More than 90 percent of coastal prairie habitat has been lost, but it is still found sporadically along the Pacific coast of California, including Sonoma County (see **Figures C-OSRC-2e** and **2h**). Due to the drastic habitat loss and great diversity of these grasslands, coastal prairies are considered sensitive habitats. Following conversion from native bunch-grass and herb dominated communities to vegetation dominated by non-native grasses and herbs, much of Sonoma County's historic coastal grasslands are now considered non-native annual grasslands after undergoing substantial conversion. Many of these grasslands are managed by grazing, which reduces the leaf litter caused by the larger and more aggressive non-native vegetation. Coastal prairies that are not grazed, or have been undisturbed from fire for long periods of time, often develop into coastal scrub habitat dominated by native shrubs such as bush lupine and coyote bush. Coastal prairie and scrub habitat occurs mostly on protected lands including Wright Hill Ranch, Salt Point State Park, Jenner Headlands Preserve, and Sonoma Coast State Park.

3.3 ENVIRONMENTALLY SENSITIVE HABITAT

Environmentally Sensitive Habitat Area (ESHA) are areas in which plant or animal life or their habitats are either rare or especially valuable because of their specific nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. Potential ESHAs are presented on **Figures C-OSRC-2a** through **2k**. These figures are not intended to be an exhaustive compilation of the habitat areas that may meet the ESHA definition. Any area not identified as a potential ESHA on **Figures C-OSRC-2a** through **2k** but that meets the ESHA criteria is ESHA, and shall be accorded all the protection provided for ESHAs in the Local Coastal Program. Further, while ESHA maps can serve as an illustrative tool to help identify the presence of potential resources, it is the actual presence of ESHA on the site as determined by a site specific analysis that dictates whether ESHA policies apply to a site. The Local Coastal Plan's ESHA policies will generally not apply to marine habitats which are protected separately. Under the Coastal Act, ESHAs are governed by **Section 30240**, while marine resources are governed by **Section 30230** and **30231**.

Commented [A11]: Please consider including a discussion of habitat values, including the disruption of habitat values defined as the “physical removal, destruction, damage, disturbance, fragmentation, or contamination of air, land, water, soil, and vegetation of an area which cause the plant and animal habitats in the area to be removed, replaced by other habitats, or degraded to the point where the habitats are functionally unable to support the plant and animal species originally present.”

Commented [A12]: As stated previously the full Coastal Act policies that pertain to this chapter should be stated in entirety.

Policy C-OSRC-5b(1): The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:

- (1) Any habitat area that is rare or especially valuable from a local, regional, or statewide perspective.
- (2) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- (3) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- (4) Areas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity, or a species or habitat that is considered to have a special role in the ecosystem. (NEW)

Policy C-OSRC-5b(2): The following criteria shall be considered when determining whether an area should be designated ESHA:

- (1) The potential ESHAs presented on **Figures C-OSRC-2a** through **2k**
- (2) Federally-listed Rare, Threatened, & Endangered Species
- (3) State-listed Rare, Threatened & Endangered Species
- (4) Federal and State Proposed/Candidate Species
- (5) California Native Plant Society “1B” and “2” Listed Species
- (6) California Department of Fish and Wildlife Global and State 1 - 3 Ranked Vegetation Communities (i.e. G1, G2, G3, S1, S2, S3)
- (7) California Department of Fish and Wildlife Global and State 1 - 3 Ranked Plant and Animal Species
- (8) California Species of Special Concern
- (9) California Fully Protected Species
- (10) Habitats that Support Listed Species (i.e., those in 2 & 3)
- (11) Tree stands that support raptor nesting or monarch populations
- (12) Genetically special populations (NEW)

Policy C-OSRC-5b(3): A biological resource assessment shall be required for any project which could impact biological resources. The biological resource assessment shall be

Commented [A13]: General guidance from the Commission suggests including a complementary policy with requirements for a historical analysis of disturbed areas adjacent to or within ESHA to determine if these areas were cleared or disturbed pursuant to a valid local or Coastal Commission coastal development permit

performed by a qualified biologist and shall meet criteria described in **Appendix E-2**, **Biological Resource Assessment Requirements**. Permit Sonoma may require additional site specific information. (NEW)

Policy C-OSRC-5b(4): ESHAs shall be protected against any significant disruption of **habitat values**. Uses allowed within ESHAs shall be limited to those that are dependent on and compatible with maintaining the **habitat values within** ESHA ~~resources~~, and those that are otherwise specifically provided for in **Policy C-OSRC-5b(10)** and **Appendix E-3**. Proposed development in areas adjacent to ESHAs and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and must be compatible with the continuance of such habitat areas. (NEW)

Policy C-OSRC-5b(5): 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 100 feet in width; a lesser width may be approved by the County as addressed in **Policy C-OSRC-5b(10)**, **Policy C-OSRC-5b(7)**, and **Appendix E-3**. ~~A buffer of greater than 100 feet may be required in consultation with resource agencies to protect sensitive species. For example, a~~ Generally, a 600-foot buffer is might be required for heron rookeries; a 500-foot buffer for occupied raptor nests; a 300-foot buffer for 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 **Policy C-OSRC-5b(7)** shall be allowed in (non-wetland) ESHA buffers. (NEW)

Policy C-OSRC-5b(6): Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA. (NEW)

Policy C-OSRC-5b(7): In some cases, smaller buffers around (non-wetland) ESHA and other biotic resources may be appropriate, when conditions of the site as demonstrated in a site specific biological assessment, the nature of the proposed development, and appropriate mitigation, show that a smaller buffer would provide adequate protection. In such cases, the County must find that a reduced buffer is appropriate and that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50 feet.

Policy C-OSRC-5b(8): If proposed development is a permissible use and there is no feasible alternative, including the no project alternative, that can avoid significant impacts to ESHA, then the alternative that would result in the fewest or least significant impacts shall be selected. Residual adverse impacts to ESHA shall be fully mitigated, with priority given to on-site habitat mitigation. Off-site habitat mitigation measures shall only be approved when

Commented [A14]: The “Biological Resource Assessment Requirements should contain more criteria including:

1. To identify and analyze the potential biological impacts of the proposed development and distinguish between time (permanent vs. temporary impacts) and/or or space (e.g., maintenance of large habitat areas vs. habitat fragmentation. The duration of temporary impacts must be specified. Possible cumulative biological impacts must also be discussed.
2. The biological report must contain a discussion of all field methods actually employed, including the methods for formal protocol surveys. The detailed survey protocols for particular sensitive habitats or species may be placed in an appendix, but should not just be referenced to in a separate document.
3. The determination of when to visit a site should follow a specific set of criteria, not be dependent solely on the biologist.
4. There should be more detailed description of the contents of the biological assessment report.
5. An Oak tree report
6. Biological Assessment Checklist

A helpful reference document is the Santa Monica Mountains IP Section 22.44.1870(505-513), (https://planning.lacounty.gov/assets/upl/project/coastal_amended-LIP-maps.pdf)

Commented [A15]: Please include a description of habitat values in the discussion section of this chapter.

Commented [A16]: We recommend adding a policy or set of policies addressing climate change and sea level rise effects on ESHA

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 biologist 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 alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHAs other than marine habitats shall be provided at a minimum ratio of 2:1. 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. (NEW)

Policy C-OSRC-5b(9): Adjacent to ESHA, the use of compatible native, non-invasive plant species for landscaping shall be required as a condition of coastal development permit approval. The use of invasive exotic plant species shall be prohibited. No landscaping shall extend into ESHA. (GP2020 REVISED)

Policy C-OSRC-5b(10): If the application of the policies and standards contained in this Local Coastal Plan regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the Local Coastal Plan may be allowed on the property, provided such use is consistent with all other applicable policies of the Local Coastal Plan, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, mitigation for impacts on ESHA shall be required in accordance with applicable Local Coastal Plan policies. Mitigation may not be used as a substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHAs. (NEW)

Commented [A17]: Seems redundant to rest of language in this policy.

Policy C-OSRC-5b(11): Land divisions, including subdivisions, lot splits, and lot line adjustments involving lots containing or within proximity to wetlands, watercourses, or other ESHA for which protective buffers are required, may be approved only if findings are made to support that the resulting parcels contain adequate land area to place all improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures and features such as detention/retention ponds and biofiltration swales) outside of areas required for ~~to wetlands, watercourses, watercourse or other~~ ESHA buffer protection. (NEW)

3.4 STREAMS AND RIPARIAN VEGETATION

Policy C-OSRC-5c(1): Along both sides of riparian corridors, as defined in this Local Coastal Plan, establish streamside conservation areas measured on each side of the channel as: a) within riparian habitat as determined by the Permit Sonoma or a qualified resource specialist, b) 100 feet from the landward edge of riparian vegetation as defined by Permit

Commented [A18]: Please explain why Objective C-OSRC-6.11: "Designate all streams shown on maps created by USGS in the National Hydrography dataset as Riparian Corridors, and establish streamside conservation areas along these designated corridors." was removed.

Sonoma or a qualified resource specialist, or c) 100 feet (200 feet for the Russian River) out from the top of the bank on each side of the stream, whichever is farthest from the channel centerline. Where there is more than one bank on a side of the stream and the top-of-bank measurement approach is used, the measurement shall be from the top of the higher bank on that side. (GP2020 REVISED) (EXISTING LCP REVISED: RECOMMENDATION 9 ON PAGE 28)

Policy C-OSRC-5c(2): Allowable uses and development within any streamside conservation area or Riparian Corridor shall be limited to uses and methods described in **Habitat Development Guidelines** where it can be sited, designed, and shown that construction, operation, and maintenance of the use or development would not result in significant, long-term adverse impacts on the functions and values of the riparian habitat. (EXISTING LCP REVISED: RECOMMENDATIONS 9-13 ON PAGES 28-29)

Policy C-OSRC-5c(3): Channelizations, dams, or other substantial alterations of rivers and streams shall be prohibited except for: (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include measures sufficient to appropriately mitigate unavoidable impacts. Alternatives that incorporate a biotechnical component to river or stream bank stabilization (e.g., pocket planting and joint planting, vegetated crib walls, vegetated slope gratings, etc.) shall be encouraged over alternatives that employ strictly hard solutions (e.g., concrete wall or riprap banks) so long as the alternatives are consistent with all other applicable provisions of this LCP. Where there is conflict the more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in **Policy C-OSRC-5b(7)**. (NEW)

Policy C-OSRC-5c(4): Maintain and restore the biological productivity and the quality of coastal waters, streams, wetlands, and lakes in order to maintain optimum populations of marine organisms and to protect human health. (NEW)

Policy C-OSRC-5c(5): To protect fishery resources and minimize impacts on water supply, projects which would limit in-stream flows shall comply with State Water Resources Control Board's Policy for Maintaining Instream Flows in Northern California Coastal Streams, adopted under Resolution 2013-0035, effective February 4, 2014 (23 CCR Section 2921). (NEW)

Policy C-OSRC-5c(6): In Anadromous Fish Streams (Chinook and Coho Salmon Habitat), the following uses and activities shall be prohibited:

- (1) Dredging.

Commented [A19]: Please include the policy on riparian combining districts or explain why it was removed.

Commented [A21]: The Habitat Development Guidelines described in Appendix E-3 should be stated as policies within the body of this document and not in the appendix.

Commented [A22]: These policies for preserving Chinook and Coho Habitat were removed are not contained in the water resources chapter. Please explain why they were removed and consider adding back:

"Carry out the following activities to preserve Chinook and Coho Salmon Habitat (Anadromous Fish Streams):

- (1) . In an Anadromous Fish Stream, maintain flow levels 1.5 times the minimum necessary for use of the stream as an anadromous fish spawning area.
- (2) . All stream diversions shall be stopped when the stream flow in an Anadromous Fish Stream falls below the minimum flow standard and until the stream flow returns to levels above the minimum flow standard.
- (3) . Allow and encourage maintenance of summer base flow in an Anadromous Fish Stream to ensure survival of fish in all life cycle phases"

And the policy to work with SCWA on "bed and bank" channels: "Work with the Sonoma County Water Agency and other entities to identify all streams with "bed-and-bank" channels and consider Riparian Corridor designation for all such streams."

Commented [A23]: Please include specific guidelines regarding what biological productivity and quality are going to be restored to, eg., how the LCP will set baselines.

- (2) Dams and other structures which would prevent upstream migration of anadromous fish unless other measures are used to allow fish to bypass these structures. (EXISTING LCP REVISED)

Policy C-OSRC-5c(7): Where riparian corridor impacts are permitted in conformity with the Coastal Act and any applicable Local Coastal Plan policies, adverse impacts on riparian vegetation shall be mitigated at a ratio of at least 3:1 to compensate for the temporal and functional loss of affected habitats. (NEW)

Policy C-OSRC-5c(8): As part of the environmental review process, refer permit applications near streams to California Department of Fish and Wildlife and other agencies responsible for natural resource protection. [REDACTED]

3.5 WETLANDS

Policy C-OSRC-5d(1): Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act, the Coastal Commission Regulations, and this Local Coastal Plan, as applicable. Wetlands include any area where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Wetlands are here defined to include marshes, ponds, seeps, and reservoirs. The upland limit (encompassing the greatest extent) of a wetland is designated as 1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; 2) the boundary between soil that is predominantly hydric and soil that is predominantly non-hydric; 3) in the case of wetlands without vegetation or soil, the boundary between land that is flooded or saturated at some time each year and land that is not. [REDACTED]

Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the Local Coastal Plan. A delineation report prepared for wetlands within the Coastal Zone shall reference and describe for the property in question any wetlands information documented in the National Wetlands Inventory. (EXISTING LCP REVISED)

Policy C-OSRC-5d(2): [REDACTED] The Coastal Act definition of wetland (Section 30121) does not distinguish between wetlands according to their quality. Thus, poorly functioning or degraded areas that meet the definition of wetlands are subject to the wetland protection policies of this Local Coastal Plan. (NEW)

C-OSRC-5d(3): Establish and maintain buffer areas, a minimum of 100 feet in width, in a natural, undeveloped, condition along the periphery of all wetlands. [REDACTED]; between 100 and 300 feet from [REDACTED]

Commented [A24]: The following programs are missing:

Program C-OSRC-8o: Continue to actively participate in the FishNet4C program and work cooperatively with participating agencies to implement recommendations to improve and restore aquatic habitat for listed anadromous fish species and other fishery resources. (GP2020)

Program C-OSRC-8p: In coordination with resource agencies, landowners, and the affected public, regularly review Riparian Corridor designations; ephemeral drainage; the requests, approvals, and required mitigation for setback reductions; any cumulative effect of the approved reductions; and other protection issues and, if warranted, develop recommendations for County policies that may be needed to ensure appropriate protection of Riparian Corridors. (GP2020)

Program C-OSRC-8q: In coordination with resource agencies, landowners, and the affected public, conduct a comprehensive study of Riparian Corridors in grazing areas and, if warranted, develop recommendations for County policies that may be needed to ensure appropriate protection of such corridors. The study should consider the need for policies directing development of livestock watering areas away from Riparian Corridors and use of special range management practices, including fencing, which protect Riparian Corridors. (GP2020 Revised) (Existing LCP Revised: Recommendations 14-15 on page [REDACTED])

Commented [A25]: Please include a citation to the National Wetland Plant List (USACE) website where the list of wetland plants are located and regularly updated for different geographies.

Commented [A26]: Determining wetland extends should be described as policies in this chapter, not in the appendix.

Commented [A27]: Missing this policy:

Policy C-OSRC-9c: Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, consistent with the requirements of Policy C-OSRC-7e, including a delineation of all wetland areas on the project site. Wetland extents shall be determined in conformance with the direction provided in Appendix X.2. (NEW) [REDACTED]

Commented [A28]: Determining wetland buffers, and the buffers for all relevant habitat areas should be defined as separate policies within this chapter, not in the appendix. In addition, Appendix E-3 should reiterate that the minimum buffer for wetland is 100 ft to avoid conflict between this policy and what is stated in the appendix

wetlands, prohibit construction of agricultural, commercial, industrial and residential structures unless the Permit and Resource Management Department finds the wetland would not be affected by such construction. (EXISTING LCP REVISED)

Commented [A29]: Wetland impacts should be determined by biologic impact reports done by a qualified individual, not a planning agency. Please change this policy to reflect this.

Policy C-OSRC-5d(4): In Bodega Harbor Tidelands, the following uses and activities shall be prohibited:

- (1) Motor vehicles.
- (2) Dredging and filling, except in accordance with **Policy C-OSRC-5d(5)**
- (3) Discharge of effluent, including those of land- and boat-based origins

Commented [A30]: The prohibition of domestic animals off leash was removed from this policy. Please add it back in or provide an explanation as to why it was removed.

Policy C-OSRC-5d(5): Diking, filling, draining, and dredging of coastal waters, wetlands, and estuaries shall be permitted only in accordance with other applicable provisions of this Local Coastal Program and only when consistent with Coastal Act, Section 30233, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to uses and methods described in Habitat Protection Guidelines, Appendix E-5. The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in **Policies C-OSRC-5b(7) and C-OSRC-5e(4)**. (NEW)

Commented [A31]: Habitat Protection Guidelines should be included as specific policies within this chapter, not in the appendix.

Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited:

- (1) Motor vehicles.
- (2) Diking, filling, and dredging, except in accordance with Policy C-OSRC-5d(5).
- (3) Discharge of stormwater or wastewater unless it maintains or enhances wetland function and receiving water quality.
- (4) Agricultural activities, including grazing.
- (5) Removal of vegetation except where necessary to maintain plant, fish and wildlife habitat.
- (6) Construction of agricultural, commercial, industrial, and residential structures:
 - a. Within 100 feet.

Commented [A32]: This does not appear to be a correct policy reference as these policies do not list other types of ESHA. Please reference the correct policies here.

~~(7) Between 100 to 300 feet, unless an environmental assessment or qualified biologist shows the proposed activity/development would not have an adverse impact on the wetland it would not have an adverse impact on the wetland.~~

~~(8)(7)~~ New water diversions from streams which feed wetlands. (EXISTING LCP REVISED)

Policy C-OSRC-5d(7): In cooperation with resource agencies, require landowners to erect wildlife-passable fencing around springs, seeps, and ponds located on grazing land as a condition of permit approval and to develop watering areas outside of wetlands and riparian corridors. (EXISTING LCP REVISED)

Policy C-OSRC-5d(8): Where wetlands fill or development impacts are permitted in conformity with the Coastal Act and any applicable Local Coastal Plan policies, require mitigation measures to compensate for the temporal and functional loss of affected wetlands and associated habitat. Mitigation must meet the criteria in the Habitat Protection Guidelines, Appendix E-5. In order of preference, compensatory mitigation may include on-site restoration of degraded wetlands, off-site restoration of degraded wetlands, acquisition of offsite areas of equal or greater biological productivity, or creation of tidal wetlands. Adverse impacts shall be mitigated at a ratio of at least 4:1 for all types of wetlands. If no appropriate restoration site is available, wetland mitigation credit may be purchased, prior to disturbing wetlands, at a resource agency-approved mitigation bank whose service area includes Sonoma County's coastal zone.¹ (NEW)

Commented [A33]: Mitigation and restoration policies should be included in the body of this chapter, not in Appendix E-5.3

3.6 MARINE HABITATS

Policy C-OSRC-5e(1): Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms for long-term commercial, recreational, scientific, and educational purposes. Mitigation for impacts to marine habitats shall be provided at a minimum ratio of 4:1. The more specific mitigation requirements shall control over the more general mitigation requirements of this Local Coastal Plan. (NEW)

Commented [A34]: Please include a policy outlining all the mitigation ratios for relevant habitat types within the coastal zone.

Policy C-OSRC-5e(2): At rocky intertidal coastline, the following uses and activities shall be prohibited:

- (1) Motor vehicles.
- (2) Development of groins, breakwaters, piers, sea walls, pipelines, or other structures which alter natural shoreline processes. Existing structures causing water pollution or fish mortality shall be phased-out or upgraded where feasible. (EXISTING LCP REVISED)

¹ The U.S. Army Corps of Engineers maintains an index of approved wetland mitigation banks. The index is available via the agency's San Francisco District website at: <http://www.spn.usace.army.mil/Missions/Regulatory/Mitigation-Banks/Approved-Banks-for-the-San-Francisco-Regulatory-Di/>

Policy C-OSRC-5e(3): Public access to Offshore Rocks and onshore nesting/rookery areas used by seabirds to breed or nest or which provide habitat for seals and sea lions shall be prohibited. (EXISTING LCP REVISED: RECOMMENDATION 39 ON PAGE 31)

Policy C-OSRC-5e(4): On sand beaches, spits, or bars, the following uses and activities shall be prohibited:

- (1) Motor vehicles, except for those required for management or emergency use.
- (2) Removal of sand.
- (3) Opening of sand bars, except where necessary for maintenance of tidal flow to ensure the continued biological productivity of streams and associated wetlands and to prevent flooding. Applications for allowable opening shall include a plan, prepared in consultation with and reviewed by applicable resource agencies (e.g., National Marine Fisheries Service and California Department of Fish and Wildlife) that describes measures that will be implemented to avoid and/or minimize impacts on special status species affected by the proposed action. Sand bars shall not be breached until there is sufficient in-stream flow to preserve anadromous fish runs. (EXISTING LCP REVISED)

Policy C-OSRC-5e(5): Disturbance of marine mammal haul-out grounds shall be prohibited and recreational activities near these areas shall be limited to passive recreation. Disturbance of areas used by harbor seals and sea lions shall be avoided. (EXISTING LCP REVISED)

Policy C-OSRC-5e(6): Encourage the California Department of Fish and Wildlife to monitor Marine Mammal Haul-Out Grounds on an annual basis to determine their condition and level of use by marine mammals; and to incorporate this information into its management plan for marine mammals. (EXISTING LCP REVISED)

Policy C-OSRC-5e(7): Encourage the pertinent state and federal agencies to carry-out the following activities to preserve kelp beds:

- (1) Monitor the size and viability of the kelp beds for all ecological functions including fish habitat;
- (2) Regulate and monitor activities such as sewage disposal, dredging, and renewable energy development, and other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat;
- (3) Prohibit petroleum and other forms of energy development which may have a significant impact on kelp beds as a result of normal operations or accidents (e.g., oil spills and well blow-outs); and
- (4) Require applicants for commercial or industrial kelp harvesting to conduct studies, in consultation with the California Department of Fish and Wildlife, of the specific sites

or areas proposed for kelp harvesting. The studies shall identify measures that could be implemented following harvest to restore these sites to their pre-harvest condition, including identification of reference sites and performance standards for determining restoration success. Require any authorized harvesting to be conducted consistent with the recommendation of the studies, including site restoration measures. (EXISTING LCP REVISED)

3.7 TERRESTRIAL HABITATS

Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited:

- (1) Uses other than resource-dependent, scientific, educational, and passive recreational uses including support facilities.
- (2) Public access during the breeding and nesting seasons of special status animals.
- (3) Motorized vehicles, except those required for management or emergency use.
- (4) Disturbance, damage, or removal of dune vegetation except as required for park construction or maintenance projects for which revegetation or removal of non-natives is a condition of project approval.
- (5) Removal of sand except where required for construction of parks and support facilities. (EXISTING LCP REVISED)

Policy C-OSRC-5f(2): On dunes/coastal strand, carry-out the following activities to preserve native vegetation:

- (1) Limit public access in areas of plant communities.
- (2) Post signs which explain the importance of limiting public access to protect plant communities.
- (3) Where public access is allowed, develop and use well-defined footpaths or raised boardwalks. (EXISTING LCP REVISED)

Policy C-OSRC-5f(3): The following guidelines shall be used for developing public access on Coastal Bluffs:

- (1) Steps, trails, and paths shall be sited and designed so as to minimize erosion and disruption to native vegetation.
- (2) In areas of heavy recreational use, surfaced steps, trails, and paths shall be constructed.

- (3) In areas of moderate recreational use, to the extent available and consistent with the resource protection policies of this Local Coastal Plan, local materials (obtained from the site) shall be used to construct steps, trails, and paths. (EXISTING LCP REVISED: RECOMMENDATIONS 45-46 ON PAGE 31)

Policy C-OSRC-5f(4): At coastal bluffs, the following uses and activities shall be prohibited:

- (1) Removal of sand or rock except that necessary for road maintenance.
- (2) Public access off established steps, trails, or paths; and motor vehicles. Equestrian use shall be restricted to areas where ground compaction and erosion from use of horses would not have an adverse impact on bluff stability. (EXISTING LCP REVISED: RECOMMENDATIONS 40-44 ON PAGE 31)

Policy C-OSRC-5f(5): Carry-out the following activities to preserve coastal terrace prairie:

- (1) At Bodega Head and Stump Beach, sites shall be developed for the public to observe cormorants and other seabirds; and
- (2) At Stillwater Cove County Park, use of the upland area for habitat education activities shall be encouraged. (EXISTING LCP REVISED)

Policy C-OSRC-5f(6): 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 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 shall be provided where replacement planting does not provide adequate mitigation. (GP2020 REVISED)

Policy C-OSRC-5f(7): Identify important oak woodlands; assess current protection of oak woodlands; identify options to provide greater protection of oak woodlands, including identification and removal of trees infected with *Phytophthora ramorum*, and their role in connectivity, water quality, and scenic resources; and develop recommendations for regulatory protection and voluntary programs to protect and enhance oak woodlands through education, technical assistance, easements, and incentives. (GP2020)

Policy C-OSRC-5f(8): In Mendocino Pygmy Cypress Forest, the following uses and activities shall be prohibited:

- (1) Motor vehicles, except for those required for management or emergency use.
- (2) Construction of permanent structures, except where necessary for scientific and educational uses. (EXISTING LCP REVISED)

Policy C-OSRC-5f(9): Encourage preservation of remaining old growth Redwood and Douglas Fir forests in private ownership. Because of their rarity and biological importance, these forests should be made priorities for protection through conservation easements, fee title purchase, or other mechanisms. (GP2020 REVISED)

Commented [A35]: Redwoods, Douglas Fir, and other rare or important tree species should be defined as ESHA within the ESHA definition given in this chapter.

Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited:

- (1) Removal of osprey nests.
- (2) Removal of snags and dead tops of live trees.
- (3) Development of new structures and roads.

Recreational activities shall be limited to low-intensity passive recreation, these areas are particularly vulnerable during the period of egg incubation in May to July and activities should be further limited.

Osprey nest sites located adjacent to Willow Creek, Freezeout Creek, and Russian River shall be protected from disturbance by timber harvesting activities. (EXISTING LCP REVISED)

Policy C-OSCR-5f(11): For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive bird species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 500 feet of the project site. For purposes of this provision, sensitive bird species are those species designated threatened or endangered by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. In no cases shall the buffer be less than 100 feet. (NEW)

Policy C-OSRC-5f(12): At offshore rocky and intertidal egret or heron rookeries, the following uses and activities shall be prohibited:

- (1) Public access.
- (2) Construction of structures or roads within 600 feet.
- (3) On Penny Island, uses other than low intensity scientific and educational uses, managed so as not to interfere with nesting activity (February to mid-July). (EXISTING LCP REVISED)

Policy C-OSRC-5f(13): On coastal bluffs, public access in areas used by birds for nesting or resting, and removal of native plant species shall be minimized. (EXISTING LCP REVISED)

4 COMMERCIAL FISHING AND SUPPORT FACILITIES POLICY

4.1 BACKGROUND

Sonoma County contains marine and inland fisheries and a growing aquaculture industry. Bodega Harbor is the home of a major commercial fishing fleet with berths, boat launching ramps, fish receiving piers, a navigation channel, and a marina. Commercial and sport fishing net salmon, crab, herring, halibut, shark, and bottom fish.

California Coastal Act

The 1976 California Coastal Act supports coastal-dependent development stressing protection of commercial and sport fishing and necessary support facilities as a coastal dependent and recreational use. Coastal dependent and recreational uses are considered priority uses under the Coastal Act.

Climate Change

Climate change will impact fisheries on and off the Sonoma County coast, as fisheries are highly dependent on specific climate conditions. Warmer water temperatures will shift habitat ranges of many fish and shellfish species, which will in turn have a disruptive effect on marine ecosystems. Many marine species have certain temperature ranges at which they can survive. Many aquatic species can find colder areas of streams and lakes or move northward along the coast or in the ocean. However, moving into new areas may put these species into competition with other species over food and other resources. Some diseases that affect aquatic life may become more prevalent in warm water. Changes in temperature and seasons could affect the timing of reproduction and migration.

In addition to warming, the world's oceans are gradually becoming more acidic due to increases in atmospheric carbon dioxide (CO₂). Increasing acidity could harm shellfish by weakening their shells, which are created from calcium and are vulnerable to increasing acidity. Acidification may also threaten the structures of sensitive ecosystems upon which some fish and shellfish rely.

Overall, climate change could make it more difficult to catch fish in the same ways and same places as we have done in the past. Many fisheries already face multiple stresses, including overfishing and water pollution. Climate change may worsen these stresses. In particular, changes in water temperature could lead to significant impacts on fisheries. It is not possible to predict with any accuracy the impacts of climate change on fisheries along the Sonoma County coast in the next 20 years.

Offshore Marine Protected Areas

While offshore areas are beyond the County's Local Coastal Program jurisdiction, there are a number of notable and important natural areas offshore of the Sonoma County coast. In particular, there are two National Marine Sanctuaries managed by the National Oceanic and Atmospheric Administration (NOAA), Gulf of the Farallones National Marine Sanctuary and Cordell Bank National Marine

Sanctuary, and one national monument, the California Coastal National Monument, which is managed along the entire California coastline by the United States Bureau of Land Management (BLM). Together, these three areas represent major coastal national resources for the County and the State. Various Federal and State restrictions on fishing and other commercial and recreational activities apply within these areas.

Gulf of the Farallones National Marine Sanctuary. The Gulf of the Farallones National Marine Sanctuary is a 966-square-nautical-mile conservation area that extends from Bodega Bay along the western shores of Sonoma and Marin counties. NOAA has identified the area as containing exceptional natural resources worthy of special recognition, protection, and designation as a National Marine Sanctuary. The latest management plan for this sanctuary was published in December of 2014.

Cordell Bank National Marine Sanctuary. The Cordell Bank National Marine Sanctuary is a 399-square-nautical-mile that borders the Gulf of the Farallones National Marine Sanctuary to the west. This sanctuary contains unique oceanic conditions and topography, as it features substantial variations water depth along its western boundary, ranging from 115 below the sea surface to 6,000 feet below the sea and continuing further beyond the sanctuary boundaries. These steep and sudden pinnacles and ridges in the sea make for complex sediment distribution and biodiversity. The latest management plan for this sanctuary was also drafted in October 2008.

California Coastal National Monument. The California Coastal Monument is a major, statewide national monument that spans the entire coastline of the state of California, extending 12 miles offshore, and contains 20,000 rocks and islands (but not major islands, such as the Channel Islands, Farallon Islands, or islands within the San Francisco Bay) and 1,100 miles of total coastline. Portions of the Coastal National Monument overlap with the Gulf of the Farallones and Cordell Bank National Marine Sanctuaries.

Oil Exploration and Development

Oil exploration and development on the Sonoma County coast may adversely affect sensitive areas identified in the Local Coastal Plan. See the Outer Continental Shelf Development Policy section of the Land Use Element for information and policy on oil exploration and development on the Sonoma County coast.

Bodega Bay and Harbor

Bodega Bay is the largest harbor in Sonoma County and is about 58 miles north of the entrance to San Francisco Bay. Bodega Bay is well protected from the open ocean and prevailing winds by Bodega Bay and Doran Beach and provides shelter for a large fleet of commercial and pleasure boats. Bodega Harbor is located in the northeastern portion of Bodega Bay and serves as the largest fishing port between San Francisco and Fort Bragg. Existing fishing industry facilities at the harbor include two berth installations, three boat launch ramps, commercial fish receiving piers, and a federal navigation channel maintained by the U.S. Army Corps of Engineers (**Table C-OSRC-1**).

Table C-OSRC-1. Existing Dock and Berth Facilities for the Commercial Fishing Industry in Bodega Harbor

<i>Facility</i>	<i>Number</i>
Berths	210
Tie-ups	45-50
Moorings (dock or marina)	30-35 (year round)
Boats anchored in outer bay during salmon season	10-50
Boat size range	18-65 feet
Unloading docks	5
Fuel docks	3
Ice and blower stations	4
Haul-out areas	1 (under 40 feet)
Dry docks	1
Repair areas	3 (small)
Launch ramps	1 private (small), 2 public

Public dock and berth facilities are provided at Doran County Park, Westside County Park, and Bodega Bay Dunes State Beach. Other facilities at Bodega Bay include The Tides Wharf and Lucas Wharf, multifaceted facilities with a hotel, restaurant, and fish market where hundreds of vessels offload their catch each year; a U.S. Coast Guard Search and Rescue Base on the navigation channel; and the University of California Bodega Marine Life Reserve on the west side of the harbor.

The Rivers and Harbors Act of 1938 authorized the federal project improvements in Bodega Harbor. Completed in 1943, these federal improvements provided a bulkhead to retain the sand spit; an entrance channel 100 feet wide and 12 feet deep protected by two jetties; a navigation channel of the same dimensions about 16,020 feet long to the town of Bodega Bay that continues southeast about 4,200 feet along the shore; and three turning basins. Additional federal projects authorized in 1965 and completed in 1975 provided a concrete pile breakwater at Spud Point and an access channel from the existing federal navigation channel to a proposed local marina. The Sonoma County Regional Parks Department (County Regional Parks) completed Spud Point Marina in 1985, which consists of 244 berths and the facilities identified in the Master Plan, with the addition of a laundromat and restrooms with showers.

County Regional Parks) operates three County facilities at Bodega Bay: Spud Point Marina, Mason’s Marina, and the Sport Fishing Center. The commercial fishing industry has been in decline for over a decade, and the loss of berthing revenue and other fees has resulted in deferred maintenance at these facilities.

Bodega Harbor Maintenance Dredging

Continued use and expansion of the existing facilities in Bodega Harbor depend on future maintenance dredging of the federal navigation and local channels and marinas. Under the Rivers and Harbors Act of 1938, the United States Army Corps of Engineers (Corps of Engineers) is authorized to continue operations and maintenance dredging of the federal navigation channel in Bodega Harbor. The Operations and Maintenance Dredging Program of the Corps of Engineers is responsible for maintaining safe federal navigation channels and harbors, thus is responsible for maintaining the federal projects described above.

Dredge Spoils Disposal Sites. A variety of sites have been used or evaluated for disposal of dredge spoils from Bodega Harbor, including the Old Airport Disposal Site, Westside Park, Doran Spit, outer Bodega Bay, and just north of Bodega Harbor.

In 2017 the Corps selected the San Francisco Deep Ocean Disposal Site located about 65 nautical miles offshore from Bodega Harbor. The current capacity of the SF-DODS far exceeds Bodega Bay Harbor's current and estimated future disposal needs for the next 25 years.

Marine Debris

Marine debris is trash found in the oceans or along its shores. The source of marine debris can be classified as either ocean-based or land-based depending on where it enters the water. Ocean-based marine debris is waste that is disposed of in the ocean by ships, recreational boats, and petroleum rigs and platforms. Land-based debris is debris that blows, washes, or is discharged into the water from land. Studies estimate that about two thirds of marine debris enters the water from land. Contributors include recreational beach users, people who drop litter on sidewalks and streets, plastics manufacturers and transporters, inadequate sewage treatment operations, and illegal dumping.

Debris in the marine environment means hazards for humans and wildlife. It endangers the safety of beach visitors and scuba divers and endangers the safety and livelihood of fishermen and recreational boaters. Beach visitors have required stitches from stepping on broken pieces of glass and metal buried in the sand, and scuba divers have become entangled in lost fishing gear. Nets and monofilament fishing line can obstruct boat propellers and plastic sheeting and bags can block boat engine cooling intakes. Such damage is hazardous and costly in terms of repair and lost fishing time.

State and Federal Programs. The California Coastal Commission and NOAA have Marine Debris Programs. The NOAA Marine Debris Program supports national and international efforts to research, prevent, and reduce the impacts of marine debris. It serves as a centralized capability within NOAA, coordinating and supporting activities within NOAA and with other federal agencies, as well as using partnerships to support projects carried out by state and local agencies, tribes, non-governmental organizations, academia, and industry. The NOAA Marine Debris Program has launched the Marine Debris Clearinghouse, a new online tool for tracking and researching marine debris projects and resources. Currently this database allows users to browse or search records of past, current, and future projects which are funded by the Marine Debris Program and focus on marine debris removal, research, and outreach. NOAA plans to expand this database to include information from federal partners and the broader marine debris community. The site will grow to include a library of best practices, regional action plans, technical documents, and papers that reflect the state of knowledge of a given topic area within the study of marine debris.

The California Coastal Commission Marine Debris Program consists of California Coastal Cleanup Day, the Adopt-A-Beach program, public education about marine debris, and collaboration with state and regional agencies on developing new programs and policies to help prevent and reduce marine debris. Every year on the third Saturday in September, people join together at sites all over California to take part in the State's largest volunteer event, California Coastal Cleanup Day, organized by the California Coastal Commission and Coastwalk. Families, friends, coworkers, scout troops, school groups, service clubs, and individuals come together to celebrate and share their appreciation of

California's beautiful coast and waterways. California Coastal Cleanup Day is part of the larger International Coastal Cleanup, the largest volunteer event on the planet.

GOAL C-OSRC-6: Support the commercial fishing industry in Bodega Bay. Protect and conserve the quality of ocean, marine, and estuarine environments for their scenic, economic, and environmental values.

Objective C-OSRC-6.1: Provide adequate facilities and services to serve the commercial fishing industry in Bodega Bay.

Objective C-OSRC-6.2: Conduct dredging in a manner that minimizes impacts on the ocean, marine, and estuarine environments.

Objective C-OSRC-6.3: Conduct the disposal of dredged material in a manner that minimizes impacts on the ocean, marine, estuarine, and terrestrial environments; and minimizes impacts to groundwater and water supply.

Objective C-OSRC-6.4: Support the Marine Debris Programs of the National Oceanic and Atmospheric Administration and California Coastal Commission.

The following policies, in addition to those in the Agricultural Resources Element, Land Use, Water Resources Element, and Public Safety Element shall be used to achieve these objectives:

Commercial Fishing Industry Facilities

Policy C-OSRC-6a: Encourage the development of support facilities and the provision of support services for the commercial fishing industry, including fish processing, in areas designated Marine Industrial on the Land Use Plan Map. (EXISTING LCP REVISED)

Policy C-OSRC-6b: Marina development in Bodega Bay will be reviewed based on the following: 1) a review of the Bodega Harbor operations, with special emphasis on whether activities that do not depend on a harbor location can be relocated to preclude or minimize the need for additional dredging and filling; and 2) an assessment of the adequacy of the fisheries resources to support such expansion; and 3) that the resources would not be harmed by increasing the availability of berths for the commercial fishing industry. (EXISTING LCP REVISED)

Policy C-OSRC-6c: Encourage the development of additional support facilities and the provision of additional support services at Spud Point Marina necessary to adequately serve the commercial fishing industry. (EXISTING LCP REVISED)

Bodega Harbor Dredging Regulations

Policy C-OSRC-6d: Dredging shall be required to occur only in the winter, when most marine and estuarine animals are not migrating or spawning and are least sensitive to turbidity. (EXISTING LCP REVISED: RECOMMENDATION 77 ON PAGE 34 AND RECOMMENDATION 13 ON PAGE 123)

Policy C-OSRC-6e: The deposition of fill or dredge spoils in Bodega Harbor shall be prohibited, except according to Section 30233 of the California Coastal Act. (EXISTING LCP REVISED)

Commented [A36]: See previous comments re: including relevant Coastal Act policies in full in chapter.

Policy C-OSRC-6f: The deposition of dredge spoils shall be prohibited outside Bodega Harbor in Bodega Bay east of the line extending from the tip of Tomales Point, to the tip of Bodega Head. (EXISTING LCP REVISED)

Policy C-OSRC-6g: Approval of a detailed reclamation plan shall be required for a dredge spoils disposal site prior to commencing any dredging that would generate dredge spoils to be disposed of at that site. (EXISTING LCP REVISED)

Policy C-OSRC-6h: Consider sea level rise adaptation strategies when evaluating dredge disposal options and evaluate the feasibility of using dredge material for beach sand augmentation and dune restoration. (NEW)

Upland Disposal Sites

Policy C-OSRC-6i: Any dredge spoils disposal project shall be designed and implemented to protect groundwater resources and existing and potential domestic water supplies, and to be consistent with all policies of this Local Coastal Plan for protection of wetlands and other Environmentally Sensitive Habitat Areas (ESHA). (EXISTING LCP REVISED)

Policy C-OSRC-6j: Route the dredge spoils conveyance pipeline to upland disposal sites from Bodega Harbor along the right-of-way of existing roads, where possible. (EXISTING LCP REVISED)

Policy C-OSRC-6k: Riparian corridors at dredge disposal sites shall be protected. Diked ponds for disposal of dredge spoils shall be sited and designed to avoid the riparian area, such that no dredge spoils would be deposited in the drainage and no runoff would enter the drainage or the freshwater wetland; and to be consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs). (EXISTING LCP REVISED)

Policy C-OSRC-6l: At upland disposal sites, the operation of construction equipment across drainages between dredge spoils disposal ponds shall be limited to one haul road. Following the disposal of dredge spoils and consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs), the road shall be removed, the area shall be regraded to natural drainage contours, and vegetation shall be re-established. (EXISTING LCP REVISED)

Policy C-OSRC-6m: A reclamation plan shall be implemented for any upland disposal site which assures rapid re-establishment of vegetation, minimize visual impacts, and improve wildlife habitat, consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs). (EXISTING LCP REVISED)

Policy C-OSRC-6n: Prior to approval of a plan for a large, one-time dredge spoils disposal at the Old Airport Disposal Site, a full evaluation shall be required of the potential visual, water quality, and reclamation issues associated with raising the dikes to accommodate the dredge spoils. (EXISTING LCP REVISED)

Policy C-OSRC-6o: The rare plants in the marsh south of the Old Airport Disposal Site shall be protected during the course of any construction on the site. (EXISTING LCP REVISED)

Policy C-OSRC-6p: The Old Airport Disposal Site shall be reclaimed and restored to the maximum extent feasible following each maintenance dredging. (EXISTING LCP REVISED)

5 SOIL RESOURCES POLICY

Soil resources policy is to maintain soil productivity and prevent lands with productive soils from converting to non-resource uses, and to promote soil management and conservation practices that will maintain productivity of those lands.

5.1 AGRICULTURAL AND TIMBER SOILS

Important farmland soils on the Sonoma County coast include grassland suitable for sheep and cattle grazing along the coastal terrace and lower slopes on the North Coast and throughout the County coast south of Jenner. Soil, climate, topography, and water combine to make these lands highly productive agricultural areas. Important timberland soils on the County coast are located primarily north of Russian Gulch and in the Willow Creek watershed.

GOAL C-OSRC-7: Encourage the conservation of soil resources to protect their long-term productivity and economic value.

Objective C-OSRC-7.1: Preserve lands containing prime agricultural and productive woodland soils and avoid their conversion to incompatible residential, commercial, or industrial uses.

The following policies, in addition to those in the Land Use and Agricultural Resources Elements, shall be used to achieve these objectives:

Policy C-OSRC-7a: Apply the Agriculture land use category to areas with productive agricultural soils. (GP2020)

Policy C-OSRC-7b: Apply the Timber land use category to all lands with timberland production zoning. (GP2020)

5.2 SOIL EROSION

Although some types of soils are more susceptible to erosion, all soils benefit from conservation practices. Erosion results in the loss of topsoil which may reduce crop yields and cause sedimentation problems downstream. Sediment can fill reservoirs and stream channels, reduce water quality and

storage capacity, and damage fish and wildlife habitats. Susceptibility to soil erosion is highest in areas with a combination of high rainfall, lack of cover, erodible soils, and steep slopes. Activities which may increase erosion include urban development, road and general construction activities, logging, mining, agriculture, and recreational activities.

Hillside cultivation and overgrazing are a particular concern in agricultural areas. Measures are needed to reduce erosion. However, erosion protection measures may not always be cost effective for the landowner.

GOAL OSRC-8: Promote and encourage soil conservation and management practices that maintain the productivity of soil resources.

Objective C-OSRC-8.1: Ensure that permitted uses are compatible with reducing potential damage due to soil erosion.

Objective C-OSRC-8.2: Establish ways to prevent soil erosion and restore areas damaged by erosion.

The following policies, in addition to those in the Agricultural Resources Element, shall be used to achieve these objectives:

New Development Design Standards

Policy C-OSRC-8a: Coastal Development Permits shall be subject to the following requirements for reducing erosion and erosion control:

- (1) Projects shall be designed so that structures and roads are not located on steep slopes.
- (2) Erosion control measures shall be incorporated as part of projects involving construction or grading near waterways or on lands with slopes over 10 percent.
- (3) A soil conservation program shall be incorporated as part of projects which could increase erosion of waterways or hillsides.
- (4) New roads and driveways for residential, ranch, and timber harvest uses shall be designed and constructed to retain natural vegetation and topography to the extent feasible.
- (5) Improvements near waterways or in areas with a high risk of erosion as as determined by a site specific analysis shall be noted in the Sonoma County Soil Survey shall be designed and constructed to retain natural vegetation and topography to the extent feasible. (GP2020) (EXISTING LCP REVISED: RECOMMENDATION 49 ON PAGE 31, RECOMMENDATIONS 11-12 ON PAGE 38, RECOMMENDATION 40 ON PAGE 31, RECOMMENDATIONS 52-53 ON PAGE 32, AND RECOMMENDATION 11 ON PAGE 54)

Commented [A37]: Please define "Steep Slopes" here. Previous versions stated steep slopes as a 30% inclined slope or greater.

Commented [A38]: The LCP should not rely on outside documents.

Policy C-OSRC-8b: Continue to enforce the County Building Code to reduce soil erosion and slope instability problems. (GP2020)

6 TIMBER RESOURCES POLICY

6.1 BACKGROUND

The following section of the 1976 California Coastal Act applies to timberlands:

Section 30243. The long-term productivity of soils and timberlands shall be protected, and conversions of commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.

Timberland Resources

Forests and woodlands provide a number of aesthetic and ecological benefits such as wildlife habitat, watershed protection, scenic views, and recreation. These forest values are important to the quality of the environment and life in the County and are addressed in the Water Resources Element and other sections of this Open Space and Resource Conservation Element.

Forests also provide commercial timber as a renewable resource. Sonoma County is unique among counties in California in having a majority (94 percent) of the timberlands as privately owned. In Sonoma County timberlands are predominantly in the northwest part of the County. There are about 232,000 acres of timberland in the County. About 20,500 acres of the 232,000 acres of timberland in the County are on the County coast. These timberlands are comprised of about 14,000 acres of Site Class IV soils and about 6,500 acres of Site Class I, II, and III soils combined. Site Class is a reference to the productivity of timberland, determined by the interaction of soil fertility and climate; the lower the site class, the greater the timberland productivity.

About 75 percent of the land on the Sonoma County coast is used as timberland, sheep and cattle grazing land, or dairy land. The Coast is equally divided between land suitable for timber production and land suitable for grazing or pasture.

The County coast exhibits the diversity of tree species found throughout the County. Soil, climate, topography, and human activity are the important factors which determine the growth and distribution of tree species. Redwood predominates in the coastal fog belt, with Douglas fir and grand fir the other principal forest trees. Commercial forest on the Coast is found primarily north of Russian Gulch and in the Willow Creek watershed. Forests occur generally east of State Highway 1 and in coastal gulches. Commercial hardwood harvesting of tan oaks is becoming more important for masonite chips, firewood, and the crafts industry. Other native, generally non-commercial trees on the Coast are Bishop pine, oak, madrone, bay, and the southern extent of the pygmy forest in California. Rows of eucalyptus and cypress trees have been planted as a buffer against the wind, and fast growing Monterey pine screen many homes from the view of State Highway 1. Dense forests of these trees have been planted by the developers of The Sea Ranch and Timber Cove subdivisions.

Both the economic and natural values of coastal woodlands and forests are recognized in the policies and regulatory mechanisms included in the Local Coastal Plan. For purposes of the regulations discussed below, timberlands are generally considered to be those lands which are capable of and available for growing a commercial species of timber such as redwood and Douglas fir.

Timberland Regulations

1973 Forest Practices Act. In 1973 the Z'berg-Nejedly Forest Practices Act was established, setting up the rules for the California Department of Forestry and Fire Protection (CalFire) to follow with respect to timber harvesting. Timber Harvest Plans (THPs) must be filed with CalFire in most instances when trees are logged. CalFire is the lead agency responsible for approving and ensuring compliance of THPs with the Forest Practices Rules and other applicable regulations. A conversion permit must be obtained from CalFire to convert timberland to a non-timber use; approval of conversion permits for the Coastal Zone is very unlikely.

CalFire regulates the silvicultural activities related to THPs. Forest Practice Rules are established for different geographical areas of the State. The Coast Forest District Rules apply to most of Sonoma County. The California Coastal Commission's Special Treatment Area Rules apply to Special Treatment Areas designated within the Coastal Zone. The State Board of Forestry has the authority to amend either the Forest Practice Rules or the geographical districts to which they are applied.

Most THPs filed for the Coastal Zone are for timber harvests of less than 100 acres. CalFire indicates that 52 THPs have been filed for the Sonoma County coast since 1983. Although the number of THPs filed for the Sonoma Coast is not as great as in adjacent Mendocino County, the coastal timber resource is significant locally.

Timberland Production (Preserve) Zones. In 1976 the California Legislature adopted the Forest Taxation Reform Act. That Act required counties to provide for the zoning of parcels used for the growing and harvesting of timber as Timberland Preserve Zones (TPZs). A TPZ restricted the use of the land to the growing and harvesting of timber and compatible uses approved by the County in return for tax assessment benefits. Subsequently in the late 1970s the County designated many parcels TPZ.

In 1982 the California Legislature adopted the California Timberland Productivity Act. That Act required counties to designate and zone lands for the primary use of timber production in order to protect properly conducted timber operations from being prohibited or restricted due to conflict or apparent conflict with surrounding land uses. The County applied local Timberland Production (TP) zoning to all parcels previously placed in the TPZs under the 1976 Forest Taxation Reform Act. There are about 20,500 acres of timberland in the Coastal Zone of which approximately 11,000 acres are zoned TP the remainder is zoned RRD (Resources and Rural Development).

Rezoning timberland parcels to TP establishes ten-year use restrictions and the requirement for a forest management plan which should provide for timber harvesting within a reasonable period of time and set timber restocking standards. Sonoma County's implementing TP Ordinance allows parcels of 40 acres or more of Site Class I and II soils, and 80 acres or more of Site Class III and IV soils to be zoned TP. The annual tax paid on acreage of timberland zoned TP is based on the value of the land without the standing timber and is substantially less than if zoned at fair market value. Taxes on the value of the cut timber are paid at the time of harvest.

Sonoma County's TP Ordinance sets a minimum residential density of one dwelling per 160 acres (with a maximum of four dwellings per parcel where allowed by the 160-acre density). This number is set by the State law on TP zones. Parcels this size are intended to encourage timber management or sale to an owner wishing to manage the land for timber production. Creation and sale of smaller

parcels, such as 40 or 80 acres, after the seller has cut as much timber as possible prior to the sale, may make the parcels undesirable for sustained timber management. Smaller parcels are less viable for timber management and encourage greater residential conflicts. The larger the parcel, the better the chance for long-term timber production.

Timberland Environmental Impacts

Pressures on timberland include rural development, agricultural conversions, and increased public scrutiny regarding the potential impacts associated with logging operations, particularly near streams. These issues can affect both the economic feasibility of the timber industry and/or the long term availability of timber resources.

Logging activities, if improperly managed, can be detrimental to the forest environment, including loss of riparian habitat and soil erosion, and a resulting diminishing of all forest values. Sustainable logging practices and forest management should result in a forest resource which regenerates itself and allows for perpetuating related forest values. Keeping forest lands in production and preventing a further incursion of incompatible adjacent lands uses will benefit the public and the timber industry.

State law gives primary regulatory responsibility for timber operations to CalFire, limiting the Local Coastal Plan land use authority. However, the Local Coastal plan does have authority to establish policies that maintain a sustainable supply of timber resources in the future by reducing the potential for converting timberland to incompatible uses.

GOAL C-OSRC-9: Preserve, sustain, and restore forestry resources for their economic, conservation, recreation, and open space values.

Objective C-OSRC-9.1: Identify and preserve areas with timber soils and commercial timber stands for timber production. Reduce incompatible uses and the conversion of timberlands to agriculture and other uses which effectively prevent future timber production in these areas.

Objective C-OSRC-9.2: Minimize the potential adverse impacts of timber harvesting on economic, conservation, recreation, and open space values; and restore harvested areas to production for a future yield.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-OSRC-9a: A Coastal Permit shall not be required for timber harvesting in accordance with a timber harvest plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973 and regulated by the Forest Practices Act and the California Department of Forestry and Fire Protection. (EXISTING LCP REVISED)

Policy C-OSRC-9b: Apply the Timber land use category to designate all lands in a Timberland Production Zone and adjacent parcels with timber soils or commercial timber stands. (GP2020)

Policy C-OSRC-9c: Review all timber harvest plans for compatibility with Local Coastal Plan policies and economic viability of the industry. (GP2020)

Policy C-OSRC-9d: Where applicable, comment on timber harvest plans in support of increased protection of Class III streams. (GP2020)

Policy C-OSRC-9e: Review timber harvest plans adjacent to designated Riparian Corridors and request that clear cutting not occur within streamside conservation areas. Where clear cutting along designated Riparian Corridors is approved by the applicable state or federal agency, ensure that at least 50 percent of the overstory canopy and at least 50 percent of the understory vegetation be retained. (GP2020)

Policy C-OSRC-9f: The primary use within the Timber Preserve land use shall be increasing or enhancing timber production. Very low density residential development may be allowed if development does not conflict with the primary use of timber production. A land use amendment shall be required for conversion of timberlands to other uses. (NEW)

7 MINERAL RESOURCES POLICY

Within the Coastal Zone, Bodega Bay Quarry, formerly Cheney Gulch Quarry, was the only active mining operation in the Coastal Zone. The mine operated for about 60 years, but is no longer active and was released and reclaimed in 2012. Although inactive and reclaimed, the State Mining and Geology Board identifies remaining sandstone deposit at this site as regionally significant for construction grade aggregate and a priority site for aggregate production, and by law Sonoma County must manage the conservation and development of identified mineral deposits, such as construction grade aggregate.

The potential impacts of mining activities include, but are not limited to, noise, dust, air emissions, truck traffic, erosion, siltation, and loss of agricultural land. These impacts create potential conflicts with nearby residential, agricultural, and recreational uses and may damage or degrade terrestrial and marine ecosystems in the coastal zone.

GOAL C-OSRC-10: Provide for production of aggregates to meet local needs and contribute the County's share of demand in the North Bay production-consumption region. Manage aggregate resources to avoid needless resource depletion and ensure that extraction results in the fewest environmental impacts.

Objective C-OSRC-10.1: Use the Aggregate Resources Management Plan to establish priority areas for aggregate production and to establish detailed policies, procedures, and standards for mineral extraction.

Objective C-OSRC-10.2: Minimize and mitigate the adverse environmental effects of mineral extraction and reclaim mined lands.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-OSRC-10a: Consider areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas are currently limited to sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County.² Review requests for designation of additional areas for consistency with the Coastal Act, Local Coastal Plan, and the Aggregate Resources Management (ARM) Plan. (GP2020 REVISED)

Policy C-OSRC-10b: Review aggregate production projects for impacts coastal resource, including, but not limited to preservation of visual resources, and impacts to natural resources such as topsoil salvage loss, vegetation removal, impacts to terrestrial and marine ecosystems, noise, water quality, maintenance and safety of Highway 1, energy consumption, and air quality. Additionally, the project must demonstrate that an economic need exists for aggregate materials produced at the site and that full reclamation of the site is feasible and that reclamation will fully restore ecological function of the site to that which existed prior to any mining operation. (GP2020 REVISED)

Policy C-OSRC-10c: Review projects that are on or near sites designated Mineral Resources in the Aggregate Resources Management Plan for compatibility with future mineral extraction. (GP2020)

8 ENERGY RESOURCES POLICY

8.1 BACKGROUND

Residents, visitors, and businesses to the Sonoma Coast consume energy in many forms and for many uses, but primarily oil and gas for transportation due to the reliance on automobiles, lack of public transit, and long distances to destinations.

Climate Change

Climate change is creating and will continue to create adverse impacts to coastal resources by increased in temperature, precipitation, sea level, wildfires and the frequency and severity of extreme storm events. These changes will also affect energy use and will create challenges in developing renewable energy sources but there is insufficient research at this point to evaluate these challenges. Impacts will depend on how wind and cloud cover patterns change, which are very difficult to project using current climate models.

Commented [A39]: The discussion on SLR, Storm Surge, and Extreme Events was removed and should be reincorporated into this document.

² This area is identified as Sector Q in the 1987 Department of Conservation, Division of Mines and Geology report, entitled *Mineral Land Classification: Aggregate Materials in the San Francisco - Monterey Bay Area: Special Report 146, Part 3: Classification of Aggregate Resource Areas: North San Francisco Bay Production-Consumption Region*.

Water Availability and Energy. Energy is needed to pump, transport, and treat drinking water and wastewater. Rising temperatures, increased evaporation, and drought may increase the need for energy-intensive methods of providing drinking and irrigation water such as desalinization. This process makes ocean water potable by removing salt, but the process consumes significant amounts of energy and disposal of waste salt may disrupt marine ecosystems.

Transportation Impacts. Damage to the road network in the Coastal Zone will increase as sea level rises and storm events become increasingly severe. Wildfire events are increasing in size and frequency. Significant portions of Highway 1 are at risk from sea level rise, wildfire, and landslides. Past efforts to armor and reinforce Highway 1 against the impacts of climate change have proven ineffective, and a program of managed retreat is necessary to protect this critical transportation link.

Wind Speed, Cloud Cover, and Renewable Energy. Climate change could impact wind and solar power, but there is little research in this area. Impacts will depend on how wind and cloud cover patterns change, which are very difficult to project using current climate models.

8.2 ENERGY CONSERVATION AND DEMAND REDUCTION

Reducing energy demand can be achieved in many ways. Land use strategies include compact development form and promoting mixed uses. Energy used for transportation can be reduced through increased use of pedestrian and bicycle travel, public transit, and renewable energy sources. Other strategies include improved construction standards and agricultural practices, solid waste management, and education.

GOAL C-OSRC-11: Promote energy conservation and contribute to energy demand reduction.

Objective C-OSRC-11.1: Increase energy conservation and improve energy efficiency in government operations, especially facilities that provide coastal access. (REVISED)

Objective C-OSRC-11.2: Encourage residents and businesses to increase energy conservation and improve energy efficiency.

Objective C-OSRC-11.3: Reduce the generation of solid waste and increase solid waste reuse and recycling.

Objective C-OSRC-11.4: Reduce greenhouse gas emissions.

The following policies, in addition to those in the Land Use and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy C-OSRC-11a: The latest green building certification standards, such as the CalGreen Tier 1 standards, shall be used for new development, including redevelopment. (GP2020)

Policy C-OSRC-11b: Require the water and wastewater service providers to reduce energy demand from their operations. (GP2020 REVISED)

Commented [A40]: There were a large set of benchmarks and polices from previous drafts that were removed here. Please provide an explanation as to why they were removed, or return them to this draft.

Policy C-OSRC-11c: Support project applicants in incorporating cost effective energy efficiency design that exceeds State standards. (GP2020 REVISED)

Policy C-OSRC-11d: Manage timberlands for their value both in timber production and offsetting greenhouse gas emissions. (GP2020)

8.3 ENERGY PRODUCTION AND SUPPLY

Energy production in Sonoma County is dominated by the electricity generated from geothermal resources at The Geysers. This source generates about 5,000,000 megawatt-hours per year. Additional sources include hydroelectric power, methane gas, and solar photovoltaics. Additional opportunities exist for individual and small scale production from other renewable energy sources such as solar, wind, and biomass, but these sources must be developed in a way that coastal resources are not impacted. Small scale solar energy production has the lowest potential for impacts, as wind energy will impact visual resources and create hazards for bird. Small scale biomass energy generation may offer future potential, but cost and limited local availability of biomass fuels in the Coastal Zone make it uncertain if this energy source is viable in the Coastal Zone.

GOAL C-OSRC-12: Contribute to the supply of energy primarily by increased reliance on renewable energy sources.

Objective C-OSRC-12.1: Increase the development of renewable energy and distributed energy generation systems and facilities for state and local government operations including, but not limited to state and regional parks, fire stations, and Caltrans maintenance facilities. (REVISED)

Objective C-OSRC-12.2: Promote the use of renewable energy and distributed energy generation systems and facilities in new development.

Objective C-OSRC-12.3: Establish guidelines and standards for development of energy generation systems and facilities.

Objective C-OSRC-12.4: Encourage exploration of the extent and potential use of hot water geothermal resources.

The following policies, in addition to those in the Land Use and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy C-OSRC-12a: The use of low temperature geothermal resources shall be allowed in all land use designations if it can be demonstrated that it will be compatible with surrounding land uses, not degrade coastal views, and is not located within an Environmentally Sensitive Habitat Area (ESHA). (GP2020 REVISED)

Policy C-OSRC-12b: Require development of renewable energy and distributed energy generation systems and facilities for state and local government facilities and operations. (GP2020 REVISED)

Policy C-OSRC-12c: Encourage and promote the use of renewable energy and distributed energy generation systems and facilities that are integral to and contained within existing and new development (e.g., solar thermal installations to provide space and water heating or solar electric installations for small commercial buildings or residences in rural areas, small wind energy systems to provide electricity to agricultural accessory structures, etc.) that do not impact ESHA, public access, or coastal views. (GP2020 REVISED)

9 AIR RESOURCES POLICY

Air pollutants include both gases and particulates. The automobile is the most common source of smog. Particulates come from residential, industrial, and agricultural sources, mainly during grading and construction activities. Wildfires contribute large amounts of air pollutants, but this emission can only be controlled indirectly by fire fuel management and improved fire suppression.

Sources of air pollution are both stationary and mobile. Mobile sources, such as motor vehicles, produce most of the air pollutants in the County. Air pollution from mobile sources is regulated by the State through exhaust emissions standards, but can be reduced by proper management of the transportation system. The Geysers power plants are the largest stationary pollutant source. Other stationary sources include mining operations, industrial and agricultural activities, and lumber mills. Residential wood stoves are a contributor to particulate levels in urban areas in Northern Sonoma County.

Improved air quality and decisions on air quality standards and mitigation measures are balanced with competing interests for production efficiency, energy costs, and ease of transportation while meeting all the requirements of the state and federal Clean Air Acts.

The southern section of the Coastal Zone is within the jurisdiction of the Bay Area Air Quality Management District (Bay Area Air District) and the northern portion of the Coastal Zone is within the Northern Sonoma County Air Pollution Control District (Northern Air District).

The Bay Area Air District is currently designated as a nonattainment area for state and federal ozone standards, the state particulate matter (PM) 10 standard, and the state and federal PM 2.5 standard. The Bay Area Air District has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides (NO_x) and volatile organic compounds, also referred to as Reactive Organic Gases (ROG)).

The Northern Air District does not have an adopted air quality plan because it is in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM₁₀.

GOAL C-OSRC-13: Preserve and maintain good air quality and provide for an air quality standard that will protect human health and preclude crop, plant, and property damage in accordance with the requirements of the state and federal Clean Air Acts.

Objective C-OSRC-13.1: Minimize air pollution and greenhouse gas emissions.

Objective C-OSRC-13.2: Encourage reduced motor vehicle use as a means of reducing resultant air pollution.

The following policies, in addition to those of the Circulation and Transit Element, shall be used to achieve these objectives:

Policy C-OSRC-13a: Development projects shall be designed to minimize air pollutant emissions. Direct emissions shall be reduced by using construction techniques that decrease the need for space heating and cooling. (GP2020)

Policy C-OSRC-13b: Proposed changes in land use shall be denied unless they are consistent with projected air quality levels. (GP2020)

Policy C-OSRC-13c: Any proposed new source of toxic air contaminants or odors shall provide adequate buffers to protect sensitive receptors and comply with applicable health standards. Buffering techniques such as landscaping, setbacks, and screening in areas where such land uses abut one another shall be used to promote land use compatibility. (GP2020)

Policy C-OSRC-13d: Residential units may only install fireplaces, woodstoves, or any other residential wood-burning devices that meet the grams-per-hour Environmental Protection Agency or Oregon Department of Environmental Quality wood heater emissions limits (exempt devices are not allowed). (GP2020)

10 IMPLEMENTATION PROGRAMS

The following programs and other initiatives, in addition to policies in this Public Safety Element and those in the Land Use, Public Facilities and Services and Water Resources Elements, shall be used to achieve the objectives of this Local Coastal Program.

10.1 OPEN SPACE AND RESOURCE CONSERVATION PROGRAMS

Program C-OSRC-1: Consider reviewing and updating **Figures C-OSRC-2a** through **2k** every five years to reflect documented occurrences or changes in such habitats. (GP2020 REVISED)

Program C-OSRC-2: Consider requesting official State Scenic Highway designation for State Highway 1.

Program C-OSRC-3: Develop a comprehensive program for preservation and restoration of the freshwater, brackish, and tidal marshes in the Coastal Zone. Include mechanisms for preservation and enhancement such as land acquisition; zoning restrictions; public and private conservation easements; regulating filling, grading, or construction; floodwater retention; and wetland restoration. (GP2020 REVISED)

Commented [A41]: These programs should be incorporated throughout the chapter under their relevant sections.

Program C-OSRC-4: Request that the State Department of Parks and Recreation carry-out the following activities to preserve rocky intertidal coastline:

- (1) Designate important rocky intertidal areas as a Marine Reserve or Ecological Reserve, and encourage public agencies or private groups to maintain these areas.
- (2) Designate the mouth and banks of the Estero Americano and its offshore area as an Ecological Reserve, representative of the coastal estuarine environment of Northern California; and
- (3) Encourage use of the public shoreline at Salt Point State Park, Kruse Ranch, and the non-historic areas of Fort Ross State Park to reduce pressure on the marine resources at Stillwater Cove Regional Park. (EXISTING LCP REVISED)

Program C-OSRC-5: Develop a mooring plan for Bodega Harbor. (EXISTING LCP)

Program C-OSRC-6: Revise the zoning districts of the Coastal Zoning Ordinance which implement the Timber land use category to be consistent with California Coastal Act Section 30243 to reduce the potential for conversion of coastal commercial timberlands in units of commercial size to non-timber uses or their division into units of non-commercial size. (GP2020)

Commented [A42]: See previous comments on stating relevant Coastal Act policies in full.

Program C-OSRC-7: In cooperation with the Coastal Commission, State 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. (NEW)

Program C-OSRC-8: Develop a Greenhouse Gas Emissions Reduction Program to include the following as a high priority:

- (1) A methodology to measure baseline and future Vehicle Miles Traveled (VMT) and greenhouse gas emissions;
- (2) Targets for various sectors including existing development and potential future development of commercial, industrial, residential, transportation, and utility sources;
- (3) Collaboration with local, regional, and State agencies and other community groups to identify effective greenhouse gas reduction policies and programs in compliance with new state and federal standards;
- (4) Adoption of development policies or standards that substantially reduce emissions for new development;

- (5) Creation of a task force of key department and agency staff to develop action plans, including identified capital improvements and other programs to reduce greenhouse gases and a funding mechanism for implementation; and
- (6) Monitoring and annual reporting of progress in meeting emission reduction targets. (GP2020)

10.2 OTHER INITIATIVES

Other Initiative C-OSRC-1: In coordination with resource agencies, landowners, and the affected public, conduct a comprehensive study of the cumulative impacts of habitat fragmentation and connectivity loss and the effects of exclusionary fencing on wildlife movement. If warranted, identify essential habitat connectivity corridors and develop recommendations or policies to protect essential habitat corridors and linkages and to restore and improve opportunities for native plant and animal dispersal. (GP2020)

Other Initiative C-OSRC-2: Support voluntary programs for habitat restoration and enhancement, hazardous fuel management, removal and control of invasive exotics, native plant revegetation, treatment of woodlands affected by sudden oak death, use of fencerows and hedgerows, and management of biotic habitat. (GP2020)

Other Initiative C-OSRC-3: Support acquisition of conservation easements or fee title by the Sonoma County Agricultural Preservation and Open Space District of designated ESHA. (GP2020)

Other Initiative C-OSRC-4: Support non-regulatory programs for protection of streams and riparian functions, including education, technical assistance, tax incentives, and voluntary efforts to protect riparian resources. (GP2020)

Other Initiative C-OSRC-5: Recommend that the California Department of Fish and Wildlife carry-out the following activities to preserve Bodega Harbor Tideflats:

- (1) Establish a system in which sections of the tideflats on the west side of Bodega Harbor are open to shellfish harvesting on a rotating basis of every three to five years; and
- (2) Establish more restrictive bag and possession limits and gear restrictions for ghost shrimp (*Callinassa californiensis*), mud shrimp (*Upogebia pugettensis*), and blood worms (*Urechis caupo*). (EXISTING LCP REVISED)

Other Initiative C-OSRC-6: Promote and enhance the use of native plants and reduce non-native invasive plants in common areas and on private lots. Support property owners in their efforts to identify and eradicate non-native invasive plants and planting native plants. (NEW)

Other Initiative C-OSRC-7: Encourage landowners to voluntarily participate in a program that protects officially designated individual trees or groves that either have historical interest or significance or have outstanding size, age, rarity, shape or location. (GP 2020)

Other Initiative C-OSRC-8: Support the Marine Debris Programs of the National Oceanic and Atmospheric Administration (NOAA) and California Coastal Commission, including California Coastal Cleanup Day and Adopt-A-Beach Program. Use NOAA's Marine Debris Clearinghouse to identify best practices for preventing and reducing marine debris. Consider implementation of these best practices on the Sonoma County coast. (NEW)

Other Initiative C-OSRC-9: Encourage agricultural land owners to work closely with the Natural Resource Conservation Service (NRCS) and local Resource Conservation Districts to reduce soil erosion and encourage soil restoration. (GP2020) (EXISTING LCP REVISED)

Other Initiative C-OSRC-10: Request that the State Board of Forestry consider developing and enforcing Special Treatment Area stocking and clear cutting standards on all forest lands in the Coastal Zone. (EXISTING LCP REVISED)

Other Initiatives C-OSRC-11: Continue to support educational programs that promote energy conservation; energy efficiency; and solid waste reduction, reuse, and recycling opportunities for County operations, residents and businesses, and local utilities. (GP2020)

Other Initiative C-OSRC-12: Support Sonoma Clean Power's efforts to promote and implement renewable end distributed energy systems. (NEW)

Other Initiative C-OSRC-13: Encourage, support, and pursue grant funding for the preparation and periodic updating of Historic Resource Surveys. (GP2020)

11 REFERENCES

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Figure C-OSRC-1a. Designated Scenic Resources Areas – SubArea 1 – The Sea Ranch North
(11x17)

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Figure C-OSRC-1b. Designated Scenic Resources Areas – SubArea 2 – The Sea Ranch South
(11x17)

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Figure C-OSRC-1c. Designated Scenic Resources Areas – SubArea 3 – Stewarts Point/Horseshoe Cove
(11x17)

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Figure C-OSRC-1d. Designated Scenic Resources Areas – SubArea 4 – Salt Point
(11x17)

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Figure C-OSRC-1e. Designated Scenic Resources Areas – SubArea 5 – Timber Cove/Fort Ross
(11x17)

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Figure C-OSRC-1f. Designated Scenic Resources Areas – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

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Figure C-OSRC-1g. Designated Scenic Resources Areas – SubArea 7 – Duncans Mills
(11x17)

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Figure C-OSRC-1h. Designated Scenic Resources Areas – SubArea 8 – Pacific View/Willow Creek
(11x17)

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Figure C-OSRC-1i. Designated Scenic Resources Areas – SubArea 9 – State Beach/Bodega Bay
(11x17)

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Figure C-OSRC-1j. Designated Scenic Resources Areas – SubArea 9 – Bodega Bay Vicinity
(11x17)

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Figure C-OSRC-1k. Designated Scenic Resources Areas – SubArea 10 – Valley Ford
(11x17)

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Figure C-OSRC-2a. Environmentally Sensitive Habitat Areas (ESHA) – SubArea I – The Sea Ranch South
(11x17)

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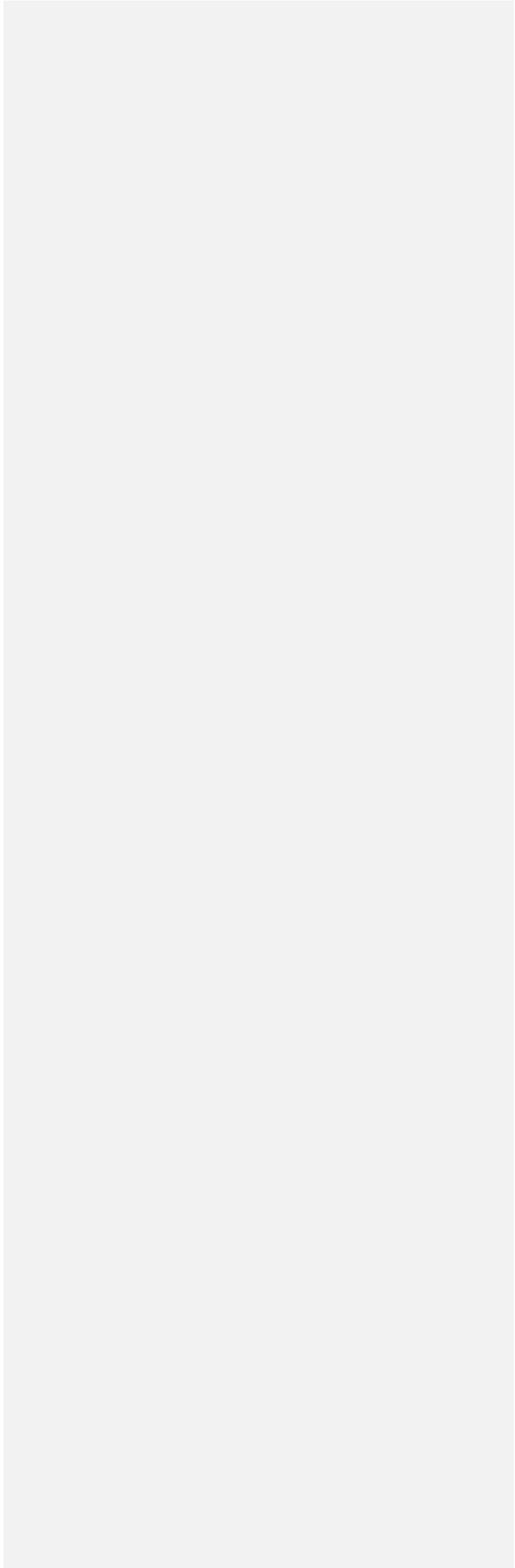


Figure C-OSRC-2b. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 2 – The Sea Ranch South
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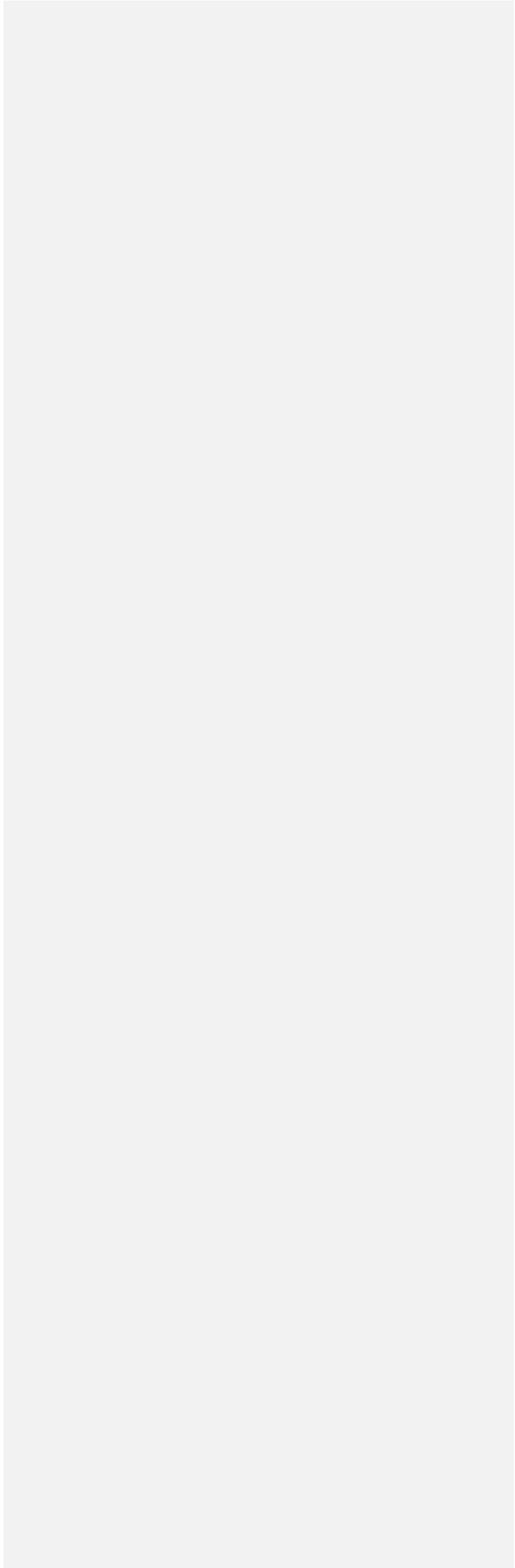


Figure C-OSRC-2c. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 3 – Stewarts Point/Horseshoe Cove

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Figure C-OSRC-2d. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 4 – Salt Point
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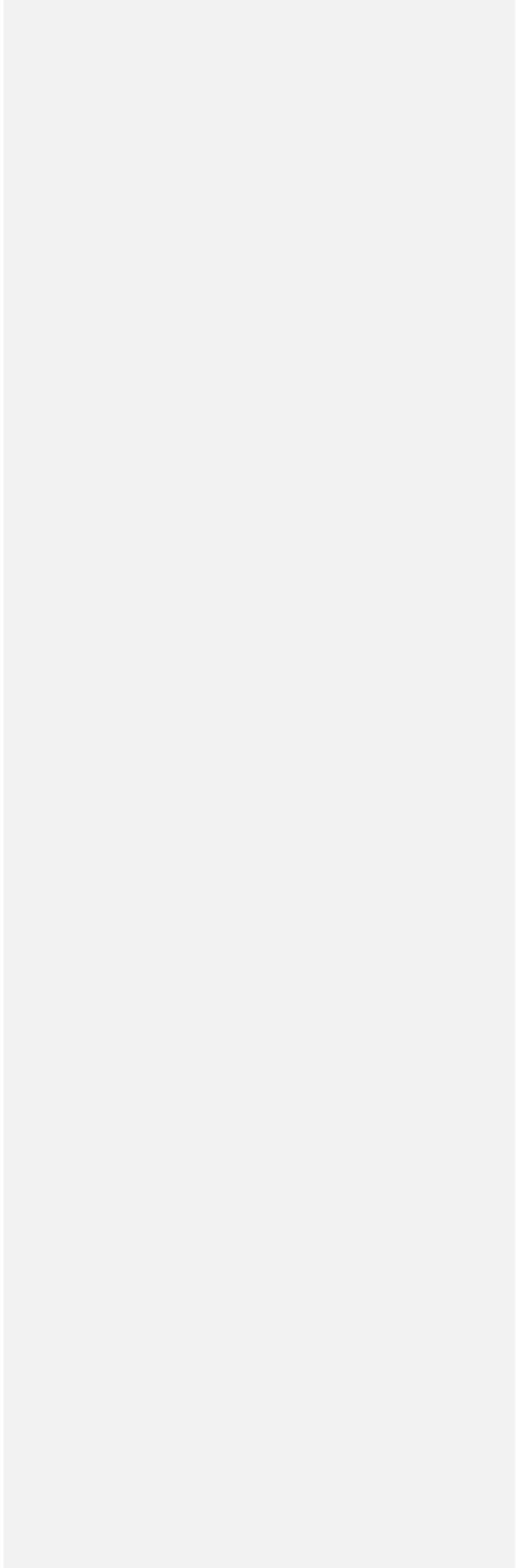


Figure C-OSRC-2e. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 5 – Timber Cove/Fort Ross
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Figure C-OSRC-2f. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 6 – Highcliffs/Muniz-Jenner
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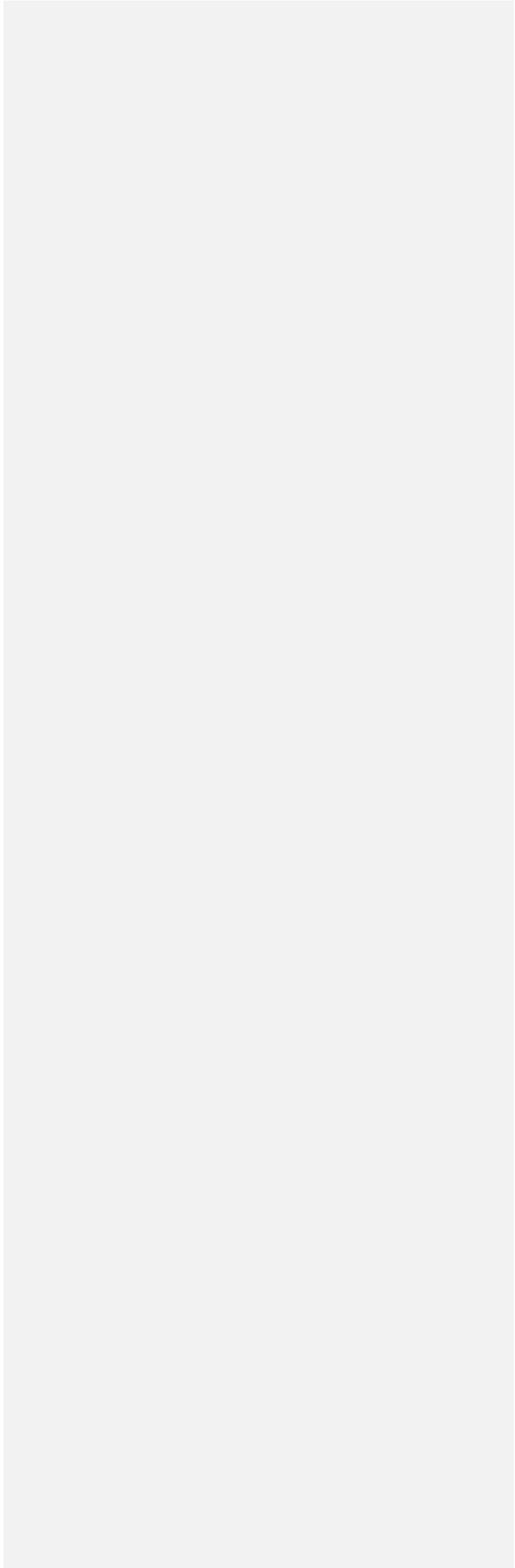


Figure C-OSRC-2g. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 7 – Duncans Mills
(11x17)

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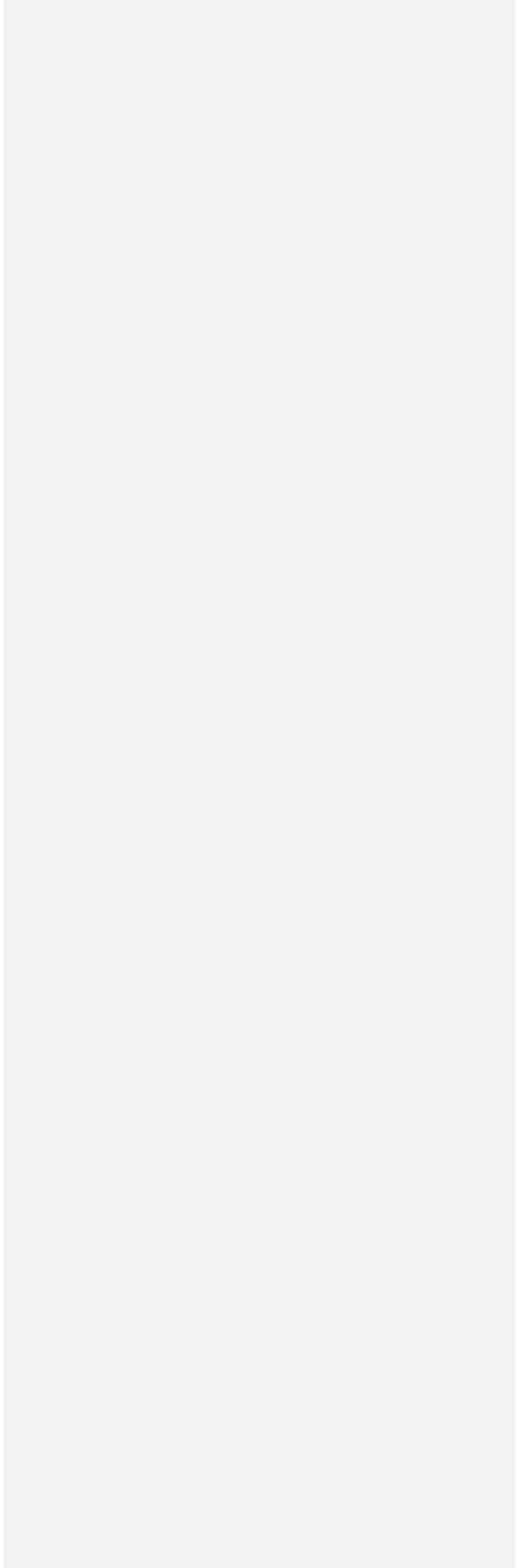


Figure C-OSRC-2h. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 8 – Pacific View/Willow Creek

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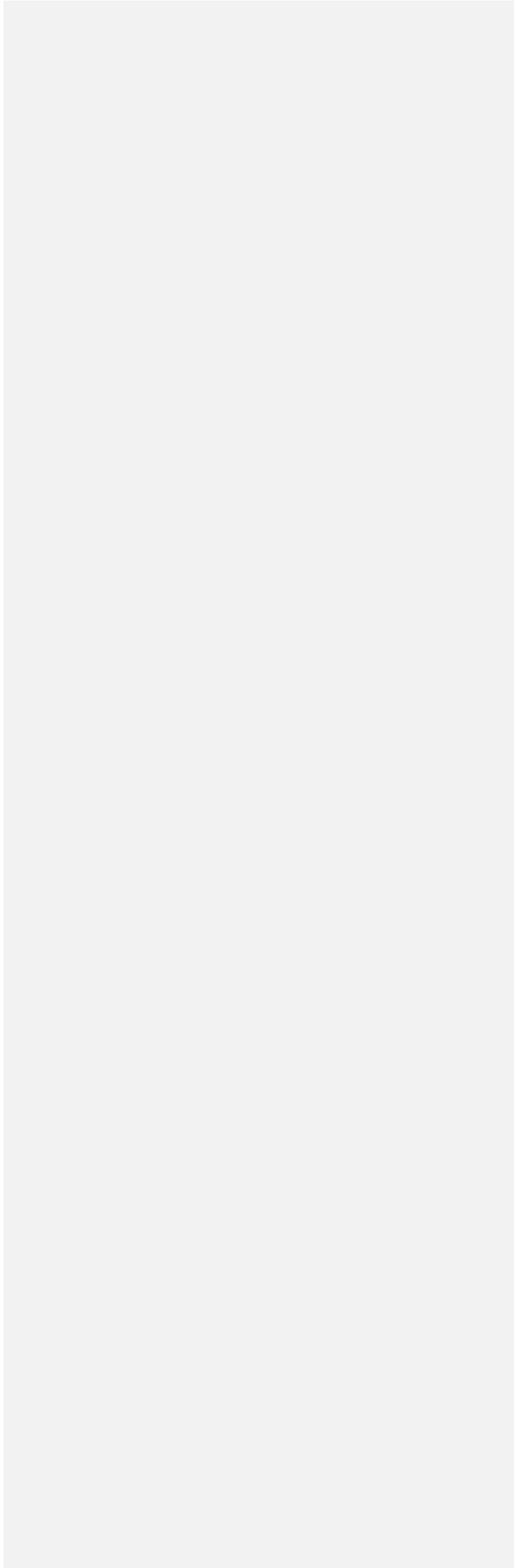


Figure C-OSRC-2i. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 9 – State Beach/Bodega Bay

(11x17)

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Figure C-OSRC-2j. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 9 – Bodega Bay Vicinity
(11x17)

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Figure C-OSRC-2k. Environmentally Sensitive Habitat Areas (ESHA) – SubArea 10 – Valley Ford
(11x17)

DRAFT

CALIFORNIA COASTAL COMMISSION

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February 23, 2022

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Public Access Chapter

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 5: Public Access.

- 1. Public Access Plan.** As the Public Access Plan (PAP) seems to be central to the public access policies, please include in the body of this chapter more details on how the PAP was formed, how the acquisition and development priorities were selected, and how the priority rankings were determined. In addition, please include any and all overarching themes, goals, and directives from the PAP in this LUP chapter. Due to its importance, the PAP should be incorporated into the chapter as much as is feasible. Finally, to make these policies more accessible to the reader, consider grouping the policies that relate directly to the PAP into one continuous section and placing that section at the beginning of this element.
- 2. Section 4.2/4.3.** Section 4.2 "Access Planning and Development" and Section 4.3 "Facility Management and Operation" have introductory bodies of text containing many statements that read as policy language. These statements should either be pulled out and identified as specific policy language, or the language changed to avoid confusion when applying the chapter as a policy document. Some, but not all, of these statements have been identified in the in-line edits.
- 3.**
- 4. Adaptation to Sea Level Rise.** Please consider incorporating sea level rise adaptation planning into the current and proposed coastal access points, trails, and other public access amenities. For example, this would include fleshing out language on developing new California Coastal Trail sections as is outlined in **Objective-PA-2.3**,

more details on trail setbacks as described in **Policy C-PA-2a**, information in the “Trail Design and Construction” section on page **PA-12**, and taking into account the effects of climate change on new development and access as outlined in **Goal C-PA-3**.

5. **Recreation.** Recreation overlaps with and can sometimes conflict with public access. As such, there should be an overview of the relationship between recreation and public access, including the relevant Coastal Act policies (Section 30220 - 30224).
6. **Environmental Justice.** This chapter seems to be missing key policies that provide for low-cost or free access and recreation. **Objective C-PA-4.1** and **Objective C-PA-4.2** should include no or low-cost parking, and **Policy C-PA-4d** should provide discounts for lower-income folks in general, not just County residents. In addition, consider adding a general environmental justice policy such as this policy from the HMB certified LCP:

5-3. Environmental Justice. Minimize barriers to public coastal access to the maximum extent feasible, including ensuring that public access and recreational opportunities account for the social, physical, and economic needs of all people.

7. **Public Access Parking.** The County should specify that public access parking should be free or low-cost, and discounts should be available not only to County residents. Parking should maximize affordability and access opportunities for all residents and visitors to the coast, consistent with the mandates of the Coastal Act.
8. **Public Access and Temporary Events.** The County should consider including a discussion of and policies on balancing temporary events with public access. These policies should be based on the Commission’s 1998 memo “Regulation of Temporary Events in the Coastal Zone.”

The list above is intended as a complement to the in-line edits and comments provided for the Public Access Element but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff. Again, we thank you for your efforts to date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Public Access Element

I INTRODUCTION

One of the highest priorities in the California Coastal Act of 1976 is the mandate to maximize public access to the coast. Provisions in Chapter 3 of the Coastal Act (Sections 30210-30214) set forth requirements for the provision of public access along the Sonoma Coast:

Coastal development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization;

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects;

Public access facilities shall be distributed throughout the Sonoma Coast to prevent overcrowding or overuse.

Throughout this element, “public access” shall mean access to the coast as defined by Chapter 3 of the Coastal Act.

I.1 PURPOSE

The purpose of the Public Access Element is to protect and defend the public’s constitutionally guaranteed rights of access to and along the Sonoma Coast as well as uphold the requirements of the Coastal Act. The Public Access Element establishes policies to protect existing access areas, and identifies future access areas through the Public Access Plan found in Appendix B.

Commented [A1]: And recreation? Recreation is mentioned later in the chapter and should be given an overview here, including the relevant coastal act policies on recreation: 30220-30224.

Commented [A2]: Please cite Coastal Act policies in full

Commented [A3]: Please also include here a discussion of the balance between Section 30240 of the Coastal Act and Public Access and Recreation. It should be made clear that only “resource dependent uses” are allowed in ESHA.

2 BACKGROUND

2.1 LEGAL BASIS FOR PUBLIC ACCESS

Public Trust

California joined the Union on September 9, 1850 and adopted English Common Law, establishing the public's right to access and use of California's waterways for navigation, fishing, boating, natural habitat protection and other water-oriented activities. Court decisions have broadened these rights to include recreation, preservation of scenic values, and protection of coastal ecosystems. Navigable waterways, tidelands, and submerged lands within 3 miles of the coast are held in public trust by California and administered by the State Lands Commission for the benefit of all people.

California Constitution

The public's right of access to the tidelands is guaranteed by the California Constitution. Article X, Section 4 of the California Constitution provides:

"No individual, partnership, or corporation, claiming or possessing the frontage or tidal lands of a harbor, bay, inlet, estuary, or other navigable water in this State, shall be permitted to exclude the right of way to such water whenever it is required for any public purpose, nor to destroy or obstruct the free navigation of such water; and the Legislature shall enact such laws as will give the most liberal construction to this provision, so that access to the navigable waters of this State shall be always attainable for the people thereof."

Proposition 20

The California Coastal Zone Conservation Act of 1972 (Proposition 20) was a temporary measure passed by the voters of the state as a ballot initiative. It set up temporary regional Coastal Commissions with permit authority and a directive to prepare a comprehensive coastal plan. The coastal commissions under Proposition 20 lacked the authority to implement the Coastal Plan but were required to submit the Plan to the legislature for "adoption and implementation." One of the key provisions of Proposition 20 was clarifying the public right to ocean access.

California Coastal Act

In 1976, the California legislature passed the Coastal Act to carry out the provisions of Proposition 20, creating the California Coastal Commission and establishing that development may not interfere with the public's right of access to the sea, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. Section 30214 of the Act provides guidance on identifying and developing public access areas and related recreational facilities.

The Coastal Act requires for all new development, specifically between the first public road and the ocean shoreline provide of lateral and/or vertical easements to allow for public access along and to the shoreline, coastal bluffs, and other coastal resources unless adequate access currently exists or if providing a new access point will adversely impact coastal resources. Additionally, development may not interfere with areas where the public has a prescriptive right to ocean access.

Commented [A4]: Please cite the relevant Coastal Act policy being referenced here

Commented [A5]: Again, cite the relevant Coastal Act policy being referenced here

California Coastal Trail

The California Coastal Act required local jurisdictions to identify an alignment a continuous interconnected public trail system along the California coastline within the sight, sound, and smell of the Pacific Ocean. Senate Bill 908 (Chesboro) charged the Coastal Conservancy in 2001 to prepare a plan, in cooperation with the Coastal Commission and State Parks Department, describing how the Coastal Trail can be completed. This Plan, known as “Completing the California Trail” was submitted in 2003 to the legislature and sets forth the goals and objectives of the Coastal Trail and includes a blueprint for how missing links can be connected.

In collaboration with the Coastal Conservancy, [in this report](#), the Coastal Commission identified the following criteria for development of the Coastal Trail:

- (1) Provide a continuous walking and hiking trail as close to the ocean as possible;
- (2) Provide maximum access for a variety of non-motorized uses by utilizing parallel trail segments where feasible;
- (3) Maximize connections to existing and proposed local trail systems;
- (4) Ensure that the trail has connections to trailheads, parking areas, transit stops, inland trail segments, etc. at reasonable intervals;
- (5) Maximize ocean views and scenic coastal vistas; and,
- (6) Provide an educational experience where feasible through interpretive programs, kiosks, and other facilities

The intent of the Local Coastal Plan is to provide a continuous braided trail system that contains parallel routes and point access to accommodate a wide range of users. Figures C-PA-1a-k show the existing, planned, and future segments of the California Coastal Trail.

“Existing” means the trail has been constructed.

“Planned” means the approximate location of the trail alignment has been identified as described in the Public Access Plan.

“Future” means the alignment between two end points has not been identified or that several alternative alignments need to be evaluated. For illustration purposes, future segments are shown along Highway 1, but the chosen alternative should be as close to the ocean as possible.

3 PUBLIC ACCESS PLAN

The Public Access Plan in **Appendix B** encompasses recommendations from the previous Local Coastal Plan; and State Parks and County Regional Parks General Plans, Master Plans, and Management Plans; and has been supplemented with input from Sonoma County Ag+Open Space District, local and national land trusts with holdings in the Coastal Zone, and comments from public workshops. This information provides the framework for recommending a range of public access areas along the Sonoma Coast, consistent with the mandates of the California Coastal Act.

The Public Access Plan is based on both local and regional needs. Because of the exceptional quality and significance of its natural resources on a local, state, and national level, the Coastal Zone contains

Commented [A6]: Cite Coastal Act policy: Coastal Act Section 30609.5

Commented [A7]: Please include a citation here of this plan so that readers are able to reference the source document,

Commented [A8]: Please consider including in this chapter a rough timeline of the planned trail segments, if the county has some idea of the timelines needed for establishing these trail segments.

Commented [A9]: As the Public Access Plan seems to be central to this chapter, please include more details on how this plan was formed, and how the acquisition and development priorities were selected. In addition, please include any and all overarching themes, goals, and directives that come out of the Public Access Plan in this chapter. It is such a large document and due to its importance, should be incorporated as much as possible in this chapter

Commented [A10]: In addition to trail improvements, planning for sea level rise and erosion impacts on relevant trails should be included. Access and recreational facilities should be to be sited, designed and maintained to avoid or mitigate erosion and the impacts of sea level rise.

a greater proportion of the resource-based recreational facilities and opportunities than found in other areas of Sonoma County. Therefore, the equitable distribution of recreational opportunities and facilities along and between the North and South Coasts is a goal for State Parks and County Regional Parks reflected in the Public Access Plan. The equitable distribution of recreational facilities is influenced less by resident population densities and more by providing the entire County population with a range of recreational experiences without overly impacting any one access area too much.

State Facilities. The proposed improvements and programs for State facilities identified in the Public Access Plan are driven by a series of California Department of Parks and Recreation programs and planning documents. Criteria for access improvements, along with the involvement of natural and cultural resources, are provided through Division 5 of the State of California Public Resources Code and the California Department of Parks and Recreation’s Operations Manual. Recommendations for access improvements to meet accessibility guidelines are mandated through the Consent Decree from *Tucker v. The State of California Department of Parks and Recreation*. Proposals for specific State facilities are identified based on the need to provide safe and quality public access to facilities and protect park resources.

Proposals identified for Sonoma Coast State Park are an outgrowth of guidance provided in the Sonoma Coast State Park General Plan (2004). Proposals associated with the Carrington Property are contained in the Carrington Property Immediate Public Use Facilities Plan (2008, rev. 2010) and subsequent Mitigated Negative Declaration (2010).

County Facilities. Access areas to be developed by Sonoma County Regional Parks facilities identified in the Public Access Plan are based on the considerations and standards described below under Planning and Development Considerations.

3.1 EXISTING PUBLIC ACCESS

Sonoma County's coastline stretches over fifty-five miles, and its Coastal Zone reaches inland over six miles. More than one-quarter of the land area on the coast is in government ownership, but not all of that land is open to the public with appropriate facilities. The Sonoma County Regional Parks Department (Sonoma County Regional Parks) and the State Department of Parks and Recreation (State Parks) own the majority of the developed facilities and undeveloped land along the coastline. Several other public agencies and private organizations operate facilities open to the public, such as the 5,600 acre Jenner Headlands Preserve.

Summer is the busiest season for coastal parks, especially during weekends and holiday weekends. Most beaches do not charge entry fees and are not staffed, making it difficult to determine how many people visit the Sonoma Coast, but estimates from State and Regional Parks indicate that somewhere between 600,000 and one million people annually, with the Doran Beach, Bodega Head, Salmon Creek Beach, Wright’s Beach, Portuguese Beach, Goat Rock Beach, and Jenner Beach experiencing the heaviest use.

North Coast

The availability of public access within the Coastal Zone from Gualala to Jenner is quite varied. Some large sections of the coastline and upland areas of the Coastal Zone are open to the public, including

Commented [A11]: Recreation and its relationship to access should be mentioned and summarized in the introduction of this chapter.

Gualala Point Regional Park, Salt Point State Park, Fort Ross Historic State Park, and North Jenner Beach. At other large sections of the coast public access is limited, including in the area of Stewarts Point, Timber Cove, High Cliffs, and The Sea Ranch community. North Coast public access points and facilities with public access are shown in Figures C-PA-1a-g.

Access to the Russian River estuary between Duncans Mills and the river mouth is limited to certain areas, with the mouth accessible from Jenner and the Goat Rock area. From the Bridgehaven Bridge to Duncans Mills, river access is limited to the Willow Creek Environmental Campground, State Parks visitor center in Jenner, and small informal turnout areas. A public access point, subject to fees, is available in Duncans Mills at the private Cassini Ranch Campground.

There are about 40 miles of trail and over 80 parkland public access points and easements on the North Coast. The use levels tend to drop off from Russian Gulch to the north. Jenner, the southernmost area in California where recreational abalone diving is legal, is a significant recreational draw.

The California Coastal Trail on the North Coast is planned to be a continuous trail alignment extending over 40 miles, connecting Mendocino County with the Russian River estuary. Approximately half of the California Coastal Trail alignment is in public ownership and developed, with numerous gaps in the trail alignment, including the gap between Gualala Point Regional Park and Salt Point State Park.

South Coast

There are a large number of public access points along the South Coast, especially in the Bodega Bay area. There are about 21 miles of trails and over 60 parkland public access points and easements on the South Coast. South Coast public access points and facilities with public access are shown in Figures C-PA-1h-k.

The majority of the coastal property from the Russian River estuary to Bodega Head is a part of Sonoma Coast State Park and provides numerous developed and informal access points. Acquisition of the Willow Creek watershed, Wright Hill Ranch, and the Carrington Ranch will eventually provide extensive public access to the upland areas north of Salmon Creek in the Coastal Zone. Public access to the Bodega Bay tidelands is available at the County-owned facilities of Spud Point Marina, Westside Park, Bird Walk Coastal Access Trail, and Doran Regional Park. Two public access trails in the Bodega Harbor Subdivision were dedicated to County Regional Parks providing access along the coast and Shorttail Gulch.

Further south, the Sonoma Land Trust and The Wildlands Conservancy own property adjacent to the Estero Americano. At this point public access is limited to tours and interpretive programs.

Commented [A12]: Please define what acquisition means here. Through formalized access points? Dedication of easements? Trail building?

3.2 FACILITIES PROVIDING PUBLIC ACCESS

<i>Type of Facility</i>	<i>Examples</i>	<i>Description/Purpose</i>
State Marine Managed Areas (Marine Reserves and Marine Conservation Areas)	Del Mar Landing, Bodega Bay, Gerstle Cove, Russian River estuary	Support scientific research, education, and recreation.

<i>Type of Facility</i>	<i>Examples</i>	<i>Description/Purpose</i>
Open Space Preserves	Jenner Headlands Preserve, Estero Americano Coast Preserve	Lands that support passive recreation
State and County Parks	Doran Beach, Sonoma Coast State Beach,	Provide parking, camping, bathrooms, showers, maintained beaches, and other amenities.
Regional Trails	Kortum Trail, Pomo Canyon, Bodega Head, Bodega Dunes	Trails that provide recreation and transportation connections between protected accessible lands, communities, and/or other points of interest. They provide access and opportunities to experience cultural and natural areas, and generally accommodate non-motorized access for pedestrians, bicycles, equestrians, or multi-use.
Waterway Trails	Russian River estuary, Gualala River estuary, Salmon Creek, Bodega Harbor, and Estero Americano.	Public access to navigable waterways is protected by the State and Public Trust Doctrine. Navigable waterways support recreational use
Coastal Access Trails	Stengel Beach Trail, South Salmon Creek Trail, Miwok Trail, Stillwater Cove Trail	Coastal Access Trails are trails that provide access to the shoreline from roads or other trails. They allow pedestrians, and sometimes equestrians and bicyclists to reach the shoreline. They may have staircases, steps, switchbacks, retaining walls, or other structures to provide safe access.

4 PUBLIC ACCESS POLICIES

4.1 ACQUISITION

Acquiring public access can be accomplished in several ways including, but not limited to, purchase or donation of property, dedication of an easement for public access, or establishing that continuous historic public use has established an access easement across private property.

Acquisition location and priority are established by the Public Access Plan found in Appendix B.

Acquisition | Goals, Objectives, and Policies

GOAL C-PA-1: Maximize public access to and along the Sonoma County coast. Minimize adverse impacts from public access to cultural resources, public safety, public health and the environment; and minimize adverse impacts from development on public access.

Objective C-PA-1.1: Acquire public access to and along the Sonoma County coast through dedication of land, easements, or rights-of-way; fee purchase, or donation.

Objective C-PA-1.2: Acquire public accessways in a distributed network throughout the Sonoma County coast so as not to overburden any one area.

Objective C-PA-1.3: Acquire private accessways through easements and develop them into public accessways.

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Objective C-PA-1.4: Prioritize acquiring specific public access facilities within the Sonoma County Coastal Zone.

Land Acquisition Priorities

Policy C-PA-1a: Implement the Public Access Plan [as outlined in Appendix B](#) as the set of primary policies for acquisition of public access on the Sonoma County coast. (EXISTING LCP REVISED)

Policy C-PA-1b: Implement the Acquisition Priorities for the Public Access Plan as follows:

Commented [A13]: These acquisition priorities are confusing when not in context of Appendix B. Please include a section explaining these priorities, how they relate to Appendix B, and how the different priorities were selected.

- (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:** Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit.

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.

Commented [A14]: Please confirm if this is for any coastal permit or just for the properties outlined in the Public Access Plan. Consider adding a qualifier here such as "where an offer of dedication or a dedication of an easement is needed or appropriate"

- (3) **Acquisition Priority III:** Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit. 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.
(EXISTING LCP REVISED)

Policy C-PA-1c: Encourage acquisition and development of additional access trails that integrate with the Coastal Trail System where feasible. In the event that an opportunity arises for acquisition of property that is not identified in the Public Access Plan, the agency proposing the acquisition shall conduct an analysis covering the following points:

- (1) The relationship of the unforeseen opportunity to the recreational opportunities identified in the Public Access Plan, including analysis of how the unforeseen acquisition would meet those needs compared to facilities identified in the Plan; and

- (2) An analysis of the opportunity costs of the acquisition, including whether the proposed acquisition is intended to replace or supplement a facility identified in the Public Access Plan. This analysis may consider how the unforeseen opportunity may impact the acquisition of facilities identified in the Plan. (NEW)

Development Review

Policy C-PA-1d: Require dedication of a public access easement, right of way, or fee title as a Condition of Approval for a Coastal Permit for new development requested on property along the alignment of the California Coastal Trail or containing a planned access facility described in the Public Access Plan, for new development located between the first public road and the shoreline (i.e., west of the first public road); and for any new development located east of the first public road. The dedication shall be reviewed and approved by the Sonoma County Regional Parks Department as sufficient to support development and long term maintenance of the planned public access facility. The dedication shall be granted to the County of Sonoma or a State agency. (EXISTING LCP REVISED)

Policy C-PA-1e: Protect areas where public prescriptive rights to the coast may exist by identifying all known routes historically used by the public in the project area when processing Coastal Permits or where public prescriptive rights to the coast appear to be threatened. Work with the California Coastal Commission to ensure that any access rights that the public may have acquired are preserved.

To approve either a permit or Coastal Permits for private development on lands that may have public prescriptive rights to the coast or where these rights appear to be threatened, the following actions must be taken:

- (1) A finding made that the project would not interfere with public prescriptive rights to the coast.
- (2) Formalization of the public prescriptive rights to the coast, which may involve development of new or expanded improvements.
- (3) Dedication of an access easement or fee title as a condition of project approval.

Provide appropriate assistance with State or private legal action to acquire access easements to access corridors for which prescriptive rights to the Sonoma County coast may exist. (EXISTING LCP REVISED)

Policy C-PA-1f: Use the California Coastal Commission's *Standards and Recommendations for Accessway Location and Development (2007)* or successor document in siting and locating new or expanded public accessways and other recreation facilities. (NEW)

Commented [A15]: As above, consider including qualifiers for "new development" such as is outlined in Section 30212 of the Coastal Act.

Commented [A16]: Please do not cite other documents within LCP as documents may evolve and change, especially since the standards set in this document: <https://sccrtc.org/wp-content/uploads/2012/10/appendix+g+-+coastal+conservancy+accessibility+standards.pdf> are recommendations and not policy language. However, incorporating these standards as is relevant as explicit policies within this document would be a great goal, with some modifications regarding mitigation and adaption to sea level rise. In addition, please provide a citation as to where this appendix came from, as it does not appear to be an official memo from the Coastal Commission.

Determining Access and Recreation Needs

Policy C-PA-1g: Use the Public Access Plan as the guide for determination of undeveloped (passive) park needs in the Coastal Zone, including County Regional Open Space Parks, Regional Trails, and State Parks in order to support coastal recreation. (NEW)

Commented [A17]: For this plan to be a guidance, it needs to stand on its own. Please provide more specifics from the Public Access Plan (PAP) here, and central points around the guidance coming from the PAP.

Policy C-PA-1h: Use the following standards for determination of developed (active) park needs: 5 acres of Community Parks, Neighborhood Parks, and Regional Recreation Areas per 1,000 residents in the Coastal Zone. Developed park acreage within private residential areas shall count towards meeting the acreage standard. (NEW)

Commented [A18]: This is a bit unclear, please provide more details on what and where these standards are for and from?

Maintaining and Managing Public Access

Policy C-PA-1i: Sonoma County shall either accept or assist in finding another public agency to accept Offers of Dedication which increase opportunities for public access to the coast consistent with the County's ability to assume liability and maintenance costs. (NEW)

Commented [A19]: That contain easements or other measures to allow access to the park acreage to the public? Park acreage that doesn't provide public access opportunities should not be counted the same as park acreage that is accessible to the public.

Commented [A20]: What other public agency is being considered? Sonoma Land Trust? Please state here.

Policy PA-1j: Encourage owners of fee and non-fee private accessways which provide access to the public to continue to provide access to the public. If a landowner closes an access point to the public, measures to maintain the maximum amount of public access shall be assessed and feasible measures to maintain equivalent access implemented, including but not limited to negotiating an easement. Closures of public access must be consistent with Policy C-PA-5e. (NEW)

Commented [A21]: This policy should include a trigger for when they should encourage owners to keep private accessways open. A note here: closing an accessway would constitute a change of intensity of use, which would require a CDP.

Policy C-PA-1k: All Offers to Dedicate easements for public access shall be subject to the procedures in the California Code of Regulations Title 14, Division 5.5, Section 13574 (Procedures for Open Space Easements and Public Access Documents). (NEW)

Commented [A22]: What is this policy in reference to? This seems more like a definition of a lateral accessway more than anything. Will this be mandatory/priority for new development?

Policy C-PA-1l: A lateral accessway shall extend from the mean high tide line landward to a defined line, such as the intersection of the sand with the toe of a revetment, vertical face of a seawall, toe of a bluff, or other feature. (NEW)

Commented [A23]: Braided seems unclear here in this context, is there another word that can be used?

Commented [A24]: Consider adding an objective or a policy to minimize potential impacts of trails. This is language that has been used in other land use plans:

"Multi-use trails, associated amenities, and passive recreational features shall be located to minimize impacts to sensitive habitats and other sensitive surrounding land uses, such as residences and agriculture."

GOAL C-PA-2: Create a continuous braided California Coastal Trail system of walking, hiking, and bicycling access routes and trailhead connections that maximizes coastal access, ocean views, and educational opportunities while minimizing adverse environmental impacts.

Commented [A25]: New California Coastal Trail Segments need to take into account erosion and Sea Level Rise. Consider adding a policy such as the one in the HMB 2021 certified LCP

Objective C-PA-2.3: Identify, prioritize, and develop California Coastal Trail sections as described in the Public Access Plan and outlined in figures C-PA-1(a-k).

Objective C-PA-2.4: Provide a safe, continuous walking and hiking trail within the sight, sound, and smell of the ocean to the maximum extent feasible.

Objective C-PA-2.5: Provide maximum access to the California Coastal Trail for a variety of non-motorized uses by using alternative trail segments where feasible.

5-36 Long-term California Coastal Trail Alignment.
Study, identify and implement future alignments of the California Coastal Trail that would be sufficiently protected from the highest projection of erosion and sea level rise scenarios and would preserve or establish native vegetation between the trail and the bluff edge.

Objective C-PA-2.6: Maximize connections to existing and proposed regional and local trail systems.

Objective C-PA-2.7: Ensure the California Coastal Trail has connections to trailheads, parking areas, interpretive kiosks, and inland trail segments at reasonable intervals.

Objective C-PA-2.8: Maximize ocean views and scenic coastal vistas from the California Coastal Trail where possible.

Objective C-PA-2.9: Provide an educational experience through interpretive facilities where feasible.

Trail Location and Alignment

Policy C-PA-2a: Provide a safe, continuous walking and hiking trail as close to ~~the~~ the sight, smell and sound of the ocean as possible, or using the following standards:

Where it is not feasible to locate the trail along the shoreline due to natural landforms or legally authorized development that prevents passage at all times, inland bypass trail segments located as close to the shoreline as possible should be used.

Shoreline trail segments that may not be passable at all times, or that are not passable by bicycles, should be augmented by inland alternative routes that are passable and safe for pedestrians and bicycles.

Where erosion and sea level rise are anticipated to reduce the life of the trail, develop a planned retreat strategy for the trail segment. (NEW)

Policy C-PA-2b: Where gaps in a continuous alignment are identified, employ interim trail alignments to ensure continuity of the California Coastal Trail. Interim segments should be noted as such, with provisions that as opportunities arise, the trail shall be realigned to its optimum location. Interim segments should meet as many of the California Coastal Trail objectives and standards as possible for a range of X number of years. (NEW)

Policy C-PA-2c: Avoid locating the California Coastal Trail along or on roads with motorized traffic where feasible. In locations where it is not possible to avoid siting the trail along or on a roadway, the trail should be located off of the pavement, and separated from traffic by a safe distance or by physical barriers that do not obstruct, or detract from, the scenic views and visual character of their surroundings. In locations where the trail must cross a roadway, safe under- or over-crossings or other alternative at-grade crossings should be considered in connection with appropriate directional and traffic warning signage. (NEW)

Policy C-PA-2d: The California Coastal Trail should use existing oceanfront trails and recreational support facilities to the maximum extent feasible. (NEW)

Commented [A26]: Consider adding a policy for new trails being set-back from bluff faces and stabilized with native vegetation. Consider including a policy (From the HMB LCP) such as:

5-33. Trail Setbacks. New lateral trails along the bluff edge shall be set back a sufficient distance from the bluff edge to avoid impacts from erosion and sea level rise, generally 50 feet, and native vegetation shall be established and maintained between the trail and the edge to stabilize the blufftop. Outlooks and other trail amenities shall be incorporated to discourage damage from informal trails.

Commented [A27]: What does interim mean here? Consider adding some sort of timeline to this to ensure that interim trail segments are actually temporary. In addition, this seems like it would create sections of potentially "bad" trail that would never be realigned to an optimum location. Is there another solution?

Trail Design and Construction

Policy C-PA-2e: Provide adequate parking and trailhead facilities for the California Coastal Trail. Consider public safety concerns, protection of environmentally sensitive habitat areas, and use patterns including the proximity of other nearby parking and trailhead facilities when determining locations. (NEW)

Commented [A28]: Please include the effects of climate change when considering new trail design and construction

Commented [A29]: Please define what adequate parking means in this instance.

Policy C-PA-2f: Provide low cost overnight camping and lodging facilities at periodic reasonable intervals along the California Coastal Trail corridor to support long term hiking and bicycling excursions. (NEW)

Policy C-PA-2g: The Coastal Trail should be designed and located to minimize impacts to environmentally sensitive habitat areas to the maximum extent feasible. Where necessary to prevent disturbance to sensitive species, sections of the trail may be closed on a seasonal basis. Alternative trail segments shall be provided where feasible. For situations where impact avoidance is not feasible, appropriate mitigation measures should be incorporated, including but not limited to, use of boardwalks, reducing trail width and protective fencing. (NEW)

Commented [A30]: Please reference Policy C-OSRC-5b(6) here.

Commented [A31]: "Appropriate mitigation" seems undefined here Reference Policy C-OSRC-5b(6) to list mitigation measures

Policy C-PA-2h: The Coastal Trail should be designed to maximize compatibility with agricultural lands and uses. (NEW)

Policy C-PA-2i: Require construction of California Coastal Trail segments as conditions of approval for coastal development along the alignment involving other new or major replacement infrastructure, such as realignment of Highway 1. (NEW)

Policy C-WR-1n: Remove abandoned, deteriorated piers and associated buildings in Bodega Bay, particularly those within the alignment of future trails. Consider preserving portions of these structures may remain if they provide coastal access and can be maintained in safe condition. (NEW – MOVED FROM WATER RESOURCES ELEMENT)

Commented [A32]: Please provide an explanation as to why this is relevant for trails. In addition, fix labeling convention.

4.2 ACCESS PLANNING AND DEVELOPMENT

Facility Improvements. Each facility will have an adopted long-range plan or Master Plan that identifies and describes the location of the various improvements. Necessary facilities at a particular site depend on the expected use and the availability of facilities nearby. Because the level of use is expected to increase over time, facilities may be developed in several phases with new or expanded facilities added as needed. Among the facilities needed for public access and outdoor recreation destinations are: safe trails, restrooms, parking areas, trash receptacles, and signs.

Commented [A33]: This section appears to have policy language incorporated into the body of this paragraph. To avoid confusion and incorrect interpretation, specific policy language should either be pulled out as defined policies or edited to read more as a description or background information. Below some, but not all sentences are highlighted as reading as policy language.

Commented [A34]: Policy?

Quality of Destination. The desirability and capacity of coastal destinations are important considerations in locating public access points. Areas with few attractions and limited space may not justify the cost of development and operation. However, as the population expands and overuse impacts the existing destinations, the importance of every potential public access point increases.

Impacts on Environment. The environmental carrying capacity, protection of wildlife habitat, protection of views, and the psychological and social capacity of recreational lands are important factors to consider in planning and developing recreational facilities. Quantifying and measuring recreational carrying capacity is difficult and each site is unique.

The Local Coastal Plan generally supports distributing recreational facilities where compatible with the sensitivity and suitability of an area. Distributing recreational facilities throughout the Sonoma County coast helps prevent overuse and damage to the coastal environment in any one location. Often it is most efficient to utilize existing park service centers and consolidate significant developed park infrastructure to support the facilities. The existing park service centers are well-situated to serve additional dispersed recreation.

In planning for recreational activities, substantial modifications of the natural environment for a specific activity should be first avoided, then minimized when avoidance is not possible, minimized and avoided if possible. The Coastal Act specifies that coastal dependent uses permitted on the coast have priority over non-coastal dependent recreational uses. While oceanfront sites enhance coastal facilities such as hotels, restaurants, and campgrounds, such locations may affect important coastal views from the highway and adjacent recreation areas.

Development of park facilities must also include consideration of water supply and wastewater disposal. As the Sonoma County coast is a water scarce area, all facility planning should include an early evaluation of water supply capability if water is required to support the development.

Peak Use. Peak use issues can be addressed through a variety of approaches. Visitors can be encouraged to use Sonoma County Transit, Mendocino County Transit, and carpool, reducing the need for new parking areas (see California Coastal Act Section 30252.1). Interpretive materials and programs can be provided to help connect visitors with lightly used access points they may not have known about such as Shorttail Gulch or Bodega Dunes Beach that provide alternatives to crowded locations such as Doran Beach or Salmon Creek Beach.

Completion of the California Coastal Trail will connect most access points, allowing visitors to park wherever parking is available and use the trail to reach their preferred access point. Heavy use at particular access points can be distributed by creating additional trails with coastal views on parkland east of State Highway 1. The Dr. Joseph Trail (Pomo Trail) is a good illustration of a popular trail with coastal views east of the highway. Measures to address use patterns at specific access points are in the Public Access Plan.

Parking. Outside of the developed area of Bodega Bay, parking along State Highway 1 is primarily used by visitors accessing the coast. Parking management influences the capacity of Highway 1 since visitors slow down while searching for parking spaces and the numerous parking lots and turnouts tend to slow traffic. Between Bodega Bay and Jenner, State Highway 1 is adjacent to the Sonoma Coast State Beaches. Roadside parking in this area is heavy and often supported by paved, striped parking lots. North of Jenner Russian Gulch and Vista Trail provide the only off road parking, although there are numerous small turnouts. Further north, Fort Ross State Historic Park, Stillwater Cove Regional Park, and Salt Point State Park provide some off-highway parking for developed park areas only. Gualala Point Regional Park and The Sea Ranch Coastal Access Trails all have off-highway parking.

Parking improvements needed on the Sonoma County coast include developing new and enlarging existing parking facilities to reduce hazardous parallel parking, improving signs and entrances to and exits from parking facilities, and increasing capacity by delineating parking spaces. Parking improvements are most needed in the Sonoma Coast State Park area between Bodega Bay and North Jenner Beach, where traffic levels and demand for parking spaces are greatest. The Public Access Plan recommends parking improvements for various access points.

Residential Conflicts. Access facilities must be designed and managed to minimize conflicts with residential development. The distance between coastal access trails and residences should be as large as possible to protect the quality of the user experience and the privacy of the occupants of the residence.

Commented [A35]: Policy?

Liability. Liability is a concern of both public agencies and private property owners regarding public access. State laws do provide some immunity from liability. California Government Code Sections 831.2 and 831.4 provide immunity to public agencies for public recreational use of public lands and recreational trails and roadways, releasing agencies from liability if a person is injured while using the facility. California Civil Code Section 846 grants immunity to private landowners who allow people to use their property for recreational purposes. However, if a fee is collected the private landowner loses this immunity.

Coastal Permit Findings. The California Coastal Act requires that every coastal development permit issued for new development located between the nearest public road and the sea (i.e., west of State Highway 1) or the shoreline of any body of water located within the Coastal Zone include a specific finding that such development is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act. This policy does not apply to types of development not considered new development, as outlined in Coastal Act Section 30212.

Commented [A36]: Policy?

New development that is in conformance with the Public Access Plan of the Local Coastal Plan is not required to provide access as the Public Access Plan is certified as being in conformance with access requirements of the Coastal Act.

If the new development is not in conformance with the Public Access Plan, public access from the nearest public roadway to the shoreline and along the coast (i.e., granting of an easement to allow vertical access to the mean high tide line or lateral access) shall be provided on the project site with the following exceptions:

- (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; or
- (2) Adequate access exists nearby; or
- (3) It would have a significant adverse impact on agriculture as determined by the California Coastal Commission (Coastal Act Section 30212).

Access Planning and Development | Goals, Objectives, and Policies

GOAL C-PA-3: Maximize public access to and along the Sonoma County coast. Minimize adverse impacts from public access on people and the environment; and minimize adverse impacts from development on public access. (NEW)

Objective C-PA-3.1: Maintain and enhance public access to and along the Sonoma County coast.

Objective C-PA-3.2: Provide adequate facilities at public accessways.

Objective C-PA-3.3: Develop and maintain public accessways so as to protect public health and safety, protect sensitive visual and natural resources, and prevent adverse impacts on adjacent properties.

Objective PA-3.4: Ensure that development does not adversely affect existing and potential public accessways.

Objective PA-3.5: Prioritize development of specific public accessways.

Objective PA-3.6: Provide enough camping to meet the latent demand, and to provide a range of camping experiences.

Public Access Development Priorities

Policy C-PA-3a: Implement the Public Access Plan as the set of primary policies for development of public access on the Sonoma County coast. (EXISTING LCP REVISED)

Policy C-PA-3b: All proposed public access in the Public Access Plan has been designated from the highest to lowest priority for development as Development Priority I, II, or III. The emphasis for development priority is different than that for acquisition priority. Developing accessways distant from existing developed access points are given higher priority. Public safety and the costs of development and operation are principal concerns.

Implement the Development Priorities for the Public Access Plan as follows:

- (1) **Development Priority I:** Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing Priority I public access facilities within their purview;
- (2) **Development Priority II:** Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing Priority II public access facilities only when all Priority I public access facilities within their purview have been developed or if funding specific to a site becomes available; or
- (3) **Development Priority III:** Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing

Commented [A37]: Consider adding a policy on public access and sea level rise. Example language from the Half Moon Bay 2021 Certified LCP:

5-4. Public Access and Sea Level Rise. Require new development adjacent to public access and recreation areas vulnerable to coastal bluff erosion or sea level rise to be sited and designed to anticipate eventual loss and necessary replacement of such public access and recreation areas.

Commented [A38]: There may be a good opportunity here to insert a policy that balances public access impacts with temporary events, or other “development” that changes the intensity of use of an area, such as road closures.

Commented [A39]: This should go into more detail and perhaps have some policies associated with it.

1. Per previous comments, are all new development projects required to provide coastal access?

2. Are there requirements to include measures offsetting potential loss of access during construction? This seems to be partially covered in **Policy C-PA-3c** but should be clarified.

Commented [A40]: Please include an explanation on how these development priorities were established. What is the relationship between development and acquisition? Consider grouping all policies that relate to the Public Access Plan together.

Commented [A41]: Integrate the Public Access Plan as much as possible here and include details. Given that the public access plan is a to-do list of access points and a trails, it may not be accurate to say it is the primary set of policies on development of public access on the coast. Perhaps primary policies on access points, trails, visitor serving centers, etc? It also seems strange to have a policy that sets the baseline for all public access halfway through the chapter. Consider a different placement for this section.

Commented [A42R41]: What do you mean by: Perhaps primary policies on access points, trails, visitor serving centers, etc? Please clarify.

Priority III public access facilities only when all Priority I and II public access facilities within their purview have been developed. (EXISTING LCP REVISED)

Development Review

Policy C-PA-3c: Consider alternative mitigation measures for the impact of new development on public access in cases where development of certain public access facilities or improvements are found to be infeasible due to potentially significant impacts on public safety, agriculture, Environmentally Sensitive Habitat Areas, or cultural resources. Alternative mitigation measures include but are not limited to development of off-site public access points of equivalent public access opportunities. If off-site public access points are developed as mitigation for the impact of new development on public access, these access points shall be as close as feasible to the location of the impact on public access. Feasible is defined here as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” (NEW)

Commented [A43]: Please rephrase this policy, as the language is unclear as written. For guidance, from the HMB 2021 Certified LCP:

5-10 Mitigation for Impacts to Public Coastal Access.
Where adverse impacts to existing public coastal access cannot be avoided by new development and no feasible alternative exists, ensure that impacts are mitigated such as through the dedication of a new access or trail easement in perpetuity or the provision of improvements to other public coastal access points in Half Moon Bay.

Commented [A44]: Please clarify, does this mean in lieu of? (off-site/similar character)

Policy C-PA-3d: Require a Coastal Permit for all new public or private access facilities. (EXISTING LCP REVISED)

Commented [A45]: Please provide the reasoning this policy and its placement.

Policy C-PA-3e: Conduct public hearings for review of the Coastal Permits for an existing coastal access trail if there is evidence of degradation of resources in the area of the facility or significant public interest in the facility. Any proposal to reduce or close an existing public coastal access point or trail as a result of such review shall be reviewed by the California Coastal Commission. (EXISTING LCP REVISED)

Policy C-PA-3f: Use the *California Coastal Commission's Standards and Recommendations for Accessway Location and Development (2007)* or successor document in designing and constructing new or expanded public access facilities and other recreation facilities where appropriate. (EXISTING LCP REVISED)

Commented [A46]: Please combine this policy with Policy C-PA-1f, as they deal with very similar areas.

Policy C-PA-3g: Conduct visual analysis prior to siting parking areas for accessways. (EXISTING LCP REVISED)

Policy C-PA-3h: ~~Protect and~~ Encourage a range of accommodations in parks, including the provision of low cost accommodations where appropriate, including tent or small vehicle campgrounds, hike-in and primitive campgrounds, and hostel and sleeping cabin facilities. Use existing buildings and structures for these accommodations where feasible. (EXISTING LCP REVISED)

Policy C-PA-3i: Locate campgrounds, whenever possible, in areas that have already been disturbed by prior uses and consequently where cultural and biotic resources are typically limited. Campgrounds should be sited in a manner that protects visual resources and

consistent with County development standards. Provide separate walk-in, tent, and recreational vehicle camping areas. (EXISTING LCP REVISED)

Policy C-PA-3j: Scale the capacity of planned public access facilities to be consistent with available water supply and available septic or sewer capacity. (EXISTING LCP REVISED)

Public Access Facilities

Policy C-PA-3m: Provide safe and clear public access trails. ~~The trail surface could be dirt, gravel, paved, or a stairway.~~ Improvements should be designed to be safe, minimize impacts to sensitive resources, minimize maintenance costs, and provide disabled accessibility to the extent feasible without substantially impacting sensitive resources. (NEW)

Commented [A47]: Instead consider including a statement that the trails should be pervious and low impact.

Policy C-PA-3o: Provide trash and recycling receptacles and their servicing at all major public access facilities. (NEW)

Policy C-PA-3q: Provide clear directional signs at all public access facilities to indicate the location of trail heads and public parking. If the trail begins on State Highway 1, only one directional sign on the highway is necessary. Signs shall be compatible with surrounding views and visual resources, consistent with County Visual Resource Assessment Guidelines. If the trail begins off the highway, there should be a directional sign on State Highway 1 and other directional signs to the trail head. (NEW)

Policy C-PA-3r: At trailheads provide information about regulations, contacts in case of an emergency, natural resources, the potential for fires, and the need for user cooperation. (NEW)

Policy C-PA-3s: Provide bicycle racks or locked bicycle storage areas at State and County Regional Parks, beaches, and other developed parklands. (EXISTING LCP REVISED)

GOAL C-PA-4: Establish a parking system with adequate parking facilities for parkland visitors throughout the Sonoma County coast, with minimal impacts on views, public safety, and natural resources.

Commented [A48]: Please specify that parking should be no- or low- cost.

Objective C-PA-4.1: Ensure that adequate parking facilities, including no-or -low cost parking improvements, are provided for each new or expanded public access facility.

Commented [A49]: Please specify no- or low- cost

Objective C-PA-4.2: Identify, prioritize, and implement parking improvements, including no-or -low cost parking improvements at parklands.

The following policies, in addition to policies in the Circulation and Transit Element, shall be used to achieve these objectives:

Locating and Developing Parking Improvements

Policy C-PA-4a: Encourage new parking facilities in conjunction with development of new public access facilities. Parking may be developed in phases as use levels increase. At public

access facilities, provide the maximum parking capacity that does not reduce public safety or significantly impact the environment. (NEW)

Policy C-PA-4b: Locate parking areas to directly connect with trails if possible. In locating new, large parking lots, consider the landward (east) side of State Highway 1 to reduce impacts to ocean views if safe trail crossings of the highway can be provided. (NEW)

Policy C-PA-4c: When feasible locate parking in areas screened from public view. (EXISTING LCP REVISED)

Facilitate Access for All

Policy C-PA-4d: Maintain and provide free parking, subject to reasonable restrictions, at all public access points on the coast which do not contain special facilities in excess of restrooms, parking, gated access, trash enclosures, informational kiosks, and other minor amenities. If user fees are implemented for any coastal park areas, encourage discounts to County residents. (NEW GP2020 REVISED)

Temporary Events on Public Beaches

Policy C-PA-4e: Until completion of Program C-PA-3 continue to apply zoning permit standards for temporary private events on public beaches that do not involve structures or other coastal development. (NEW)

4.3 FACILITY MANAGEMENT AND OPERATION

Facilities that provide public access must be managed. An agency or organization must be willing to accept responsibility for maintaining and operating the facility before it is opened to the public. Appropriate public agencies include State Parks, County Regional Parks, and California Department of Fish and Wildlife. The County would give preference to public agencies for accepting and operating facilities. If it is not feasible for a public agency to accept a particular facility, an organization may do so after a public hearing has been conducted.

In some cases, the managing entity is different than the property owner. For example, State Parks has an agreement with County Regional Parks to operate several parcels adjacent to Stillwater Cove Regional Park on the north. This is because these parcels are close to the County Park facility. Other possibilities are public ownership of a facility which is leased back to a private party for operation, and ownership and operation of a public access facility by a private owner such as a business or non-profit group.

Allowable Activities

Allowable activities at coastal access facilities are governed by easement or deed conditions and the general plan or master plan for the specific facility. Typically, in passive use areas, allowed recreational uses include activities normally associated with beach use but do not include organized sports activities, campfires, or vehicular access.

Commented [A50]: What reasonable restrictions? Please provide more details on the planned restrictions.

Commented [A51]: This policy should not just be limited to county residents, but to lower-income folks in general. Generally, this chapter seems to lack important policies on environmental justice. Consider adding more policies around EJ from the HMB Certified LCP such as:

5-3. Environmental Justice. *Minimize barriers to public coastal access to the maximum extent feasible, including ensuring that public access and recreational opportunities account for the social, physical, and economic needs of all people.*

Commented [A52]: This should be based on CCC temporary event guidance adopted in 1993. Can be seen here, starting on page 4:

<https://documents.coastal.ca.gov/reports/1997/11/T9c-11-1997.pdf>

In addition, until a more comprehensive list of polices are written, consider adding a policy on temporary guidance such as this policy from the HMB Certified LCP:

Policy 5-67. Temporary Events. *Ensure that temporary events minimize impacts to public access, recreation, and coastal resources through the special events permitting process. Require a coastal development permit for temporary events that have the potential to result in significant adverse impacts to public access or coastal resources during the peak summer months.*

Commented [A53]: Consider expanding this not just for beaches but for all Public Access and Public Recreational facilities

Commented [A54]: This section appears to have policy language incorporated into the body of this paragraph. To avoid confusion and incorrect interpretation, specific policy language should either be pulled out as defined policies or edited to read more as a description or background information. Below some, but all sentences are highlighted as reading as policy language.

Commented [A55]: Policy?

Funding

The funding for the operation and maintenance of public park facilities can be difficult for public agencies and private businesses and nonprofits to support during challenging economic times. Because of the numerous access points to existing facilities, temporary closures are often ineffective at preventing access to facilities and can cause additional issues.

Maintenance

Properly maintaining access facilities is essential to protect natural resources and public safety and to prevent adverse impacts on adjacent properties. Coastal Permit conditions and renewals help ensure that maintenance is adequate.

Commented [A56]: Needed?

Policing

Policing of recreational facilities is provided by the operating agency or private organization. The two public agencies that police most of the public recreational facilities on the Sonoma County coast are State Parks and County Regional Parks. In addition, the California Highway Patrol, State Department of Fish & Game, and County Sheriff play an important role. Current staffing levels for public agencies and many private organizations is limited.

Commented [A57]: Needed?

Private Fee Access

A few landowners charge minimal day use access fees that permit the general public the opportunity to reach the shoreline. By controlling access by fee and location, the property owner can operate trails, parking, and boat launching in a manner that affords minimum interference with other land uses. Unfortunately, several of these access points have been closed. The Public Access Plan encourages owners of fee accessways to continue to provide access to the public. Private fee accessways require a Coastal Permit and can be subject to sanitary, parking, and other conditions similar to those applied to public accessways.

Commented [A58]: As written the Public Access Plan does not contain any polices encouraging owners of fee accessways to continue to provide access, please provide policy language or an explanation in this chapter as to how the Public Access Plan establishes this.

Facility Management and Operation | Goals, Objectives, and Policies

GOAL C-PA-5: Ensure that public access facilities are operated and maintained to protect natural resources and public safety and to prevent adverse impacts on adjacent properties.

Commented [A59]: This is phrased differently than the rest of the goals and should be re-phrased

Objective C-PA-5.1: Require that the public access facilities are properly operated and adequately maintained to maximize public access.

Public Access and Recreation Planning

Policy C-PA-5a: California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental analyses on proposed State Parks or County Regional Parks projects shall include estimates of current and future visitor use and analyses of adequacy of the proposed facilities to meet county-wide current and future visitor demand.
(NEW)

Commented [A60]: Please provide an explanation as to what the estimates are based off of and what is establishing the demand.

Policy C-PA-5b: Planning for new, expanded, or improved State Park and County Regional Park facilities shall take into consideration the balance of distribution of facilities between the North Coast and South Coast. (NEW)

Commented [A61]: Please provide the reasoning behind including just north and south as opposed to an equal distribution across the county

Public Access and Recreation Operations and Maintenance

Policy C-PA-5c: When new recreation facilities are proposed, assess proposed staffing plans to ensure adequate staffing for maintenance and security. (NEW)

Commented [A62]: Is this specific to state parks facilities?

Policy C-PA-5d: Use Coastal Permit conditions and renewals to ensure that recreation and access facilities are properly maintained to protect natural resources and public safety and to minimize adverse impacts on adjacent properties. (NEW)

Public Access Facility Closures

Policy C-PA-5e: The following guidelines shall be applied to closures of public access facilities:

- (1) A beach closure or curfew cannot apply to the area of original jurisdiction of the California Coastal Commission (State tidelands, submerged lands, and public trust lands), including but not necessarily limited to the area seaward of the mean high tide line.
- (2) Public access to the water's edge and at least 20 feet inland of the wetted substrate (sand and rocks) of all beaches shall be ~~permitted~~ allowed at all times.
- (3) Closure to public use of any portion of the beach inland of the mean high tide line is not encouraged, and would require a coastal development permit, a condition of which must include maintenance of the public's right to gain access to State tidelands.
- (4) Measures that limit public use of the beach shall be limited to those necessary to address documented events that could create a risk or hazard to public safety of the environment, and shall be the minimum necessary to address that potential risk or hazard. The need for continuation of measures that provide public safety but that limit public access to the beach shall be reassessed on a periodic basis to assure maximum feasible public access to the beach is provided. (NEW)

4.4 RECREATIONAL BOATING

The California Coastal Act of 1976 supports coastal-dependent development stressing protection of recreational boating and necessary support facilities. While Bodega Harbor is known primarily for its commercial boating, recreational boating is also important at the harbor.

GOAL C-PA-6: Provide adequate recreational boating facilities at parks, harbors, and marinas on the Sonoma County coast.

Objective C-PA-6.1: Identify and develop the recreational boating facilities needed at parks, harbors, and marinas.

Objective C-PA-6.2: Develop a sustainable economic approach to support the boating facilities in Bodega Bay.

Policy C-PA-6a: Encourage public and private harbor and marina operators to accommodate existing and future demand for recreational and commercial boating facilities. (NEW)

Policy C-PA-6b: Encourage continuing the existing boat rental and launch facilities at the coast and coastal waterways and providing additional facilities that provide new recreational opportunities compatible with natural resources. (NEW)

Policy C-PA-6c: Provide the maximum public access feasible to new boat wharves and piers. (NEW)

Policy C-PA-6d: Encourage the establishment of waterway trails for non-motorized boating to promote environmentally sensitive water based education, recreation, and tourism. Provide information at launch sites for safe and responsible boating. (NEW)

5 IMPLEMENTATION PROGRAMS

5.1 PUBLIC ACCESS PROGRAMS

Program C-PA-1: Prepare a long-range plan or Master Plan for each State or County Park or Preserve consistent with priorities in the Public Access Element in conjunction with park development planning. (EXISTING LCP REVISED)

Program C-PA-2: Encourage the provision of transit, bicycle and pedestrian pathways, and other vehicle use reduction measures such as carpooling to reduce vehicle use to and between public and private access facilities on the coast to reduce the number of vehicles on State Highway 1 and the demand for parking spaces. (NEW)

Program C-PA-XX: Evaluate feasibility of providing bus shuttle service from inland areas to popular coastal destinations. (NEW)

Program C-PA-3: Consider developing policies for review of applications for temporary private events on a public beach that consider: public or private use; type of associated coastal-dependent activities; displacement of public use; number of people; season, weekday or weekend, and hours; location and area relative to size of beach and public accessways; pedestrian access; transportation and parking; amplified music and other noise; equipment;

Commented [A63]: Implementation programs should be tied into relevant preceding policy sections, similar to other chapters organizations.

Commented [A64]: Please correct this.

Commented [A65]: When these are written they should be based on the Commission's 1998 memo "Regulation of Temporary Events in the Coastal Zone"

Commented [A66]: This should be for all public access in the coastal zone, not just for public beaches

temporary structures and enclosures; food service; warming fires; signage; admission fee; wastewater and solid waste disposal; and required mitigation measures. (NEW)

Program C-PA-4: Evaluate the feasibility of a Bodega Bay water taxi to connect existing recreational and commercial facilities and reduce automobile dependency. (NEW)

5.2 OTHER INITIATIVES

Other Initiative C-PA-1: Encourage partnerships between public agencies and private organizations that maximize the efficiency of operating and maintaining public facilities and preventing public access facility closures. (NEW)

Other Initiative C-PA-2: Work with Regional Parks to evaluate the reuse of Mason's Marina to concentrate the County's marina services and to support other boating related uses. (NEW)

Other Initiative C-PA-3: Encourage the formation of a harbor district at Bodega Bay to improve recreational and commercial boating. The harbor district could facilitate the economic basis for providing improved boating facilities and public outreach. (NEW)

Figure C-PA-1a. Public Access – SubArea 1 – The Sea Ranch North
(11x17)

DRAFT

Figure C-PA-1b. Public Access – SubArea 2 – The Sea Ranch South
(11x17)

DRAFT

Figure C-PA-1c. Public Access – SubArea 3 – Stewarts Point/Horseshoe Cove
(11x17)

DRAFT

Figure C-PA-1d. Public Access – SubArea 4 – Salt Point
(11x17)

DRAFT

Figure C-PA-1e. Public Access – SubArea 5 – Timber Cove/Fort Ross
(11x17)

DRAFT

Figure C-PA-1f. Public Access – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

DRAFT

Figure C-PA-Ig. Public Access – SubArea 7 – Duncans Mills
(11x17)

DRAFT

Figure C-PA-1h. Public Access – SubArea 8 – Pacific View/Willow Creek
(11x17)

DRAFT

Figure C-PA-I.i. Public Access – SubArea 9 – State Beach/Bodega Bay
(11x17)

DRAFT

Figure C-PA-1j. Public Access – SubArea 9 – Bodega Bay Vicinity
(11x17)

DRAFT

Figure C-PA-1k. Public Access – SubArea 10 – Valley Ford
(11x17)

DRAFT

CALIFORNIA COASTAL COMMISSION

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November 3, 2021

County of Sonoma
Planning Department
Attn: Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Water Resources Chapter

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 6: Water Resources.

1. **Coastal Act Policies.** Please insert relevant Coastal Act Policies into this chapter, including:
 - a. Section 30230 "Marine resources, maintenance";
 - b. Section 30231 "Biological productivity; wastewater"; and
 - c. Section 30236 "Water Supply and flood control."

2. **Actionable Policies.** Several policies in this chapter contain language such as "encourage," "actively encourage," and "consider." This type of language makes these policies less actionable as written, and thus may not provide for the needed protection and conservation of water resources. As such, we would suggest changing this language to make the policies more actionable, and therefore Coastal Act consistent. These policies include but are not limited to:
 - a. Policy C-WR-2e
 - b. Policy C-WR-3b
 - c. Policy C-WR-3c
 - d. Policy C-WR-3e
 - e. Policy C-WR-4d
 - f. Policy C-WR-4f
 - g. Policy C-WR-4g
 - h. Policy C-WR-4i
 - i. Program C-WR-11

3. **Needed Detail and Context.** There are a number of sections and policies that are missing necessary additional detail and context to allow the policies to be carried out as intended. For example, Policy C-WR-1d references “Some Developments” when talking about development that may have a greater potential for adverse impacts to water quality. Instead, this policy should provide guidelines that specifically lay out what might qualify as a high-impact development or project.
4. **Effects of Climate Change on Water.** The future effects of climate change on the availability of water and effects of increased flooding and drought should be included in the introduction sections of 3.3 “Groundwater Availability” and 3.7 “Water Conservation and Re-use.”
5. **Removed 2015 Policies.** Since the Commission staff reviewed the 2015 draft LUP update, important policies and objectives have been omitted. The County should consider re-adding these policies and objectives to the LUP update, as they provide significant coastal resource protections grounded in Coastal Act consistency. The full list of these policies is included as a supplemental document, but the key policies we identified to include are listed here, below:
 - a. **Policy C-WR-1j:** Define and identify priority watersheds as those watersheds discharging to Critical Coastal Areas, Areas of Biological Significance or other Marine Protected Areas, surface waters listed on the State Water Resources Control Board 303(d) list of impaired surface waters, and/or watersheds which have the most development pressure. (New)
 - b. **Policy C-WR-1k:** Work with the North Coast Regional Water Quality Control Board, California Coastal Commission, California Department of Fish and Game, Resource Conservation Districts, and other agencies and organizations to develop and implement a watershed plan for each priority watershed. A watershed plan shall address the activities that impair water quality in that watershed and provide measures to avoid, minimize, or mitigate sources of impairment. (New)
 - c. **Policy C-WR-1o:** Deposition and discharge of sediment, debris, waste, and other pollutants into the stormwater runoff, drainage systems, water bodies, and groundwater shall be minimized. (New)
 - d. **Policy C-WR-1p:** Public education, outreach, and technical assistance shall be used whenever possible to minimize pollution in stormwater runoff. (New)
 - e. **Policy C-WR-1x:** New development shall be designed and managed to minimize non-storm discharges (e.g., dry weather flow) and eliminate such flow where discharges may adversely impact the biological productivity or diversity of marine organisms. (New)
 - f. **Policy C-WR-1y:** Encourage the use of permeable pavements such as bricks,

gravel, porous asphalt, or porous concrete by providing educational materials about these alternative pavements to development contractors and homeowners. (New)

- g. **Policy C-WR-1ee:** Applicants for new development that would disturb one or more acres of land shall be notified that the State Water Resources Control Board (SWRCB) requires a National Pollutant Discharge Elimination System General Construction Stormwater Permit, filing a Notice of Intent (NOI), and preparing a Stormwater Pollution Prevention Plan. Such development shall be conditioned to demonstrate proof that an NOI has been filed and the SWRCB has issued a Waste Discharge Identification Number. (New)
- h. **Policy C-WR-1ii:** Support communities in addressing the impacts of failing septic systems on surface water quality. (New)
- i. **Policy C-WR-1II:** Operators of commercial and industrial uses shall be required to reduce and pretreat wastes prior to their entering sewer systems. (GP2020 Revised)
- j. **Policy C-WR-1oo:** Develop and require specific Best Management Practices to avoid or minimize polluted stormwater runoff from parking lots, commercial developments, restaurants, and automotive facilities. (New)
- k. **Policy C-WR-1vv:** Identify and evaluate the water pollutants associated with agricultural operations which have the greatest impact on surface water quality, and implement measures to avoid, minimize, or mitigate the impact to water quality from agriculture. (New)
- l. **Policy C-WR-1ww:** Require that Confined Animal Feeding Operations (CAFOs) have nutrient management plans complying with United States Department of Agriculture, Natural Resources Conservation Service Standard 590. Develop and require specific Best Management Practices for CAFOs. (New)
- m. **Policy C-WR-1xx:** Continue to implement erosion and sediment control standards for vineyards and orchards in accordance with Vineyard Erosion and Sediment Control Ordinance (VESCO). (GP2020 Revised)
- n. **Policy C-WR-1zz:** Control discharge of non-point source pollutants from aquaculture facilities, including contents of storage tanks, unconsumed food, excrement, antibiotics, and wash water, into surface waters, particularly in or near Environmentally Sensitive Habitat Areas. Develop and require specific Best Management Practices for aquaculture facilities. (New)
- o. **Policy C-WR-1bbb:** Require that permits and approvals for new development include evaluation and consideration of naturally-occurring and human caused contaminants in groundwater. (New)

- p. **Policy C-WR-1ccc:** Where area studies or monitoring find that saltwater intrusion into groundwater has occurred, support analysis of how the intrusion is related to groundwater extraction; and support development of a groundwater management plan or other appropriate measures to avoid further intrusion and, where feasible, reverse past intrusion. (GP2020)
- q. **Policy C-WR-2f:** Discretionary projects in Urban Service Areas, where the density of development thus extent of impervious surface area is greater than in Rural Communities, shall be required to maintain the site's pre-development recharge of groundwater to the maximum extent feasible. Develop voluntary guidelines for development in Rural Communities that would accomplish the same purpose. (GP2020 Revised)
- r. **Policy C-WR-2h:** In cooperation with the Sonoma County Water Agency, California Department of Water Resources (DWR), and other public agencies, establish and maintain a groundwater data base from available application data, well tests, monitoring results, study reports, and other sources; analyze the data collected in an annual report to the Board of Supervisors; provide the data to DWR; and use the data along with other available information to refine the mapping of groundwater availability classifications. Protect the proprietary nature of well drilling data and release it only in summary form. (GP2020)
- s. **Policy C-WR-2j:** Cooperate with the unincorporated Coast communities, Sonoma County Water Agency, California Department of Water Resources, U.S. Geological Survey, well drillers, and all water users and purveyors in developing a comprehensive groundwater assessment for each major groundwater basin in the County; and the priorities, sequence, and timing for such studies. Such assessments shall be prepared to meet the applicable requirements of the California Water Code for a Agroundwater management plan and, where appropriate, include the following:
- (1) Computer models of groundwater recharge, storage, flows, usage and sustainable yield;
 - (2) Assessment of nitrates, boron, arsenic, saltwater and other water quality contaminants;
 - (3) Analysis of resource limitations and relationships to other users for wells serving public supply systems and other large users;
 - (4) Opportunities for changing the sources of water used for various activities to better match the available resources and protect groundwater;
 - (5) Possible funding sources for monitoring, research, modeling, and development of management options; and

(6) Provisions for applicant fees and other funding of County costs.

If a basin assessment indicates that future groundwater availability, water quality, and surface water flows may be threatened and there may be a need for additional management actions to address groundwater problems, a plan shall be prepared for managing groundwater supplies which may require limitations on water extraction and use and other special standards for allowed development, wells, extraction, or use. Consideration of new management actions shall include involvement by the interests and parties stated above in developing alternatives addressing specific problems and a review of legal and fiscal issues for each alternative. (GP20202 Revised)

- t. **Policy C-WR-2n:** Where area studies or monitoring find that land subsidence has occurred, support analysis of how the subsidence is related to groundwater extraction and develop a groundwater management plan or other appropriate actions, where practicable, to avoid further subsidence. (GP2020)
- u. **Policy C-WR-3n:** Encourage public water suppliers to avoid or minimize significant adverse impacts on the environment resulting from water supply, storage, and transmission facilities, including impacts on other water users. (GP2020)
- v. **Policy C-WR-4c:** Support programs to monitor and determine per capita or per unit water use in each community and area, and use these data in groundwater management plans, master facilities plans, and wastewater treatment plans. (GP2020)
- w. **Policy C-WR-4g:** Development projects shall be required to retain stormwater for on-site use that offsets the use of other water where feasible. (GP2020 Revised)

The list above is intended as a complement to the in-line edits and comments provided for the Water Resources Element, but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff. Again, we thank you for your efforts to-date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office

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Water Resources Element

I INTRODUCTION

I.1 PURPOSE

The primary purpose of this element is to ensure that coastal water resources are protected. Water resource management should consider the amount of quality water that can be used over the long-term without exceeding the replenishment rates over time or causing long-term declines or degradation in available surface water or groundwater resources. ~~Water Resources is an optional element to the Sonoma County Local Coastal Plan.~~ The Water Resources Element establishes goals, objectives, and policies to protect and sustainably manage coastal water resources. Programs needed to implement proposed policies are also identified. In addition, the ~~e~~Element calls out Other Initiatives—ongoing or potential future County initiatives that support ~~public safety~~water quality efforts and promote inter-agency and community collaboration. Nothing in this ~~Element~~element should be construed to encourage or condone illegal use of water.

2 REGULATORY FRAMEWORK

Development and land use in the Coastal Zone has the potential to create erosion, sedimentation, and degrade surface water quality in coastal waterways, estuaries, and coastal waters. Surface water quality concerns include low levels of dissolved oxygen; elevated water temperatures; pesticide runoff, and high levels of pollutants such as coliform bacteria, ammonia, toxic metals, and residual pharmaceuticals. These watershed conditions will impact coastal waters, especially in sensitive areas such as bays, lagoons, and coastal estuaries.

Watersheds in the Coastal Zone are regulated by the North Coast Regional Water Quality Control Board (Regional Water Board). Waste discharge requirements are set by the Regional Water Board

Commented [A1]: Please include CA policies on water quality, including Section 30230 and Section 30231

for point sources of pollution, including industrial and commercial uses, community wastewater and storm water management systems, and individual septic systems.

California's Non-point Source Pollution Control Program (CA NPS Program) addresses federal requirements under both the Clean Water Act and the Coastal Zone Management Act (Section 6217 of the Coastal Zone Act Reauthorization Amendments of 1990), by implementing California's Coastal Nonpoint Pollution Control Program on a statewide basis. The lead State agencies responsible for implementing the CA NPS Program are the State Water Resources Control Board (designated as the lead water quality agency) and the California Coastal Commission (designated as the lead coastal zone management agency), along with the nine Regional Water Boards. The California Coastal Act also mandates protection and restoration of water resources in the Coastal Zone.

The Local Coastal Program provides water quality protection measures in accordance with Coastal Act requirements for development in the Coastal Zone, which supplement the State Board's regulations. The Local Coastal Program is the standard of review for the Coastal Act Development Permits, issued by Sonoma County, including appeals to the Coastal Commission of Coastal Development Permits issued by Sonoma County.

2.1 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

The focus of regulatory efforts has expanded in recent years to address surface runoff and pollutants entering into drainage channels, streams, and groundwater. The National Pollutant Discharge Elimination System (NPDES) program requires individual permits for construction sites that disturb more than one acre of land, and for certain industrial and commercial activities such as fish processing and boat repair yards.

2.2 TOTAL MAXIMUM DAILY LOAD PROGRAM

The other major Clean Water Act program affecting the County in the future is the Total Maximum Daily Load (TMDL) program. The Regional Water Board is required to determine which surface water bodies are impaired, assess pollutant sources, determine acceptable levels, allocate allowable pollutant loads to various sources, and establish implementation programs. Impaired water bodies are those where beneficial uses of water are limited due to certain pollutants. Water bodies in the Sonoma County Coastal Zone that have been identified as impaired are the Russian River, Gualala River and Estero Americano. Pollutants of concern typically in Sonoma County are sediment/siltation, nutrients, pathogens, and temperature but also include low dissolved oxygen, mercury, other metals, herbicides and exotic species. The listing of impaired water bodies is periodically re-evaluated by the Regional Water Board, and TMDLs are being developed by the Regional Water Board for surface waters in the Coastal Zone.

Commented [A2]: Please add more context as to what the Total Maximum Daily Load program is, what the program requires, and what the program includes.

3 WATER RESOURCES AND REGULATION

3.1 WATER CYCLE

Sonoma County has a Mediterranean climate where most precipitation falls as rain during the winter; there is very little measurable precipitation during the summer. Most rainfall arrives with storms characterized as atmospheric rivers, relatively narrow atmosphere currents of air with high water vapor content. Precipitation across Sonoma County is highly variable—flatter areas near Petaluma receive an average of roughly 25 inches annually while mountainous areas in the northern Coastal Zone receive over 70 inches.

Rain may either be absorbed into soil or runoff directly into surface water (streams, rivers, lakes, etc.) that drain back to the sea. Rain that is absorbed into the soil may be retained in the soil, flow along shallow subsurface flow paths to surface waters, or infiltrate into groundwater. Groundwater moves slowly through subsurface layers to streams, lakes, and the ocean, or may be extracted through wells for irrigation or human uses. Soil water is absorbed by plants and evapotranspired.

3.2 WATERSHEDS

The term “watershed” refers to the area of land that includes a particular river or lake and all the rivers, streams, and creeks that flow into it. Most land in Sonoma County falls within the three main watersheds: Russian River, Gualala River, and San Pablo Bay. **Table C-WR-1** and **Figures C-WR-1a-c** show the areas and locations, respectively, of the watersheds and sub-watersheds of the Sonoma County Coastal Zone, which lay both inside and outside Sonoma County.

Table C-WR-1. Area of Watersheds and Sub-Watersheds of the Sonoma County Coastal Zone

<i>Watershed</i>	<i>Sub-Watershed</i>	<i>Total Area (square miles)</i>	<i>Area Within Coastal Zone (square miles)</i>
<i>Abbotts Lagoon-Frontal Pacific Ocean</i>	n/a	107	<1
<i>Gualala River</i>	n/a	299	2
<i>Gualala River</i>	South Fork Gualala River	44	2
<i>Lower Russian River</i>	n/a	148	15
<i>Lower Russian River</i>	Dutch Bill Creek-Russian River	55	<1
<i>Lower Russian River</i>	Willow Creek-Russian River	24	15
<i>Salmon Creek-Frontal Pacific Ocean</i>	n/a	256	52
<i>Salmon Creek-Frontal Pacific Ocean</i>	Bodega Harbor-Frontal Pacific Ocean	55	11
<i>Salmon Creek-Frontal Pacific Ocean</i>	Russian Gulch-Frontal Pacific Ocean	166	36
<i>Salmon Creek-Frontal Pacific Ocean</i>	Salmon Creek	35	4
<i>Tomales Bay-Bodega Bay</i>	n/a	160	17
<i>Tomales Bay-Bodega Bay</i>	Bodega Bay	16	1
<i>Tomales Bay-Bodega Bay</i>	Bodega Harbor	9	7
<i>Tomales Bay-Bodega Bay</i>	Estero Americano	38	9

Russian River Watershed

Most of central Sonoma County is part of the Russian River watershed and ultimately drains west to the Pacific Ocean. This area has moderate topography and lies in the ancient alluvial floodplain of the Russian River. Much of the suburban and urban development of Sonoma County is located inland within sub-watersheds, including Healdsburg, Windsor, Santa Rosa, Sebastopol, Rohnert Park, and Cotati. These inland sub-watersheds drain to, and have the potential to impact, coastal surface waters and groundwater.

Frontal Pacific Ocean Watershed

The Coastal Zone includes many small watersheds which are drained by stream segments that flow a short distance from the first coastal ridgeline directly to the Pacific Ocean. These individual small coastal drainage basins are collectively referred to as the Frontal Pacific Ocean watershed. Streams in these watersheds flow through areas of steep terrain and marine terraces. Coastal streams typically enter the ocean at small sandy beach inlets along steep rocky coastal bluffs.

Goals, Objectives, and Policies

GOAL C-WR-1: Protect, restore, and enhance the quality of surface and groundwater resources to meet the needs of all reasonable beneficial uses.

Objective C-WR-1.1: Protect and, where feasible, restore the quality of coastal waters to implement Coastal Act policy (in particular Sections 30230 and 30231). Coastal waters include (including ocean, rivers, streams, wetlands, estuaries, lakes, and groundwater).

Objective C-WR-1.2: Protect pristine waters and improve water quality of impaired surface waters, prioritizing watersheds which contain surface waters that are the most impaired, have the highest value for fish and wildlife, or are at most risk from future development.

Objective C-WR-1.3: Plan, site, and design development to minimize the transport of pollutants in runoff from the development, to avoid pollution of coastal waters.

Objective C-WR-1.4: Plan, site, and design development to minimize post-development changes in the site's runoff volume, flow rate, timing, and duration, to prevent adverse changes in the hydrology of coastal waters.

Objective C-WR-1.5: Reduce the degradation of surface water quality from the failure of septic and other wastewater treatment systems.

Objective C-WR-1.6: Educate the public about practices and programs to minimize water pollution, and provide educational and technical assistance to agriculture in order to reduce sedimentation and increase on-site retention and recharge of storm water.

Objective C-WR-1.7: Secure funding sources for development of Sonoma County Coastal Zone groundwater quality assessment, monitoring, remedial and corrective action, and awareness/education programs.

Commented [A3]: Please include a definition of pristine water, or the process that allows a body of water to be identified as pristine.

Commented [A4]: Impaired surface waters should be defined in the introductory text of this section. Are there specific impaired water bodies in Sonoma County that this is referencing?

Commented [A5]: Several objectives have been removed from the 2015 version previously reviewed by the commission. Please include these objectives or explain why they were removed. They are:
Objective C-WR-1.8: .
Require treated water to conform with beneficial water use standards to the maximum extent feasible.
Objective C-WR-1.9: .
Minimize the pollution of stormwater runoff and the degradation of surface water quality from roads and other paved surfaces, commercial development, waterfront development, and agricultural facilities.
Objective C-WR-1.11: .
Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.
Objective C-WR-1.12: .
Require consideration of naturally occurring and human caused contaminants in groundwater in development projects. Educate the public on evaluating groundwater quality.
Objective C-WR-1.14: .
Protect groundwater from saltwater intrusion.

Policy C-WR-1a: The approval for any project proposed within 200 feet of an impaired surface water shall include as conditions of approval design features and mitigation measures to prevent impacts to the quality of such waters. (New)

Commented [A6]: Please confirm that this is the correct buffer amount.

Policy C-WR-1b: New development and redevelopment shall include measures to minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants. Such measures shall take into account existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions). In addition, these measures should be considered early in site design planning and through alternative analysis. Such measures include, but may not be limited to the following:

~~(1)~~ Give precedence to a Low Impact Development (LID) approach to stormwater management in all development. LID integrates Site Design strategies with small-scale, distributed BMPs to replicate the site's natural hydrologic balance through infiltration, evapotranspiration, harvesting, detention, or retention of stormwater close to its source. Incorporate storm water management measures.

Commented [A7]: Edited to incorporate 2015 in-line edits.

~~(2)~~(1) Use pollutant Source Control Best Management Practices (BMPs), which can be operational actions (during construction) or structural features (post construction) in all development to minimize the transport of pollutants in runoff from the development.

~~(3)~~(2) Incorporate Treatment Control BMPs to remove pollutants of concern when the combination of site design and source control BMPs are not sufficient to protect water quality, or to meet State and Federal water quality objectives.

~~(4)~~(3) Plan, site, and design development to maintain or enhance on-site infiltration of runoff, where appropriate and feasible. Minimize the installation of impervious surfaces, especially directly-connected impervious areas, and, where feasible, increase the area of pervious surfaces in re-development, to reduce runoff.

~~(5)~~(4) Plan, site, and design development to protect and, where feasible, restore natural hydrologic features such as groundwater recharge areas, natural stream corridors, floodplains, and wetlands.

~~(6)~~(5) Plan, site, and design development to preserve or enhance non-invasivenative vegetation. When feasible, native species should be selected to achieve water quality benefits such as transpiration, interception of rainfall, pollutant uptake, shading of waterways to maintain water temperature, and erosion control.

~~(7)~~(6) In areas adjacent to an Environmentally Sensitive Habitat Area (ESHA), plan, site, and design development to protect the ESHA from any significant disruption of habitat values resulting from the discharge of storm water or dry weather flows. (NEW)
(MODEL LCP)

Policy C-WR-1c: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate. (NEW)

Policy C-WR-1d: Avoid construction of new storm water outfalls and direct storm water to existing facilities with appropriate treatment and filtration, where feasible. Where new outfalls cannot be avoided, plan, site, and design outfalls to minimize adverse impacts to coastal resources from outfall discharges, including consolidation of existing and new outfalls where appropriate. (NEW) (MODEL LCP)

Policy C-WR-1e: Some developments have a greater potential for adverse impacts to water quality and hydrology due to the extent of impervious surface area, type of land use, or proximity to coastal waters or tributaries. As determined by Permit Sonoma, on a case-by-case basis, such developments may require Treatment Control Best Management Practices (BMPs) for post-construction treatment of storm water runoff. Applicants for these types of developments shall do the following:

- (1) Conduct a polluted runoff and hydrologic site characterization by a qualified licensed professional, early in the development planning and design stage, and document the expected effectiveness of the proposed BMPs.
- (2) Conduct an alternatives analysis to demonstrate that there are no appropriate and feasible alternative project designs that would substantially improve on-site runoff retention, if a proposed development will not retain on-site the runoff volume from the appropriate design storm using a Low Impact Development (LID) approach.
- (3) Use treatment control BMPs or suites of BMPs designed to treat, infiltrate, or filter the amount of storm water runoff produced by all storm events up to and including the 1st inch of a 24 hour storm event, and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.
- (4) Use treatment control BMPs or suites of BMPs to remove pollutants from any portion of the design storm runoff volume that will not be retained on-site, or if additional pollutant removal is necessary to protect coastal waters.
- (5) Use a runoff control BMP or suites of BMPs including LID and minimization of impervious surfaces for the design storm, consistent with Regional Water Quality Control Board storm water permits or applicable State Water Resources Control Board requirements, to minimize adverse post-development changes in the runoff flow regime. (NEW) (MODEL LCP)

Policy C-WR-1f: Permits for new development shall be conditioned to require a mechanism for verification of require an inspection, monitoring, repair, and maintenance of Source Control and Treatment Control Best Management Practices (BMPs) as necessary so that they

Commented [A8]: The reference to “some developments” here is too vague to make this policy actionable. Please, at minimum reference or list specific development types that might have greater potential for adverse impacts.

Commented [A9]: Instead of a case-by-case basis there should be minimum parameters set defining the type of impact a development might have, such as, distance from water way, percentage of coverage for pervious surfaces. Sample Language from the Marin LCP states:

C-WR-14 Design Standards for High-Impact Projects. For developments that have a high potential for generating pollutants (High-Impact Projects), incorporate treatment control Best Management Practices (BMPs) or ensure that the requirements of the current NPDES Municipal Stormwater permit are met, whichever is stricter. The applicant shall submit a preliminary plan with a post-construction element prepared by an appropriately licensed California professional. The plan shall address erosion, sedimentation, and pollutants of concern. Developments to be considered as High-Impact Projects shall include the following:

1. Development of commercial facilities shall incorporate BMPs to minimize polluted runoff from structures, landscaping, parking areas, repair and maintenance areas, loading/unloading areas, vehicle/equipment wash areas, and other components of the project.

2. Development of automotive repair shops and retail motor vehicle fuel outlets shall incorporate BMPs to minimize oil, grease, solvents, car battery acid, coolant, petroleum products, and other pollutants from entering storm water runoff from any part of the property including fueling areas, repair and maintenance areas, loading/unloading areas, and vehicle/equipment wash areas.

3. Development of restaurants and other food service establishments shall incorporate BMPs to minimize runoff of oil, grease, solvents, phosphates, suspended solids, and other pollutants.

Commented [A10]: Please explain if this policy meant to just address the first inch of rain. Will there be BMP defined for when there is more than one inch of rain in 24hours? This is important to consider in the context heavier rain events due to climate change.

Commented [A11]: This should be qualified. What specific types of design storms?

Commented [A12]: Please define the individual or organization who might do this inspection.

function properly for the economic life of the development. The condition shall specify that this requirement runs with the land, such that the burden for implementing this requirement becomes the responsibility of the new owner upon transfer of the property.

(NEW) (MODEL LCP)

Policy C-WR-1g: Approvals for new development and redevelopment shall ensure water quality impacts from construction are minimized ~~by~~ through the following siting and design requirements:

- (1) Limiting the project footprint, phasing grading activities, implementing soil stabilization and pollution prevention measures, and preventing unnecessary soil compaction;
- (2) Limiting land disturbance from construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils);
- (3) Requiring soil stabilization Best Management Practices be implemented over disturbed areas as soon as feasible;
- (4) Requiring that grading plans include measures to avoid soil erosion and sedimentation of storm water to the maximum extent feasible;
- (5) Requiring as a condition of grading permit approval for all new development, regardless of the area of land to be disturbed, that soil stabilization and erosion control measures be installed in erosive areas of construction sites (e.g., steep slopes, unstable areas, and erosive soils);
- (6) Requiring treatment control BMP's adequate to avoid adverse impacts to habitat and water quality be identified and implemented for new development in or adjacent to Environmentally Sensitive Habitat Areas on sites that drain directly to surface waters, regardless of the area of land to be disturbed;
- (7) Requiring inspection of construction sites to verify implementation of approved erosion control plans and Storm Water Pollution Prevention Plans; and
- (8) Requiring BMPs be implemented for constructing, maintaining, and repairing roads and trails in County parks, including stabilizing erosion, clearing vegetation, resurfacing, and removing slide debris. (NEW) (MODEL LCP)

Policy C-WR-1h: All projects which involve construction of new storm drain inlets or maintenance of existing inlets shall be required to add a sign or stencil to each inlet with the equivalent of this language: "No dumping, drains into creek/ocean." (NEW)

Commented [A13]: The following siting and design requirements were removed from the 2015 version. Please include in a separate policy:

1. Preserve the existing hydrologic conditions and drainage system to the maximum extent feasible.
2. Preserve the existing stormwater runoff infiltration, filtration, and retention functions to the maximum extent feasible.
3. Maintain the volume and velocity of stormwater and dry weather runoff as close to existing levels as feasible.
4. Incorporate source control Best Management Practices (BMPs) appropriate to the site.
5. Incorporate treatment control BMPs to remove pollutants of concern when the combination of site design and source control BMPs are not sufficient to protect water quality, or to meet State and Federal water quality objectives.
6. Maximize the use of vegetated strips of land or other techniques of increasing stormwater infiltration and filtration before reaching storm drain inlets.
7. Maximize percent cover by pervious surfaces, and minimize percent cover by impervious surfaces, especially those that are directly connected

Commented [A14]: Please define this timeline. Is this during development? Post Development? During construction window?

Policy C-WR-1i: For new development and redevelopment projects that could affect water resources of Sonoma County’s Coastal Zone, as a condition of permit approval and prior to permit issuance, require the applicant to:

- (1) Provide proof that all applicable local, state, and federal approvals related to water resources protection have been obtained. Such permits may include, but are not necessarily limited to the following:
 - a. National Pollutant Discharge Elimination System Permits (State and Regional Water Quality Control Boards)
 - b. Lake and Streambed Alteration Agreement (California Department of Fish and Wildlife)
 - c. Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
- (2) Submit final project designs that demonstrate incorporation of applicable regulatory requirements, resource agency conditions of permit approval, and associated best management practices related to water resources protection. (NEW)

Policy C-WR-1j: The abatement of failing septic systems that pose a risk to public health or the environment shall be actively pursued. (GP2020)

Commented [A15]: Is abatement the right word here? Removal perhaps?

Policy C-WR-1k: Initiate a review of any sewer system when it persistently fails to meet applicable standards. ~~If necessary to assure that such standards are met,~~ On the basis of the the failure of applicable standards, the County may deny new development proposals or impose moratoria on building and other permits that would result in a substantial increase in demand, and may impose strict treatment and monitoring requirements. (GP2020)

Commented [A16]: Please tie this policy into water quality, not just public health and water quality.

Commented [A17]: This policy is not specific enough, in a protection of water quality context. It might be helpful here to cross reference with the public facilities chapter.

Commented [A18]: Which standards? Please state here.

Policy C-WR-1l: Ensure that agricultural operations reduce non-point source pollution through the development and implementation of California Water Resource Control Board-approved ranch plans and farm plans that demonstrate how the applicant intends to avoid, minimize, or mitigate the impact to water quality from agriculture. (GP2020)

Policy C-WR-1m: Design, construct, and maintain County buildings, roads, bridges, drainage, and other facilities to avoid or minimize sediment and other pollutants in storm water runoff. Implement Best Management Practices for their ongoing maintenance and operation. (GP2020)

Commented [A19]: Please define which facilities are being referenced here. Public works facilities?

3.3 GROUNDWATER RESOURCES

Groundwater Availability

The amount of groundwater in an area varies by the recharge from rainfall, the surface runoff in streams and drainage channels, and the local underground geology. The alluvial soils, sand, and gravel found in valleys generally can hold large amounts of water and thus constitute the largest aquifers in the County. Sandstone and some other sedimentary rocks can still absorb some water.

The climate of coastal Sonoma County provides abundant rainfall during the winter months, and potentially abundant groundwater recharge on an annual basis. Most of the County’s groundwater basins are centered along major creek and river valleys. However, many upland areas and the Coastal Zone are comprised of harder Franciscan rock formations that lack water storage capacity that underlie the area. The Franciscan Formation is a large area of mixed sedimentary, metamorphic, and igneous rocks. Groundwater is stored in the fractures, joints, cavities, and bedding planes of the rocks. The Franciscan Complex is generally considered to be non-water bearing; water availability largely depends on the nature of the fractures and their interconnection. Rainfall that would otherwise percolate into the aquifer simply runs off into creeks and streams and then to the ocean for lack of storage space in most of the rocks.

Chert, greenstone, and sandstone members of the Franciscan may possess water-bearing fractures that yield sufficient and occasionally abundant water in some locations. The location of water-bearing bedrock is difficult to predict, so water availability is uncertain.

Water Availability Classification

Using information on geology and water yields, the County uses a four-tier classification system to indicate general areas of groundwater availability.

Class 1	Major Groundwater Basins
Class 2	Major Natural Recharge Areas
Class 3	Marginal Groundwater Availability Areas
Class 4	Areas with Low or Highly Variable Water Yield

Sonoma County’s Coastal Zone is within the Class 4 Groundwater Availability Area, with some exceptions shown below.

Groundwater Quality

Poor groundwater quality can be the result of geologic conditions, such as the highly mineralized water extracted from the Sonoma Volcanics or brackish water from the Petaluma Formation. Some groundwater naturally contains dissolved substances that can cause health problems, depending on the concentrations and combinations of the substances present, such as arsenic, boron, selenium, mercury or radon (a gas formed by the natural breakdown of uranium in the soil).

According to the State Water Resources Control Board, groundwater is also often polluted by human activities that generate contaminants such as microorganisms, gasoline and diesel fuels, solvents, nitrates, pesticides, pharmaceuticals, and metals. The underground flow and concentration of these contaminants, as well as the intrusion of ocean saltwater into groundwater, can be influenced by the extraction of groundwater and changes in levels of groundwater and surface water.

Commented [A20]: Please include in this overview a section on Comment the effects and future effects of SLR on saltwater intrusion and how that might affect groundwater in the future.

Commented [A21]: This does not seem accurate in the context of climate change. Please also comment on the impacts climate change on weather including variable weather that might create more drought conditions and heavier rainfall and storms.

Commented [A22]: If pharma or other human caused contaminants is a concern there should be a policy about it. Consider returning:

“Policy C-WR-1bbb: Require that permits and approvals for new development include evaluation and consideration of naturally-occurring and human caused contaminants in groundwater. **(New)”**

The California Department of Water Resources (DWR) has identified the groundwater basins and subbasins in the Sonoma County Coastal Zone as follows:

Name and DWR Identifier	Size	Classification
Bodega Bay Area (DWR I-57)	2,680 acres	Class 4
Wilson Grove Formation Highlands (DWR I-59)	size unavailable	Class 2
Lower Russian River Valley (DWR I-60)	10 square miles	Class 1
Fort Ross Terrace Deposits (DWR I-61)	3.5 square miles	Class 3

Source: Department of Water Resources Bulletin 118

In addition to County mapping, the State regularly updates the maps of groundwater basins and prioritizes groundwater basins for sustainable management in the County.

Figures C-WR-2a-c shows the locations of the groundwater basins in the Coastal Zone. None of these groundwater basins are currently designated by DWR as medium- or high-priority groundwater basins.

Groundwater Depletion

Public concerns over depletion of groundwater supplies have increased as development that relies on groundwater supply has increased. The County fully participates in the California Statewide Groundwater Elevation Monitoring (CASGEM) and continues to collect data about existing groundwater levels, water quality, and water use to best inform planning decisions.

In response to reports that groundwater levels have declined in some areas, the County has initiated a long-term program to increase the available data on groundwater resources and to systematically organize and use it as development is planned and new well permits are sought. Programs are underway to assess the available groundwater in the County’s three major basins, Santa Rosa Plain, Sonoma Valley, and Petaluma Valley. In the fractured rock areas of the Coastal Zone, data from monitoring will improve our understanding of available groundwater resources. This growing body of data will produce better information for County decision makers to determine what further measures may be appropriate in order to properly manage groundwater resources.

Goals, Objectives, and Policies

GOAL C-WR-2: Manage groundwater as a valuable and limited shared resource.

Objective C-WR-2.1: Conserve, enhance, and manage groundwater resources on a sustainable basis that assures sufficient amounts of clean water required for future generations, the uses allowed by the Local Coastal Plan, and the natural environment.

Objective C-WR-2.2: Develop a scientifically based program to collect the data needed to assess and understand groundwater conditions.

Objective C-WR-2.3: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.

Objective C-WR-2.4: Increase institutional capacity and expertise within the County to competently review hydrogeologic reports and data for critical indicators and criteria

Commented [A23]: Objective 2.5 “Avoid additional land subsidence caused by groundwater extraction.” Was removed. Please include this objective or provide an explanation as to why it was removed.

Policy C-WR-2a: Ensure sufficient groundwater quantity and quality for existing and proposed uses reliant upon groundwater wells through application of County standards for pump tests, well yields, pollutant levels, and water storage, particularly for higher capacity wells. (GP2020)

Policy C-WR-2b: Continue the County program to require groundwater monitoring for new or expanded commercial and industrial operations using wells. Where justified by the monitoring program, establish additional monitoring requirements for other new wells. (GP2020)

Policy C-WR-2c: Proof of groundwater with a sufficient yield and quality to support proposed uses in Class 3 and 4 Groundwater Availability Areas shall be required for discretionary permits. Test wells may be required in Class 3 Groundwater Availability Areas. Test wells or the establishment of community water systems to support new development in Class 4 Groundwater Availability Areas shall be required.

Policy C-WR-2d: Permit applications for new development that result in a net increase in groundwater use in a Class 3 and 4 Groundwater Availability Areas, or within a watershed that is designated as critical habitat for Steelhead or Coho Salmon shall be denied unless the applicant can demonstrate through a hydrogeologic report that the proposed use will not cause an adverse effect on groundwater resources of the groundwater basin, subbasin, or fractured rock aquifer, and associated stream levels. The hydrogeologic reports shall consider the following when evaluating impacts to groundwater resources: lowering of groundwater levels, reduction in groundwater storage, seawater intrusion, degradation of water quality, land subsidence, and depletion of interconnected surface water. The hydrogeologic report shall discuss if the development is consistent with an adopted groundwater sustainability plan or groundwater management plan, as applicable to the project site. ~~The expense of such study in relation to groundwater demand of the project shall be considered in defining the scope of the study~~ (GP2020 REVISED TO FOR CONSISTENCY WITH SGMA CRITERIA)

Policy C-WR-2e: Encourage public water suppliers to monitor and report groundwater levels, yields, and other information on groundwater conditions. (GP2020 REVISED)

3.4 WATER RIGHTS

Reasonable and Beneficial

The Reasonable and Beneficial Use Doctrine in the California Constitution requires that water be used in a reasonable and beneficial manner and prohibits misuse and waste of water. Water is used beneficially when, for example, it is used to drink, grow crops, ~~or wash cars~~. What is reasonable water use depends on the circumstances. For example, it could be unreasonable ~~to wash cars during a severe drought~~ for some water usages during a drought. All types of water rights are subject to this

Commented [A24]: Missing additional details on the need for a Hydrologic study and some of the details on what is needed in that study. Language from previous versions: "Test wells may be required in Class 3 Groundwater Availability Areas. Discretionary applications in Class 3 and 4 Groundwater Availability Areas shall be denied unless a hydrogeologic report establishes that groundwater quality and quantity are adequate and will not be adversely impacted by the cumulative amount of development and uses allowed in the area, so that the proposed use will not cause or exacerbate an overdraft condition in a groundwater basin or subbasin or fractured rock aquifer. Procedures for proving adequate groundwater shall consider streamflow, groundwater overdraft, land subsidence, saltwater intrusion, and the expense of such study in relation to the water needs of the project."

constitutional provision, and the State Water Resources Control Board is authorized to take action to prevent unreasonable uses of water.

Types of Water Rights

There are two principal types of surface water rights in California: riparian rights and appropriative rights. A riparian water right allows a landowner bordering a watercourse to share the water flowing past his property with other riparian landowners. An appropriative right is a use-based right dependent upon physical control and beneficial use of the water, rather than any special relationship between land and water. Since 1914, all new appropriations of surface water require a permit from the State.

Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act of 2014 (SGMA) provides for establishment of Groundwater Sustainability Agencies in designated groundwater basins and grants these agencies new authorities to manage groundwater use, recharge, and environmental impacts. The Act requires development of sustainable groundwater management plans for groundwater basins designated by Department of Water Resources as medium- or high-priority groundwater basins. There are no medium- or high-priority basins in the Coastal Zone, but as of 2020, Sonoma County is in the process of complying with SGMA.

3.5 BIOTIC RESOURCES AND WATER

Biotic resources include vegetation, trees and other natural vegetation that depend on water, but their presence also affects the long-term quality and quantity of water resources in several ways. The natural vegetation found around wetlands, streams, and lakes benefits water quality by filtering out sediment and pollutants from stormwater runoff before it enters surface water bodies. Vegetation can also block stream flows and increase the retention of stormwater, thereby recharging groundwater, absorbing pollutants, and modifying peak flood levels. Vegetation on stream banks reduces bank erosion as a source of sediment. Trees and shrubs provide shade which can lower the temperature of the water and increase its value as fishery habitat in a warm climate. Streamside trees that fall into stream channels may aid fishery habitat by providing shelter, diverting flood flows, and scouring deep holes.

The policies in the Water Resources Element recognize the importance of natural vegetation and wildlife habitat, both as beneficial water uses whose needs must be considered but also as factors in maintaining adequate water quality and quantity. The supporting biotic resource goals, objectives, and policies are contained in the Open Space and Resource Conservation Element.

3.6 PUBLIC WATER SYSTEMS

An adequate and sustainable water supply is essential if Sonoma County is to serve projected increases in population, housing, employment, business, and agriculture. The main purpose of this section is to address what the County can do to help maintain the long-term adequacy of water supply services provided by public and private entities, given the legal limitations on the County's authority over such services.

Commented [A25]: Please include Section 30231 Biological productivity; water quality, and Section 30236 Water Supply and Flood Control

The Sonoma Coast has about 16 water systems which fall under the regulatory authority of the SWRCB as a public water system.

The large public water systems on the coast are The Sea Ranch Water Company with 1,857 connections and the Bodega Bay Public Utilities District with 1,058 connections. The small public water systems range from the Sereno del Mar Mutual Water Company with 168 connections to the Blue Heron Restaurant with a single connection. The small public water systems supply water to a wide variety of uses such as businesses, residences, schools, and small unincorporated communities. Most are owned by mutual companies or other private entities, and a few are operated by special districts. These systems have small revenue bases and relatively high per capita costs and often have difficulty financing major capital investments needed to replace aging facilities or accommodate growth. Additional information about public water systems on the coast is provided in Public Facilities and Services Element Section 3.1 (Water Services) and **Table C-PF-1**.

All public water systems must meet and maintain water quality standards established by the Sonoma County Department of Health Services and the Regional Water Quality Control Boards. The suppliers are required to prepare and adopt wellhead protection plans that will avoid future contamination, and policies should avoid unnecessary restrictions on development associated with protecting public water wells.

In light of concerns over the future availability of water from surface and groundwater sources, water conservation, re-use, and alternative resources are increasingly important to providing adequate water supplies in the future.

Commented [A26]: Please add more context on availability concerns

Goals, Objectives, and Policies

GOAL C-WR-3: Encourage public water suppliers to provide an adequate water supply that meets long-term needs, is consistent with the adopted Local Coastal Plan and community water management plans, and maintains water resources for other water users while protecting the natural environment.

Objective C-WR-3.1: Assist public water suppliers in collecting and disseminating surface and groundwater data, assessing available water supplies, and protecting water quality.

Objective C-WR-3.2: Work with public water suppliers in developing and implementing long-term plans for water supply, storage, and delivery necessary to first meet existing water demands; and secondly to meet planned growth within the designated service areas, consistent with the sustainable yield of water resources.

Objective C-WR-3.3: Work with public water suppliers to balance reliance on groundwater and surface water to assure the sustainability of both resources.

Policy C-WR-3a: Assist public water suppliers in complying with Federal and State water quality standards by assuring that water sources used for public water systems are not contaminated by land uses or pollutants in the watershed, by supporting continued study and monitoring of water quality, and by encouraging acquisition of critical watershed areas by the water suppliers or the Sonoma County Agricultural Preservation and Open Space

Commented [A27]: Please reference the specific standards here, or provide a link to an appendix with these standards.

District. In furtherance of this initiative, work with public water suppliers in developing and implementing wellhead protection plans. (GP2020)

Policy C-WR-3b: Encourage local public agencies that are public water suppliers, including county-dependent districts, special districts, and other local public agencies, to consult with the County prior to acquiring a site or developing any well or facility for public water supplies in the unincorporated area; and require a determination of consistency with the Local Coastal Plan and supporting technical documentation for development of any such well or facility. (GP2020)

Commented [A28]: Please change this language to make this policy more actionable.

Policy C-WR-3c: Encourage the preparation of master facilities plans and urban water management plans for all public water suppliers to design and construct all facilities in accordance with sustainable yields. A master facilities plan should contain, but not be limited to the following:

Commented [A29]: Please change this language to make this policy more actionable.

- (1) Maps showing future service area boundaries;
- (2) Forecasted growth and relationship to Local Coastal Plan projections and limits;
- (3) Projected service and facility needs;
- (4) Estimated costs and revenues for needed improvements;
- (5) System design parameters and assumptions;
- (6) Monitoring and mitigation measures to assure long-term adequacy of sources, including during possible drought conditions; and
- (7) Water conservation measures.

Commented [A30]: A master facilities plan should have a priority plan for water usages, with priority and non-priority usages in cases where water is limited. This is referenced in the Public Facilities and Services Chapter as well.

In the event that a master plan or monitoring fails to show adequate public water facilities or supplies for planned growth, consider moratoria on plan amendments, zoning changes, building permits, or other entitlements in order to protect services to existing residents. (GP2020)

Policy C-WR-3d: Support the actions and facilities needed by public water suppliers to meet the demands estimated in adopted master facilities plans, consistent with the adopted Local Coastal Plan, community water management plans, and in a manner that protects the natural environment. (GP2020)

Policy C-WR-3e: Encourage public water suppliers to avoid or minimize significant adverse impacts on the environment resulting from water supply, storage, and transmission facilities, including impacts on other water users. (GP2020)

Policy C-WR-3f: Support cooperative inter-regional planning efforts by the public water suppliers, their contractors, and other existing water users, to consider future demand projections concurrently with the availability of sustainable water supplies. (GP2020 REVISED)

3.7 WATER CONSERVATION AND RE-USE

Water conservation has long been a practice in Sonoma County households, businesses, and agriculture. The rise of environmental consciousness in the 1970s and a prolonged drought in 1976 and 1977 led to the early efforts by some water suppliers to reduce demand. Planned re-use of treated water in the Santa Rosa Plain was initiated by the City of Santa Rosa during this same period as part of its regional wastewater system. Most of these earlier conservation efforts were not well publicized and, due to the relative abundance of fresh water sources (outside the Coastal Zone), were not thought to be significant as a water supply strategy.

In recent years, both water conservation and re-use programs have expanded considerably. As advanced treatment has become an increasingly standard practice, re-use programs are becoming even more viable. Meeting peak water demands in the future may require increased water conservation efforts and water recycling by water users in both urban and rural areas.

The Sonoma Coast has always been a water-scarce area. As described above in Section 3.32 (~~Groundwater~~) **Groundwater Resources**, most of the County's Coastal Zone is in a Class 4 Groundwater Availability Area. Therefore, there is an even greater need in the Coastal Zone to increase the efficiency of water use and reduce demand for water by applying new water conservation and re-use technology and implementing water conservation programs.

Goals, Objectives, and Policies

GOAL C-WR-4: Increase the role of water conservation and safe, beneficial water re-use in meeting water supply needs of both urban and rural users.

Objective C-WR-4.1: Increase the use of recycled water where it meets appropriate standards of quality and quantity for the intended use.

Objective C-WR-4.2: Promote and encourage the efficient use of water by all water users.

Objective C-WR-4.3: Conserve and recognize stormwater as a valuable resource.

Policy C-WR-4a: Require stormwater and wastewater disposal methods in accordance with all applicable Federal, State, and local regulations to avoid or minimize reliance on discharges into natural waterways. Where applicable, comment on projects and environmental documents to ensure that low impact development practices and reclamation, conservation, and reuse programs are protective of surface and groundwater resources. (GP2020)

Policy C-WR-4b: Water conserving plumbing and water conserving landscaping shall be required in all new development projects. Prior to building permit issuance, the applicant shall submit to Permit Sonoma for review and approval a Water Conservation Plan for all

Commented [A31]: Given future forecasts in changes to local precipitation patterns due to climate change and future and increased usage/development, water conservation strategy research should be continued.

Commented [A32]: Cite these regulations so that the user can reference.

Commented [A33]: Please provide more information as to which agency or group comments on these projects. Also please define what "comments" means in this context. Is it feedback or requirements?

buildings and landscaping. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided. The measures in the plan shall be implemented by the applicant and verified by Permit Sonoma staff prior to Certificate of Occupancy or operation of the use. (GP2020 REVISED)

Policy C-WR-4c: County operated water systems shall be required to minimize water loss and waste and promote programs to minimize water loss and waste by public water suppliers and their customers. (GP2020 REVISED)

Policy C-WR-4d: Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation, frost protection, and livestock. (GP2020)

Policy C-WR-4e: Ensure that public wastewater disposal systems are designed to reclaim and reuse recycled water for agriculture, geothermal facilities, landscaping, parks, public facilities, wildlife enhancement, and other uses to the extent practicable, provided that the water meets the applicable water quality standards and is supplied in appropriate quantities for the intended uses. (GP2020)

Commented [A34]: Are there public waste water systems in Sonoma County? These were not described in the Public works and facilities section.

Policy C-WR-4f: Encourage graywater systems, roof catchment of rainwater, and other methods of re-using water; and minimizing the need to use potable surface water or groundwater. (GP2020)

Policy CWR-4g: Encourage property owners to incorporate only native, drought-tolerant, and low water use plants to conserve water and reduce the potential for runoff and erosion. (NEW)

Commented [A35]: Not actionable as written.

Policy C-WR-4h: Support programs to monitor and determine per capita or per unit water use in each community and area, and use these data in groundwater management plans, master facilities plans, and wastewater treatment plans. (GP2020)

Policy C-WR-4i: Encourage monitoring for all water use and water metering for public water suppliers that require water users to pay for costs of the amount of water used. Encourage tiering and other pricing mechanisms for public water suppliers that provide incentives for water users to employ conservation and reuse programs. Actively encourage public water suppliers to maximize water re-use and conservation prior to increasing net water use for new development. (GP2020)

Commented [A36]: Not actionable as written.

Policy C-WR-4j: Promote programs for retrofitting plumbing, providing cost rebates, identifying leaks, changing landscaping, irrigating efficiently, and other methods of reducing water consumption by existing users. (GP2020)

Commented [A37]: Are there any existing programs to date?

3.8 WATER IMPORTING AND EXPORTING

For many years, Sonoma County has relied to some degree upon importation of water from sources outside of the County borders. Since 1908, water has been diverted from the Eel River watershed in Mendocino County through a hydroelectric power plant into the Russian River watershed. This water has increased dry season flows in the Russian River and supplemented water supplies for downstream users.

Goals, Objectives, and Policies

GOAL C-WR-5: Ensure that new proposals for surface and groundwater imports and exports are consistent with Sonoma County's ability to sustain an adequate supply of high quality water for all its water users and dependent natural resources.

Objective C-WR-5.1: Protect the interests of current and future water users of Sonoma County in the review of proposals to export water from Sonoma County.

Objective C-WR-5.2: Ensure consideration of the environmental impacts of all proposed water imports and exports.

Policy C-WR-5a: Assess the environmental impacts and the impacts on current and future Sonoma County water users of any proposals to physically export water outside of Sonoma County, or to substantially increase existing out-of-County exports. Consideration of any proposal to export additional water shall prioritize benefit of and need for the water in Sonoma County, and assure that water needed by Sonoma County's urban, rural, and agricultural water users will not be exported outside the county. (GP2020)

Policy C-WR-5b: Full assessment of the environmental impacts shall be required for any proposals to import additional water into Sonoma County. (GP2020)

Policy C-WR-5c: Where allowed by State law, require that trucked water be tracked and reported to the County. (GP2020 REVISED)

Watershed Management

Watershed management is a holistic approach to managing water resources and other watershed functions such as fish and wildlife, riparian functions, and ecological services. Watershed management allows for an integrated approach to surface water, groundwater, and water supply management taking into account effects on stream flow, groundwater levels, water quality and habitat conditions.

GOAL C-WR-6: Improve the understanding, valuation, and sound management of the water resources in the diverse watersheds of the Sonoma County coast.

Objective C-WR-6.1: Seek and secure funding for addressing water resource issues on a watershed basis.

Objective C-WR-6.2: Ensure consideration of the environmental impacts of all proposed water imports and exports.

Policy C-WR-6a: Prioritize a watershed management approach to remediating identified water related problems. (GP2020)

Policy C-WR-6b: Utilize the North Coast Integrated Coastal Watershed Management Plans for the Salmon Creek and the Russian River Watersheds where appropriate and feasible. (NEW)

4 IMPLEMENTATION PROGRAMS

4.1 WATER RESOURCES IMPLEMENTATION PROGRAMS

Program C-WR-1: Develop and provide educational, outreach, or technical assistance programs focusing on water quality to owners and managers of agricultural operations and timberlands. Inform owners and managers of agricultural lands, including vineyards, orchards, row crops, grazing, ranches, and dairies, about the Agricultural Commissioner’s Best Management Practices for erosion and sediment control, including on-site retention of storm water, maintenance of natural sheetflow and drainage patterns, and avoidance of concentrated runoff, particularly on steep slopes; and for protection of streams and other surface waters from the effects of livestock grazing. (NEW)

Program C-WR-2: Develop and require compliance with standards for the siting and design of harbors, marinas, and other waterfront development, regardless of the size of the area to be disturbed. Require stormwater source control Best Management Practices to minimize polluted runoff including installation of trash receptacles with lids, posting of No Littering signs; and installation and maintenance of filters in storm drains. (NEW)

Program C-WR-3: Consider developing guidelines for development in Rural Communities that would provide for retention of the site’s pre-development rate of groundwater recharge. (GP2020 REVISED)

Program C-WR-4: Initiate and support educational programs to inform residents, business and agriculture owners and operators, and other groundwater users of best management practices in the areas of efficient water use, water conservation, and increasing groundwater recharge. (GP2020)

Commented [A38]: Previously this policy included a comment “on steep slopes, particularly greater than 35 degrees” Please include this additional detail or provide an explanation as to why it was removed.

Commented [A39]: Previously these filters were defined as hydrocarbon filters, please include this additional detail or provide an explanation as to why it was removed.

Commented [A40]: In addition to groundwater recharge in Rural Communities, previously this policy included: “Discretionary projects in Urban Service Areas, where the density of development thus extent of impervious surface area is greater than in Rural Communities, shall be required to maintain the site’s pre-development recharge of groundwater to the maximum extent feasible.” Please include this additional detail or provide an explanation as to why it was removed.

Program C-WR-5: In cooperation with the Sonoma County Water Agency, California Department of Water Resources, other public agencies, and well owners, establish and maintain a system of voluntary monitoring of wells throughout the County, using public water system wells and private wells where available. Encourage participation in voluntary monitoring programs and, if funds are available, consider funding of well monitoring where determined necessary in order to stimulate participation. (GP2020)

Program C-WR-6: In order to assess groundwater resources, review well permit data, monitoring data and identify special study areas where additional groundwater studies are needed. In each such special study area that is approved by the Board, develop a comprehensive groundwater assessment that includes the following:

- (1) Existing system of monitoring wells and stream gauges;
- (2) Locations of water wells;
- (3) Available data on groundwater and surface water levels and contamination;
- (4) Maps and graphs that show past and present data and changes in precipitation, imports, groundwater levels, groundwater quality, rates of extraction, and the relationship of groundwater to surface water;
- (5) Drillers' logs, geologic data and monitoring data needed to estimate water yields in the area;
- (6) A water budget for the area under existing and foreseeable conditions that estimates inputs, outputs, and the total amount of water gain or loss in the area;
- (7) Consideration of the following groundwater sustainability indicators: lowering of groundwater levels, reduction in groundwater storage, seawater intrusion, degradation of water quality, land subsidence, and depletion of interconnected surface water;
- (8) Recommendations for well monitoring, data collection and reporting; and
- (9) Provisions for applicant fees and other funding of County costs.

If an assessment, as defined above, demonstrates a need for additional management actions to address existing foreseeable groundwater problems, a groundwater management plan shall be prepared. The groundwater management plan shall define groundwater sustainably for the basin, include recommendations for sustainable yield and sustainable management criteria with minimum thresholds and measurable objectives, and include recommendation for groundwater management policy necessary to achieve groundwater sustainability, pursuant to the California Water Code or the County's land use or other legal authority. Include

involvement by the affected water users, well drillers, local agencies, private water companies and landowners. (GP2020)

Program C-WR-7: Work with the State Water Resources Control Board, California Department of Water Resources, California Department of Health Services, California Environmental Protection Agency, public water suppliers, and applicable County agencies to secure funding sources for developing groundwater assessment, protection, enhancement, and management programs. (GP2020)

Program C-WR-8: Develop a program to facilitate the tracking and maintenance of consistency between the adopted Local Coastal Plan, adopted groundwater sustainability plans, urban water management plans, and the master facilities plans of public water suppliers. Such a program should include meetings between Permit Sonoma and public water suppliers, Permit Sonoma review of proposed master facilities plans, and referral of Local Coastal Plan changes to all public water suppliers. (GP2020)

Program C-WR-9: Use water effectively and reduce water demand by developing programs to:

- (1) Increase water conserving design and equipment in new construction, including the use of design and technologies based on green building principles;
- (2) Educate water users on water conserving landscaping and other conservation measures;
- (3) Encourage retrofitting with water conserving devices;
- (4) Design wastewater collection systems to minimize inflow and infiltration; and
- (5) Reduce impervious surfaces to minimize runoff and increase groundwater recharge. (GP2020)

Program C-WR-10: Assess water use by County buildings and facilities and reduce water consumption to the maximum extent feasible. (GP2020)

Program C-WR-11: Consider amending County codes to increase the use of recycled water for new commercial, residential, and agricultural development. (GP2020 REVISED)

Commented [A41]: Does not seem actionable as written.

Program C-WR-12: Where a problem related to water is identified, promote and seek funding for evaluating and remediating the problem through a watershed management approach. (GP2020)

4.2 OTHER INITIATIVES

Other Initiative C-WR-1: Work with the California Coastal Commission, Regional Water Board, Sonoma County Water Agency, public water suppliers, and other interested parties to minimize polluted runoff from development, and to continue to develop and implement effective water quality plans and measures. (GP2020)

Other Initiative C-WR-2: Work with the Regional Board in development of TMDLs, TMDL Implementation Plans, water quality monitoring, and programs and projects for water quality restoration and remediation for impaired water bodies to improve water quality. (GP2020)

Other Initiative C-WR-3: Continue to cooperate with Mendocino County, the Regional Water Board, and CalFire to reduce water quality impacts of timber harvest in the Gualala River watershed. (NEW)

Other Initiative C-WR-4: Coordinate with the North Coast Regional Water Quality Control Board, California Coastal Commission, watershed focus groups, and stakeholders in collecting, evaluating, and using coastal watershed-specific water resource information. (GP2020)

Other Initiative C-WR-5: Work with the Regional Water Board and coastal communities to evaluate and monitor impacts on surface and groundwater quality caused by the operation of septic systems in existing and suspected problem areas. (NEW)

Other Initiative C-WR-6: Coordinate with the U.S. Army Corps of Engineers, NOAA Greater Farallones National Marine Sanctuary, the Regional Water Quality Control Board and the Coastal Commission to continue maintenance dredging in Bodega Bay and other areas on the Sonoma Coast in accordance with the California Coastal Act. Dispose of dredge spoils in a manner that protects habitat and water quality and in accordance with all local, state, and federal permit requirements. (NEW)

Other Initiative C-WR-7: Support the Sonoma County Water Agency with development of flood control design criteria that considers stream geomorphic analysis, and the use of biotechnical bank stabilization methods for the purpose of preventing erosion and siltation in drainage swales and streams. (GP2020)

Other Initiative C-WR-8: Work with public water suppliers in assessments of the sustainable yield of surface water, groundwater, recycled water, and conserved water, including during possible drought periods. This work should include the exploration of potentially feasible alternative water supplies. Surface and groundwater supplies must remain sustainable and not exceed sustainable yield. (GP2020)

Other Initiative C-WR-9: Request technical assistance and water resource data from public water suppliers and share available water resource information with them and the public. (GP2020)

Other Initiative C-WR-10: Help public water suppliers disseminate information on the limits of available water supplies, how the supplies can be used efficiently, the possible effects of drought conditions, acceptable levels of risk of shortage for various water users, priorities for allocation of the available water supply, conditions for use of limited supplies, and limits of alternate sources that could be used or developed. Towards this end, support water conservation and education programs which provide measurable targets for public water suppliers. (GP2020)

Other Initiative C-WR-11: Cooperate with public water suppliers in planning, developing, and constructing storage and transmission facilities needed to supply water pursuant to adopted Local Coastal Plan policies, urban water management plans, water supply agreements, master facilities plans and, where applicable, programs to mitigate identified groundwater overdraft conditions. (GP2020)

Other Initiative C-WR-12: Coordinate with the North Coast Regional Water Quality Control Board and California Department of Water Resources to promote stormwater impoundments for agricultural uses. (GP2020)

Other Initiative C-WR-13: Encourage and support research on and monitoring of local groundwater conditions, aquifer recharge, watersheds, and streams where needed to assess groundwater quantity and quality. (GP2020)

Other Initiative C-WR-14: Encourage and support comprehensive studies of long-term changes in climate and precipitation patterns in the County and region. (GP2020)

Other Initiative C-WR-16: Policy C-WR-4d: Encourage and support conservation for agricultural activities that increase the efficiency of water use for crop irrigation, frost protection, and livestock, including developing off-stream storage to reduce use of groundwater wells or direct diversions from streams during the dry season. (NEW - WAS POLICY C-WR-4D)

Commented [A42]: From our understanding, this was previously (in part) Policy C-WR- 4h

Policy C-WR-4d **was:** “Encourage monitoring for all water use and water metering for public water suppliers that require water users to pay for costs of the amount of water used. Encourage tiering and other pricing mechanisms for public water suppliers that provide incentives for water users to employ conservation and reuse programs. Actively encourage public water suppliers to maximize water re-use and conservation prior to increasing net water use for new development. (GP2020)”

Please explain why this policy was removed.

CALIFORNIA COASTAL COMMISSION

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September 27, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Public Safety Chapter

Dear Ms. Condon and Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. We anticipate this letter to be the first of several as we provide in-line edits and comments on each chapter. The comments and recommendations below summarize the overarching feedback on Chapter 7: Public Safety.

The list below is intended as a complement to the in-line edits and comments provided for the Public Safety Chapter but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff:

1. **Redevelopment.** The Public Safety chapter uses three related terms to describe redevelopment: *redevelopment*, *coastal redevelopment*, and *blufftop redevelopment*, only the latter of which is defined. To avoid confusion regarding this term, we would strongly recommend using only one term (either "redevelopment" or "coastal redevelopment"), which should measure redevelopment from the effective date of the Coastal Act (January 1, 1977). "Existing development" should also be defined as development that was in existence prior to passage of the Coastal Act. (See Policies and Objectives: C-PS-1g, C-PS-2i, C-PS-2m, C-PS-1, C-PS-4; Pages: PS-13, 14, 32).

Below is sample language for the definition of redevelopment, per the 2021 certified Half Moon Bay LCP:

Redevelopment" means alteration, demolition, or replacement of 50 percent or more of the major structural components of any structure or an addition of 50 percent or more to the floor area of such structure. Incremental changes that cumulatively amount to

replacement of 50 percent or more over time shall also be considered redevelopment. In all cases, policies that apply to “new development” shall also apply to “redevelopment.” (California Code of Regulations Section 13252(b) and California Coastal Commission 2015 Sea Level Rise Policy Guidance).

2. **Acceptable Risk.** “Acceptable risk” and “acceptable level” are mentioned frequently in the Public Safety chapter as a standard by which to allow development, however, the “Determination of Acceptable Risks” section does not require that “acceptable” classification should require the applicant to provide evidence that the development would not cause substantial adverse impacts on coastal resources, as is required by policy C-PS-1e. The County should explicitly define this term as stated or define what is *acceptable* under each of the varying scenarios rather than relying on this vague terminology. (See Policies and Objectives: C-PS-1e, C-PS-2.1, C-PS-2f, C-PS-2h, C-PS-3.1, C-PS-3g, C-PS-4.1, C-PS-4.2, C-PS-4.5, and C-PS-5.2).
3. **Redevelopment in Unique Circumstances.** We recommend the County consider adding a policy to complement Policy C-PS-2k that addresses the prospect of redevelopment in unique situations where properties cannot be adequately or safely setback or are already occupying lands in the public trust. Alternatively, the County could add a policy that allows development within the 100-year setback, provided that development is minimized and set back to the extent possible, with an absolute minimum setback defined, and combined with removal conditions. This approach assures development is safe for a limited number of years, less than the full 100-year life the policies would otherwise require, with assurances that should the development be imminently threatened the owner is required to accept liability and assure removal.
4. **Shoreline Protective Devices.** Specific policies on Shoreline Protective Devices need to be added to complement Objective C-PS-2.3 which describes minimizing the need to construct shoreline protective devices including defining when such devices are allowed and incorporating related policies on required monitoring, mitigation, and allowable duration for such devices. Sample language from the 2021 certified Half Moon Bay LCP is included below:

7-28. Shoreline Protective Device Limitations...*Shoreline protective devices shall be permitted only to serve a coastal-dependent use or to protect an existing structure in imminent danger from erosion (i.e., when substantial evidence indicates that the structure will be significantly damaged by coastal flooding or erosion hazards within two to three storm cycles, or approximately three years); when found to be the least environmentally damaging feasible alternative (e.g., if relocation or soft armoring approaches cannot mitigate the hazard); and when all coastal resource impacts are appropriately and proportionally mitigated.*

7-20. Redevelopment Standards. *Redevelopment in areas subject to shoreline hazards shall not be approved unless the entire structure meets the current standards for new development, including beach or blufftop setback requirements, based on an up-to-date, site-specific shoreline hazards evaluation. If the structure proposed for redevelopment is protected by a shoreline protective device, require the device to be removed and the site*

to be restored as a condition of redevelopment.

In addition, language from the Coastal Commission's draft Coastal Adaptation Planning Guidance for Residential Development is provided here as guidance for reframing Policy C-PS-2m which currently describes the authorizing the removal of a shoreline protective device after a structure has been removed.

F.6 Shoreline Armoring Duration. *Shoreline protective devices shall only be authorized until the time when the existing principal structure that is protected by such a device: 1) is no longer present; 2) no longer requires armoring; or 3) is redeveloped. Permittees shall be required to submit a coastal permit application to remove the authorized shoreline protective device within six months of a determination that the shoreline protective device is no longer authorized to protect the structure it was designed to protect because the structure is no longer present or no longer requires armoring and the device is not needed to protect adjacent development that is still entitled to shoreline armoring. In the case of redevelopment, any potential rights to protection are terminated and removal of the shoreline protective device shall be required as part of demolition and alteration of the structure being redeveloped.*

5. **Hazards-Related Conditions of Approval.** Several policies including Policies C-PS-1e, C-PS-2g, C-PS-4i (which provide xxx, xxx, and xxx, respectively) are missing key elements regarding deed restrictions, risk disclosure, no future armoring requirements, and future adaptation/removal language. Please at a minimum add these as required conditions of approval for *all* coastal development permits that may be subject to shoreline hazards. The County should also include a general policy or policies requiring assumption of risk for hazardous development based on the language contained in the draft Coastal Adaptation Planning Guidance for Residential development:

As a condition of coastal permit approval for new development in an area subject to current or future hazards, applicants shall be required to acknowledge and agree, and private applicants must also record a deed restriction on the property to acknowledge and agree [modify following list as necessary to address specific case]: 1) that the development is located in a hazardous area, or an area that may become hazardous in the future; 2) to assume the risks of injury and damage from such hazards in connection with the permitted development; 3) to unconditionally waive any claim of damage or liability against Sonoma County, and Coastal Commission, if permit is appealed, its officers, agents, and employees for injury or damage from such hazards; 4) to indemnify and hold harmless Sonoma County, and Coastal Commission, if permit is appealed, its officers, agents, and employees with respect to approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; 5) that they have no rights under Coastal Act Section 30235 and related LCP policies to shoreline armoring in the future; 6) that sea level rise could render it difficult or impossible to provide services to the site (e.g., maintenance of roadways, utilities, sewage or water systems), thereby constraining allowed uses of the site or rendering it uninhabitable; 7) that the boundary between public land (tidelands) and private land may shift with rising seas, the structure may eventually be located on public trust lands, and the development approval does not permit

encroachment onto public trust land; 8) any future encroachment must be removed unless the Coastal Commission determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain, and any future encroachment would also be subject to the State Lands Commission's (or other trustee agency's) leasing approval; and 9) that the structure may be required to be removed or relocated and the site restored if it becomes unsafe or if removal is required pursuant to [insert LCP policy specifying adaptation planning requirements (i.e., Model Policy B.2 Removal Plan Conditions for New Development in Hazardous Areas)].

Sample language from the 2021 certified Half Moon Bay LCP provides a helpful example of effectively incorporating the draft residential guidance excerpted above into a policy:

***7-18. Assumption of Risk.** As a condition of approval for all coastal development permits that may be subject to shoreline hazards, require a deed restriction to ensure that property owners understand and assume the risks, and mitigate the coastal resource impacts, of new development and redevelopment in a hazardous area. Recorded assumptions of risk shall include a waiver of claim of damage or liability against the City of Half Moon Bay, waiver of rights to future shoreline armoring, acknowledgement that the development may need to be removed and the site restored in response to future hazard conditions, and any other acknowledgements and mitigation measures necessary to internalize risk decisions. In the event that development is threatened by shoreline erosion or other hazards and needs to be removed or relocated, the owner shall bear full responsibility for all costs and must work with the City to implement the mitigation in a timely manner.*

6. **Siting and Designing Development.** The siting and design policies for blufftop development and development in areas at risk of flooding and/or sea level rise impacts should be strengthened. Edits made to Policies C-PS-1e, C-PS-4d, and C-PS-4e (xxx-briefly summarize what these do in case numbering changes) should be incorporated to ensure Coastal Act consistency.

7. **Best Available Science.** "Best available science" is referenced multiple times in this chapter and should be defined. On a policy-specific basis, when possible, details should be given as to the source and quality of the science. Sample language for describing the best available science for coastal hazards and sea level rise is shown below:

The best available, up-to-date scientific information about coastal hazards and sea-level rise shall be used in vulnerability assessments, the evaluation of coastal development permit applications that present hazard risks, and the preparation of technical reports and related findings. Analyses shall include multiple sea-level rise scenarios, one of which is a worst-case "high" projection for the planning horizon or expected duration of the proposed development [insert the minimum anticipated duration of development, e.g., (minimum 100 years unless otherwise specified)], based on best available scientific estimates of expected sea-level rise at the time of the analysis. Sources of information may include, but shall not be limited to, state and federal agencies, research and academic institutions, and non-governmental organizations, such as the California Coastal Commission (CCC), Ocean Protection Council (OPC), National Oceanic and Atmospheric Administration (NOAA), the National Research

Council, and the Intergovernmental Panel on Climate Change.”

8. **Flood Risk.** Policies in Section 4.2 “Regulatory Setting” do not appear to address areas subject to SLR flood zones aside from those that are located in FEMA flood zones. Flood hazard zones as defined by the FEMA Flood Insurance Rate Maps do not include consideration of sea level rise, and so will not ensure the safety of development over its anticipated lifetime as sea levels rise. As such, additional consideration should be given to incorporating policies to address areas at risk of flooding from sea level rise.

Finally, we want to re-iterate some general comments from the “County of Sonoma Draft Local Coastal Program Land Use Plan Update” letter sent to Sonoma County from North Central District Manager, Stephanie Rexing, on July 23, 2021. These comments are not specific to only the Public Safety Chapter but are generally applicable to the entire document, as well as this chapter, and should be incorporated.

- **Organization and Clarity:** To improve organization and clarity each section should contain the implementation programs that pertain to their chapter. In addition, consider changing the format of the document so that chapter numbers align with their policy numbers
- **Coastal Act Policies:** Include all applicable and relevant Coastal Act policies and reference such policies in full.
- **Referencing External Documents:** The LUP should be drafted as a standalone document rather than including references to numerous external documents on which the policies rely (See Program C-PS-3 and Policies C-PS-2a thru 2d.).
- **Policy Language:** Consider changing policy language like “encourage” or “consider” in policies as the use of this type of terminology will make these policies not actionable.

Again, we thank you for your efforts to-date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Public Safety Element

Commented [A1]: We recommend reorganization of policies within each section – first, include all required studies/application materials, followed by the relevant "implementation programs" (e.g. C-PS-1 re managed retreat and rolling setbacks should be in Geologic Hazards instead of in a separate section)

I INTRODUCTION

I.1 PURPOSE

California Coastal Act

The Sonoma County coast contains 3,755 dwelling units as of 2018 (Permit Sonoma GIS Community Profile) and, due to its outstanding natural beauty and recreational opportunities, hosts millions of visitors every year. However, many areas of the Coastal Zone are exposed to hazards related to earthquakes, geologic instability, flooding, sea level rise, tsunamis, coastal bluff erosion, wildland fire, and hazardous materials. The Public Safety Element establishes goals, objectives, and policies to protect the coastal residents and visitors from unreasonable risks from these hazards. The Element also identifies ongoing County initiatives, "Other Initiatives," that support public safety and promote inter-agency and community collaboration. Programs to implement proposed policies are also identified at the end of this element.

The 1976 California Coastal Act directs that new development minimize risks to life and property from environmental hazards and to avoid substantial alteration of natural land forms. Below is Section 30253, the applicable section of the Coastal Act.

Section 30253: Minimization of Adverse Impacts.

New development shall do all of the following:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) 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 bluff and cliffs.*
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- (4) Minimize energy consumption and vehicle miles traveled.*
- (5) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The Public Safety Element establishes goals, objectives, and policies to minimize potential human injury and property damage by guiding future development to reduce the exposure of persons and property to the above hazards. The policies in this Element are intended to avoid development which would result in unacceptable risks to the residents, visitors, private property, public facilities, and infrastructure in the Coastal Zone; and to minimize risks for existing development already located in

hazard areas. Acceptable levels of risk are based on the nature of each hazard, the frequency of exposure, the number of persons exposed, and the potential damage.

Commented [A2]: Please consider specific standards for “acceptable risk” as discussed in cover letter.

The policies in the Public Safety Element are intended to avoid development which would adversely affect existing and future residents, visitors, and property; and to not place an undue financial burden on property owners and taxpayers by allowing development in hazard areas which may have unusually high costs for public services and disaster relief. The Public Safety Element is based on the best available science and information and official data sources to delineate areas potentially at risk from various hazards. It includes maps of known high hazard areas to not only guide development but also to increase awareness of inhabitants and aid in disclosure of potential hazards in real estate transactions.

The Public Safety Element is only one part of a comprehensive countywide approach to address hazards that also includes emergency response plans, pre-disaster preparation and training, pre-disaster mitigation, design and construction standards, and education.

1.2 RELATIONSHIP TO OTHER ELEMENTS

The hazards addressed in the Public Safety Element and the sensitivity of various land uses have been considered in preparing the Land Use Element. Policies in the Land Use Element limits the range of land uses allowed in high hazard areas to reduce the number of people and structures exposed to risk. The Public Safety Element policies are also coordinated with the policies of the Open Space and Resource Conservation, Public Facilities and Services, Circulation and Transit, and Land Use Elements.

1.3 RELATIONSHIP TO OTHER PLANS AND REGULATIONS

The Local Coastal Plan, and Coastal Zoning Ordinance that implement it, are not the only means to minimize risks to public safety and property from hazards in the Coastal Zone. Local Coastal Plan policies are intended to be complementary to federal, state, and local laws, regulations, and plans that impose siting and design or other regulatory requirements to minimize risks from natural hazards to public safety and property and increase community resilience to these hazards. Implicit in the Public Safety Element is the assumption that the County will continue to comply with these laws, regulations, and plans.

United States Coast Guard Sector San Francisco Area Contingency Plan

The Federal Water Pollution Control Act (Clean Water Act) prohibits discharges of oil and hazardous substances into or upon the Nation’s waterways, shorelines, and adjoining areas. The Act mandates development of a National Contingency Plan, providing for coordinated federal response to releases of such materials. The Act also provides for the preparation of Area Contingency Plans (ACPs) for specific geographic regions.

The Sector San Francisco ACP covers the land masses and waters of Northern California, including Sonoma County and describes the authorities, roles, and responsibilities of parties involved in National Contingency Plan development and implementation. The ACP includes an inventory, along

with maps and descriptions where appropriate, of notable sensitive resources that could be damaged by a release of oil or other hazardous material. The inventory includes biological and cultural resources at dozens of sites along the Sonoma Coast. For each site, the ACP describes resources of concern, known natural hazards in the area, response strategies specific to the site, and an overview of response logistics.

The U.S. Coast Guard has authority and jurisdiction to coordinate spill responses within the Coastal Zone. In the event of a spill or release, a U.S. Coast Guard representative, or Federal On-Scene Coordinator, evaluates the severity of the event and coordinates the response with other federal, state, and local agency representatives, in accordance with the ACP and other applicable plans, laws, and regulations. Sonoma County Departments that could be involved in the response effort include the Fire and Emergency Services Department, Sherriff's Office, and Department of Health Services, among others.

Sonoma County Hazard Mitigation Plan

The Federal Disaster Mitigation Act of 2000 requires local governments to adopt and implement a local hazard mitigation plan in order to be eligible for various types of pre-disaster and post-disaster community aid and grant programs from the Federal Emergency Management Agency (FEMA). Unlike an emergency response plan, a hazard mitigation plan focuses on identifying mitigation actions that can be taken before disasters occur to reduce the level of property damage, personal injury, and community disruption that might otherwise result. It is based on the premise that many of the losses that could result from hazards could be avoided, prevented, or minimized through better planning, construction, design, and education.

In April 2017, the County adopted the most recent Sonoma County Hazard Mitigation Plan (Hazard Mitigation Plan) to help reduce the level of injury and property damage resulting from hazards including seismic hazards, landslides, floods, wildfires, and hazards resulting from climate change. The Hazard Mitigation Plan also addresses erosion, erosion is the loosening and transportation of rock and soil debris by wind, rain, or other running water or the gradual wearing away of the upper layers of the earth, sea-level rise, and tsunamis, as secondary hazards. The Hazard Mitigation Plan includes hazard maps and a five-year implementation plan. The implementation plan identifies community policies, actions, and tools to reduce the public's exposure to hazards, minimize potential property damage and disruption, and reduce the costs of disaster relief. The Hazard Mitigation Plan implementation plan as amended is incorporated by reference into this Public Safety Element to ensure consistency as it is updated and revised every five years.

Sonoma County Climate Action Plan

Sonoma County has long recognized the need for local action to help meet the global challenge of climate change. In July 2016 the Regional Climate Protection Authority adopted the *Climate Action Plan 2020 and Beyond (Climate Action Plan 2020)*. The Climate Action Plan 2020 recommendations will be implemented by local jurisdictions.

The Climate Action Plan 2020 is the outcome of a coordinated, multi-partner planning effort to reduce greenhouse gas emissions in Sonoma County. It builds on previous efforts, and provides a

framework for implementing measures to reduce greenhouse gas emissions adopted by the County and the nine cities.

The Climate Action Plan 2020 contain regional and project-level measures to support the County's effort to achieve the reaffirmed statewide reduction targets of 25 percent below 1990 levels by 2020, with long-term goals of 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050. It includes a backcast of 1990 greenhouse emissions and a robust inventory of 2010 levels.

California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), prior to any action on a project subject to CEQA, the lead agency which is the public agency that has the principal responsibility for carrying out or approving a project, must prepare an analysis of the impacts of the proposed project. The analysis must include an assessment of whether it would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure; landslide; flooding in the 100-year floodplain; inundation by a seiche, tsunami, or mudflow; or hazardous materials. A seiche is a standing wave that oscillates in a lake as a result of seismic or atmospheric disturbances creating huge fluctuations of water levels. A seiche has to occur in an enclosed body of water such as a lake, bay or gulf. The hundreds year flood is the magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

The assessment must identify potential mitigation measures and project revisions or alternatives which may be considered to reduce the risks from such hazards to a level of less than significant. Most development projects in the Local Coastal Zone are subject to analysis under CEQA.

Other Laws and Regulations

A number of other state and federal laws and regulations complement the Local Coastal Plan's public safety intent by establishing siting constraints, study requirements, and building standards for specific types of development such as essential services buildings, dams, schools, hospitals, power plants, pipeline and transmission lines, and water supply and water treatment facilities. In addition, new construction in the Coastal Zone must comply with and meet the applicable standards of the California and Sonoma County Building Codes to increase resistance to or reduce risks from seismic events, geologic hazards, flooding, fires, and hazardous materials. The County will continue to apply and enforce all applicable design and siting requirements established by state and County Codes to increase the safety and disaster resistance of new or existing buildings whether private or public through the permit review process.

1.4 SCOPE AND ORGANIZATION

Goals, objectives, and policies applicable to risks from all general types of hazards are in Section 2, followed by sections on the specific hazard types – Geologic Hazards (Section 3), Flood and Inundation Hazards (Section 4), Sea Level Rise Hazards (Section 5), Wildland Fire Hazards (Section 6), and Hazardous Materials (Section 7). Each of these sections summarizes the extent of the hazard and the risk to public safety and property; and includes goals, objectives, and policies to reduce the

exposure of persons and property to the hazard. Programs needed to implement proposed policies are also identified. In addition, the Element calls out ongoing or potential future County initiatives, referred to as “Other Initiatives,” that support public safety and promote inter-agency and community collaboration.

1.5 DETERMINATION OF ACCEPTABLE RISKS

Acceptable levels of risk are based upon the nature of each hazard, the frequency of exposure, the number of persons exposed, and the potential damage. The County is not able to guarantee that any particular development will not, at some time in the future, be adversely affected by the hazards identified in this Element because such hazards, by their nature, defy precise prediction. Acceptable levels of risk may vary depending on the type of hazard, degree of certainty of hazard exposure, and state of existing development. Acceptable risk can only be determined after all effort has been made to reduce the risk and does not include development that increases known risks to human health and safety in identified hazard areas.

Maps included in the Public Safety element are for illustrative purposes only and are not a suitable basis for parcel-specific decisions. The map scale and reproduction methods limit precision in physical features displayed. The parcels boundaries and physical features are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions.

Although there are significant regulatory requirements and controls to regulate the location and design of new construction or development and minimize the hazard risks to acceptable levels, it may not be possible to reach the same level of hazard avoidance or risk reduction for existing development, which has already been located in hazard areas or constructed prior to the enactment of applicable building and zoning codes designed to minimize hazard risk and vulnerability. Additionally, many sites within the coastal zone are subject to potential risks for multiple hazards, as such policies for all of the applicable hazards must be addressed, with the most restrictive or specific regulation applied.

Even with adequate planning, regulation, and mitigation, natural hazards and disasters cannot be prevented from occurring and the risk of impacts from such events cannot be eliminated altogether. Natural hazards and disasters will continue to occur. Although the County will take actions to guide future development, considerable development has already occurred in areas subject to hazards. The County will work to increase public and private disaster preparedness and response and plan accordingly to reduce the potential for harm and damage from such events, however, the potential for significant harm and damage arising from natural hazards and disasters remains.

Existing development and future development potential of parcels may be lost as a result of natural hazards and disasters. There is no obligation on the part of the County to compensate property owners for their losses or to allow rebuilding and development on parcels which cannot meet current building and zoning standards.

Commented [A3]: Please consider specific standards for “acceptable risk” as discussed in cover letter.

2 GENERAL HAZARDS POLICY

Commented [A4]: Change chapters numbers to align with goal numbers

GOAL C-PS-1: Prevent unnecessary exposure of people and property to risks of injury or damage from earthquake, geologic, flood, inundation, and wildland fire hazards and hazardous materials.

Objective C-PS-1.1: Comply with all applicable land use, building, and development regulations codified by federal, state, and local government to minimize risks of personal injury and property damage from hazard events.

Objective C-PS-1.2: Make fully-informed decisions on land use, development, and real estate regarding hazards through the use and dissemination of the best available science, information, and analysis.

Objective C-PS-1.3: Implement pre-disaster mitigation actions identified in the most recent California Governor's Office of Emergency Services approved Hazard Mitigation Plan implementation plan to help reduce the level of risk and the level of personal injury and property damage that could result from hazards.

Objective C-PS-1.4: Minimize public costs for development in high hazard areas that are associated with high costs for public services and disaster relief.

The following policies, in addition to those in this Public Safety Element and the Open Space and Resource Conservation, Water Resources, and Land Use Elements shall be used to achieve these objectives:

Policy C-PS-1a: Continue to apply, update, and enforce all applicable design, siting, and construction requirements and standards established by federal, state, and the County government to increase the safety and natural disaster resistance, resilience, and accommodation of new or existing public or private buildings through the permit review process. Where a parcel is subject to multiple hazards the most restrictive or specific regulation will be applied. (NEW/GP2020)

Policy C-PS-1b: Make natural hazard maps, data, and information available for public use and review at the County permit office and County website. Provide maps, data, and information in order to guide land use, development, and real estate decisions that affect risks to public safety and property from natural hazards. Post notices at the offices of the Sonoma County Recorder, Sonoma County Assessor, and Permit Sonoma that identify the location of these maps, data, and information.

Update hazard data as necessary to reflect any changes made by various responsible agencies including, but not limited to, the FEMA, United States Geological Survey (USGS), California Geologic Survey and /or California State Geologist, National Oceanic and Atmospheric Administration (NOAA), [California Ocean Protection Council](#), [California Coastal Commission](#), and California Department of Forestry and Fire Protection (CAL FIRE). In the

Commented [A5]: We recommend establishing a required frequency for updating hazard data.

event of conflicting information among these sources, Permit Sonoma staff shall determine which is most appropriate. Provide locally generated hazard data to these agencies involved in hazard mapping. (NEW/GP2020)

Policy C-PS-1c: Use and consider available natural hazard data, maps, analyses, and impact and vulnerability assessments from appropriate agencies; and require preparation of additional site-specific or project-specific hazards analyses when necessary to ensure full consideration of risks from natural hazards in the design and development review processes. (NEW/GP2020)

Policy C-PS-1d: 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. (NEW)

Policy C-PS-1e: Where there is a significant factual question about whether a particular development has sufficiently mitigated the potential risks from natural hazards to an acceptable level, the applicant shall provide evidence that the development would not cause damage or substantial adverse impacts on coastal resources. If the development is consistent with the Local Coastal Plan, and the property owner wishes to proceed in the face of a factual question regarding risks from natural hazards, the property owner provide indemnification to the County in the form of a deed restriction, insurance or other security, assume the risks of injury and damage from such hazards in connection with the permitted development, stipulate that they have no rights under Coastal Act Section 30235 and related LCP policies to shoreline armoring in the future, and provide a recorded notice which will protect the interests of the County and notify future purchasers of the property of the potential problem. (NEW/GP2020)

Policy C-PS-1f: Property owners shall be responsible for conducting their own research, and determining, and understanding the vulnerabilities and risks to their real estate investments from hazard events. Property owners shall be encouraged to develop an emergency response plan and mitigation plan to address those hazards before emergency conditions occur, and to carry their own hazards insurance. In developing such plans, property owners shall be encouraged to consider the FEMA's National Flood Insurance Program and Community Hazard Rating System, as well as the State of California Multi-Hazard Mitigation Plan. (NEW)

"Best available science" is the best available, up-to-date scientific information about coastal hazards and sea level rise shall be used in vulnerability assessments, the evaluation of coastal development permit applications that present hazard risks, and the preparation of technical reports and related findings. Analyses include multiple sea level rise scenarios, one of which is a worst-case "high" projection for the planning horizon or expected duration of the proposed development [insert the minimum anticipated duration of development, (minimum 100 years unless otherwise specified)], based on best available scientific estimates of expected sea level rise at the time of the analysis. Sources of information may include, but shall not be limited to, state and federal agencies, research and academic institutions, and non-governmental organizations, such as the California Coastal Commission (CCC), Ocean Protection Council (OPC), National Oceanic and Atmospheric Administration (NOAA), the National Research Council, and the Intergovernmental Panel on Climate Change."

Commented [A6]: "Best available science" needs to be described in this chapter:

"The best available, up-to-date scientific information about coastal hazards and sea level rise shall be used in vulnerability assessments, the evaluation of coastal development permit applications that present hazard risks, and the preparation of technical reports and related findings. Analyses shall include multiple sea level rise scenarios, one of which is a worst-case "high" projection for the planning horizon or expected duration of the proposed development [insert the minimum anticipated duration of development, e.g., (minimum 100 years unless otherwise specified)], based on best available scientific estimates of expected sea level rise at the time of the analysis. Sources of information may include, but shall not be limited to, state and federal agencies, research and academic institutions, and non-governmental organizations, such as the California Coastal Commission (CCC), Ocean Protection Council (OPC), National Oceanic and Atmospheric Administration (NOAA), the National Research Council, and the Intergovernmental Panel on Climate Change."

Commented [A7]: This shows a good policy specific definition of what "acceptable" would be. We recommend something like this that follows each mention of "acceptable levels" or "acceptable risk".

Commented [A8]: There seem to be several policies that address development and assumption of risk, but none are comprehensive. We strongly suggest including a separate Assumption of Risk policy that includes additional details per the Draft Residential Adaptation Guidance:

A.6 Assumption of Risk

As a condition of coastal permit approval for new development in an area subject to current or future hazards, applicants shall be required to acknowledge and agree, and private applicants must also record a deed restriction on the property to acknowledge and agree [modify following list as necessary to address specific case]: 1) that the development is located in a hazardous area, or an area that may become hazardous in the future; 2) to assume the risks of injury and damage from such hazards in connection with the permitted development; 3) to unconditionally waive any claim of damage or liability against the insert local government name, and Coastal Commission, if permit is appealed, its officers, agents, and employees for injury or damage from such hazards; 4) to indemnify and hold harmless the insert local government name, and Coastal Commission, if permit is appealed, its officers, agents, and employees with respect to approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in ...

Commented [A9]: We recommend tying this to something, as otherwise this is unlikely to be implemented. In our staff-to-staff meeting, we should discuss the intent of this policy and how the County envisions homeowners using this.

Policy C-PS-1g: Where existing development is located in a natural hazard area and is destroyed by a hazard event, there is no inherent public obligation to allow redevelopment or rebuilding which cannot meet current health and safety Codes and standards or to compensate the owner for the loss of their investment. (NEW)

Commented [A10]: As discussed in cover letter, this is not defined. There needs to be a consistent definition between blufftop redevelopment and redevelopment. Recommend using “redevelopment” or “coastal redevelopment.” This measures redevelopment from the effective of the Coastal Act.

Policy C-PS-1h: Land divisions, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards; would not require the construction of shoreline protective devices; and can accommodate a safe, all-weather access. (NEW)

Policy C-PS-1i: Facilitate response and recovery from natural hazard events by improving the ability of public infrastructure and facilities to withstand and remain functional after hazard events. Where necessary, retrofit, replace, or relocate existing infrastructure and facilities to avoid unreasonable risks from hazards. (NEW)

Commented [A11]: Policy should establish how the County will determine when replacement, retrofit, or relocation of infrastructure is “necessary” in addition to how “unreasonable risk” is defined and will be determined.

3 GEOLOGIC HAZARDS POLICY

3.1 BACKGROUND

Geologic hazards result from large scale seismic events and localized occurrences of expansive soils, slope instability, landslides, mudslides, subsidence, and coastal bluff erosion.

Seismic Hazards

Earthquakes are usually caused by sudden movement along geologic faults. Sonoma County has four active or potentially active earthquake faults within its boundaries identified by the state Alquist-Priolo Earthquake Fault Maps. Known geologic faults, including the San Andreas Fault system, within the 10 SubAreas of the Coastal Zone are shown on **Figures C-PS-1a-c**.

While a seismic event along any fault in the county could result in noticeable impacts along the Sonoma County coast, a seismic event along the Northern Segment of the San Andreas Fault system would be expected to have the greatest potential impact in the Coastal Zone due to the potential for surface fault rupture and violent ground shaking. As shown on Figures C-PS-1a-c, this fault generally lies off the west coast of the County. The fault crosses land at Bodega Bay, passes offshore, then crosses land again at Fort Ross running northward, through the Sea Ranch community, and continuing north into Mendocino County. Analysis of seismic data indicates that 8.5 magnitude earthquakes can be expected along the San Andreas Fault, and that earthquakes of 8.0 or more along this fault can be expected every 200 to 400 years (Prentice, 1989).

The adverse effects of earthquakes result from the physical effects of ground shaking, surface fault rupture, liquefaction, and earthquake-induced landslides; or secondary effects such as fires, tsunamis, seiches, dam failure, and hazardous materials releases. Each of these effects is briefly discussed below.

Ground shaking. Ground shaking from earthquakes affects the greatest number of people and can cause the most damage of any geologic hazard. According to the *California Hazard Mitigation Plan*, damage due to ground shaking produces over 98 percent of all building losses in a typical earthquake.

During an earthquake, the ground can shake for a few seconds or over a minute. The amount (strength and duration) of ground shaking is affected by many factors. Distance from the earthquake epicenter, the point on Earth's surface directly above the focus point of where the earthquake is originating underground, is the most significant factor. However, geologic conditions and the direction, magnitude, and depth of the fault rupture are also critical. Shaking, particularly horizontal shaking, results in the most earthquake damage because structures often have inadequate resistance to this type of motion. Unconsolidated and poorly consolidated alluvium, which is detrital materials such as clay, silt, sand, or gravel that has been deposited by running water, and terrace deposits will undergo greater ground shaking than consolidated bedrock formations. Unstable slopes also may undergo greater ground shaking, increasing the risk of landslides after an earthquake event. Figures C-PS-1a-c show ground shaking hazard potential on the Sonoma County coast based on maps produced by the California Geological Survey.

Ground Failure. Strong ground shaking during earthquakes can also result in ground failure. This risk increases with earthquake magnitude and ground shaking intensity but is also influenced by other factors such as slope, ground moisture, and the type and content of bedrock. Ground shaking on gentle and moderate slopes of poorly consolidated surface deposits can result in differential compaction, settlement and liquefaction. Liquefaction occurs when a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress such as shaking during an earthquake or other sudden change in stress condition, in which material that is ordinarily a solid behaves like a liquid. Damage from ground shaking can be increased by liquefaction and landslides. Liquefaction changes water-saturated soil to a semi-liquid state, removing support from foundations and causing buildings to sink. The most likely areas to experience liquefaction are valleys and tidal marshes with high water tables and sandy soils. Landslides, mudflows, and rock falls can result from ground shaking and are most common on steep slopes but may also occur in areas of gentle slopes due to liquefaction of subsurface materials.

Ground Displacement along Faults. Surface fault ruptures can result from large magnitude earthquakes. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Structures located within the fault rupture zone are subjected to excessive force. Most structures are not designed to withstand such large deformations and experience major damage. Pipelines crossing the fault zones can also be damaged by ground failure. During the 1906 earthquake, horizontal displacement along the San Andreas Fault averaged 15 feet in Sonoma County. Hazards from surface fault ruptures are generally avoided or minimized by limiting development in active fault zones in compliance with the Alquist-Priolo Earthquake Fault Zoning Act discussed in Section 3 (Geologic Hazards, Regulatory Setting).

Secondary Effects of Earthquakes. Earthquakes can result in additional property damage and human injury from secondary effects. Some earthquakes can result in large tsunami waves along the ocean shoreline or seiches on lakes which can cause damage by their force and by inundation of low-lying developed areas adjacent to the shoreline. Tsunamis and seiches are discussed in greater detail in Section 4 (Flood and Inundation Hazards). In addition, damage to utilities and other public facilities can produce disastrous secondary effects. Much of the destruction from the 1906 earthquake in Sonoma County was from fires that could not be put out due to broken water lines, damaged roads, and lack of communication. In addition, seismic events could trigger slope failure resulting in landslides which block or damage roads and infrastructure. Risks resulting from the secondary effects

of earthquakes can be reduced by various methods, but locating essential facilities and dense populations within high hazard areas increase the potential for damage.

Other Geologic Hazards

The Sonoma County coast has other geologic hazards in addition to those arising from seismic events, which include expansive soils; slope instability, which can result in landslides; and coastal bluff erosion. Erosion is the loosening and transportation of rock and soil debris by wind, rain, or other running water or the gradual wearing away of the upper layers of the earth. Each of these hazards is discussed below. However, unlike other coastal communities, Sonoma County does not experience significant beach sand erosion issues.

Expansive Soils. Buildings, utilities, and roads can be damaged by underlying soils rich in clay that swell each winter and shrink each summer depending on rainfall. This is a less obvious geologic hazard than earthquakes or landslides, but the gradual cracking, settling, and weakening of buildings over time could be significant.

Slope Instability. Slope instability includes landslides and other shallow soil slippage events that involve various forms of mass earth and rock movement downslope. The most common type of slope instability in Sonoma County is landslides. Landslide potential is generally greater on areas of steeper slope and can be triggered by heavy rainfall; earthquakes; road cuts; and construction activities such as grading and filling, placing culverts, and installing septic tanks. Logging, grazing, and removing vegetation may also adversely affect slope stability. Landslides and shallow soil slippage are prevalent in the Coastal Zone. **Figures C-PS-2a-c** show the areas on the Sonoma County coast subject to slope instability.

Landslides and coastal bluff erosion play a role in threatening development along the Sonoma County coastline. Development of homes, septic systems, landscape irrigation, and drainage as well as heavy rainfall and tidal action impact the rate of coastal erosion. Intensive grazing, tilling of slopes, and road construction have resulted in erosion on the Sonoma County coast through shallow slippage, gully, sheet wash, and wind action. Ongoing coastal erosion has contributed greatly to historic sedimentation of Bodega Harbor, the Estero Americano, and other water bodies. State Highway 1 on the North Coast experiences landslides and erosion to the extent that the road is frequently closed for repair.

Coastal Bluff Erosion. According to the National Academy of Sciences (2012), most of the damage along the California coast is caused by storms, particularly by the confluence of large waves, storm surges, and high astronomical tides during a strong El Niño event; and a rising sea level would magnify the impacts of high waves and storm surges on the coastline. Storms and sea level rise are causing California coastal bluffs, beaches, and dunes to retreat at rates from a few centimeters to several meters per year. Coastal bluff erosion could increase abruptly from an episodic event such as a tsunami or an unusually severe winter storm. The National Academy of Sciences (2012) projects that California coastal bluffs could retreat more than 100 feet by 2100.

While the entire Sonoma Coast is subject to high rates of erosion and frequent landslides, the greatest hazards located between Bodega Bay and the Russian River. This section of the coast is characterized by a broad coastal prairie terminating in a steep bluff that drops 50 to 100 feet down to narrow rocky beaches. In the early 1900's the Bodega-Jenner Highway, later to become Highway 1, was

constructed along the western edge of the coastal prairie. Beginning in the late 1920's, hundreds of small parcels were created in the land west of Highway 1 and sold as vacation home sites. The majority of this development occurred before passage of the Coastal Act, with a substantial number of homes constructed before Sonoma County first required building permits in 1963.

Geologically, the coastal prairie is a thick layer of Franciscan mélangé, which is highly fractured, easily erodible, and unstable. The combination of weak bedrock geology, high rainfall, and direct exposure to storm waves generates one of the highest rates of shoreline retreat in California. As bluff retreat began to threaten existing development west of Highway 1, property owners modified drainage and armored the shoreline, which failed to protect homes and actually accelerated erosion rates.

As of 2019, the greatest hazards from coastal erosion are at Gleason Beach, north of Scotty Creek. When these lots between Highway 1 and the ocean were created in 1927, the average lot was 300 feet deep. Twenty-one homes were developed on these lots. Over time, the ocean eroded the shoreline and finally reached the homes during the winter of 1997-1998, when development was severely damaged by storm wave run up. By February 2006, bluff retreat had reached the developed portions of the lots and five homes partially collapsed and were demolished. By the spring of 2017, only seven houses remained, and the edge of the bluff reached the fog line on Highway 1. Recognizing that previous attempts to stabilize Highway 1 were unsuccessful, Caltrans is now planning to realign this section of Highway 1 approximately 450 feet inland from the current location. The strategy of planned retreat, rather than hardening shoreline protections, will likely be applied more frequently as sea level rise, climate change, and erosion continue to threaten development west of Highway 1. In addition to the risk to existing development, public safety for people accessing the beach would also be at risk from coastal bluff erosion. If official or prescriptive paths or trails to the beach are eroded, people may decide to use unofficial or non-prescriptive routes over unstable bluffs to reach the beach.

Avoidance is the preferred method for minimizing the risk to and vulnerability of development from coastal bluff erosion. In cases where existing development is threatened, the first priority should be to evaluate the feasibility of relocating the development. Only when all other options are deemed infeasible should shoreline protection structures be considered. By appropriately siting new development, the need for a seawall, revetment, or other shoreline protection structure or alteration to the coastal bluff may be avoided.

If a bluff is determined to be stable, the setback from the top of the bluff should be calculated by the bluff retreat times the life expectancy of the house or building to be protected. If the bluff is determined to be unstable, a buffer should be added as a safety factor to the setback from the top of the bluff. The buffer should be calculated through a site-specific quantitative slope stability analysis that incorporates historic data and considers the potential for increased bluff retreat in response to sea level rise. However, due to the unpredictability of episodic erosion, a minimum buffer from the setback from the top of the bluff would be appropriate in all cases.

For purposes of this Local Coastal Plan, the terms bluff, bluff edge, bluff top, embankment, and blufftop redevelopment all have specific meanings, which are defined below and in the Glossary.

Bluff: A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking a plain or body of water. A bluff may consist of a steep cliff face below and a more sloping upper bluff above.

Commented [A12]: Recommend updating this language to reflect current actions.

Commented [A13]: Please make slope stability analysis a separate policy or define it explicitly as: "A quantitative slope stability analysis prepared by a geotechnical engineer demonstrating a minimum factor of safety against sliding of 1.5 (static) or 1.2 (pseudostatic, $k=0.15$): Safety and stability must be demonstrated for the predicted position of the bluff and blufftop edge following bluff recession over at least 100 years, considering both historical data and the influence of future sea level rise."

Commented [A14]: See previous comments on redevelopment.

Bluff Edge: The line of intersection between the steeply sloping bluff face and the flat or more gently sloping bluff top; or the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff as a result of erosion processes related to the presence of the steep bluff face, the bluff line or edge shall be defined as that point nearest the bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a step-like feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to be the bluff edge. Bluff edges typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landward most position of either the current or historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

Bluff Top: The upper surface of a bluff or cliff.

Blufftop Redevelopment: Structures located between the sea and the inland extent of the sea and the first public road paralleling the sea (or lagoon) that consist of additions, exterior or interior renovations, or demolition of an existing blufftop home or other principal structure which result in:

- (1) Alteration of 50 percent or more of an existing structure, including but not limited to, alteration of 50 percent or more of the roof, foundation, exterior walls, interior load-bearing walls, or a combination of both types of walls, or a 50 percent increase floor area; or
- (2) Demolition, renovation or replacement of less than 50 percent of an existing structure where the proposed remodel would result in cumulative alterations exceeding 50 percent or more of the existing structure taking into consideration previous additions approved on or after the effective date of the Coastal Act (January 1, 1977).

Commented [A15]: See previous comments on redevelopment.

3.2 REGULATORY SETTING

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface fault rupture by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The Act does not address hazards associated with earthquakes such as ground shaking, landslides, or liquefaction.

Alquist-Priolo Earthquake Fault Zoning Act requires counties to designate Earthquake Fault Zones where movement of the earth's surface has taken place during the last 11,000 years; and to require a geologic report for projects proposed within these zones. The State Geologist has identified active faults and mapped Earthquake Fault Zones around the surface traces of the faults. The maps are provided to local agencies which must regulate development projects within the Earthquake Fault Zones. Figures C-PS-1a-c show the San Andreas Earthquake Fault Zones along the Sonoma County coast.

Seismic Hazards Mapping Act

The 1991 Seismic Hazards Mapping Act seeks to protect the public from the hazards caused by earthquakes. The Act requires the State Geologist to delineate and designate areas subject to strong ground shaking, landslides, and liquefaction as Seismic Hazard Zones; and for the California Geological Survey to prepare maps of these Hazard Zones. Counties must regulate certain types of development projects and withhold the development permits for sites within Seismic Hazard Zones until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into the project plans. Counties must also take these Seismic Hazard Zones into account when adopting and revising land use planning and permitting ordinances and reviewing building permits. California Civil Code Sections 1103-1103.14 require disclosure through a Natural Hazard Disclosure Statement in real estate transactions if the property is located in an Earthquake Fault Zone or Seismic Hazard Zone.

Other Seismic Safety Regulations

In addition to the above, several other seismic safety regulations have been developed over the last century. A summary of these regulations is provided below:

- (1) The 1933 Field Act and Other School Seismic Safety Legislation requires thorough reviews of plans, strict inspections, and quality control standards for school construction.
- (2) The 1968 Geologist and Geophysicist Act requires geologic or seismic assessments to be carried out by qualified geologists and geophysicists.
- (3) The 1973 Alfred E. Alquist Hospital Seismic Safety Act requires all hospitals built after 1973 to be built to higher seismic standards so they can be reoccupied and remain functional after major earthquakes.
- (4) The 1979 Beverly Act authorizes creation of a Geologic Hazard Abatement District (GHAD) as a means to reduce geotechnical problems associated with development in geologically active areas such as erosion and failure of coastal bluffs. A GHAD is an independent public entity (public agency) formed as a Board of Directors which oversees the prevention, mitigation, and abatement of geologic hazards. Funding of a GHAD is through supplemental property tax assessments. A GHAD was proposed for shoreline protection and bluff stabilization for the Gleason Beach community in 2003, but was not adopted.
- (5) The 1986 Unreinforced Masonry Building Act requires local jurisdictions to address the life safety risks posed by Unreinforced Masonry (URM) buildings that were constructed before the adoption of seismic-resistant building codes.
- (6) The 1986 Essential Services Building Seismic Safety Act requires that essential services buildings be designed and constructed to be capable of providing essential services to the public after a disaster.

Shoreline Protection Structures

Seawalls, [groins](#), [breakwaters](#), and other shoreline protection structures are hardened structures installed along the coast which provide a physical barrier that armors and stabilizes the shoreline

landward of the structure from the erosive forces of wave action. Shoreline protection structures are typically installed by private landowners or local, state, and federal governments in order to provide stabilization and protection of coastal development from floods, storms, and sea level rise. The use of shoreline protection structures is [acceptable allowable](#) in some circumstances to serve coastal-dependent uses or to protect existing structures or public beaches when designed to eliminate or mitigate adverse impacts.

Although shoreline protection structures can be used to protect coastal development they are not appropriate to use in most circumstances due to the large amount of adverse environmental impacts that they generate. Shoreline protection structures prevent beaches from migrating inland and induce erosion in adjacent unprotected shoreline. These structures also have adverse impacts on recreational beach uses, scenic resources, and the natural supply of sand to shoreline areas [which will be exacerbated by sea level rise](#). [In addition, they also have potential ecological impacts including loss of habitat, creation of habitat for invasive species and effects on dune habitat by preventing natural sand movement](#). Shoreline protection structures also have a [relatively](#) short structural lifespan relative to the high cost of installing and removing the structures. Despite the significant cost of installation, there are instances where the performance of such structures has been inadequate and the erosion and damage they were installed to prevent or reduce still occurs. Remnants of failed shoreline protection structures and collapsed private buildings degrade the natural beauty of the Sonoma County coastline. Clean-up of these structures on the beach can pose a problem due to the high cost of funding a full clean-up or if equipment access to the beach is limited.

Section 30235 of the California Coastal Act allows seawalls and other shoreline protection structures only to protect existing development or public beaches or to serve coastal-dependent uses, and only in certain situations. [Section 30610 allows reconstruction of a shoreline protection structure destroyed by a disaster without a coastal permit under certain conditions, including where the replacement structure is no more than 10 percent larger than the destroyed structure. Section 30611 allows, in the case of a disaster or other emergency, work to protect life and public property not including permanent erection of structures, valued at more than \\$25,000 without a permit.](#)

GOAL C-PS-2: Prevent unnecessary exposure of people and property to risks of injury or damage from earthquakes, landslides, coastal erosion, and other geologic hazards.

Objective C-PS-2.1: [Locate and design new development to reduce the risks of human injury and property damage from existing and anticipated geologic hazards, including coastal bluff erosion, to acceptable levels.](#)

Objective C-PS-2.2: [Minimize the risks of human injury and property damage from existing and anticipated geologic hazards.](#)

Objective C-PS-2.3: [Minimize the need to construct seawalls or other shoreline protection structures to reduce impacts to natural shoreline processes, cultural and biological resources, views, and coastal access.](#)

Commented [A16]: Use full text of coastal act policies instead of paraphrasing, e.g.:

[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"

Commented [A17]: See previous comments on acceptable levels.

Commented [A18]: These two policies seem very similar. Please differentiate between the two by clarifying policy language.

Commented [A19]: This should better mirror Coastal Act Section 30235 to provide details on when SPD is allowable, avoidance measures, and required mitigation for such devices.

The following policies, in addition to those in this Public Safety Element and the Open Space and Resource Conservation, Water Resources, and Land Use Elements shall be used to achieve these objectives:

Policy C-PS-2a: Design and construct all structures for human occupancy, including mobile homes, in accordance with Zone 4 standards of the Uniform Building Code. (EXISTING LCP)

Policy C-PS-2b: Enforce the geologic provisions of Chapter 70 of the Uniform Building Code. (EXISTING LCP)

Policy C-PS-2c: Encourage strong enforcement of seismic safety requirements and regulations for design and construction of buildings and facilities subject to state and federal standards, such as bridges, dams, power plants, hospitals, schools, and essential services buildings. (GP2020)

Policy C-PS-2d: Structures intended for human occupancy as defined in the Alquist-Priolo Special Studies Zones Act and related Administrative Code provisions shall be prohibited within 50 feet of the surface trace of any fault in Earthquake Fault Zones. (GP2020)

Policy C-PS-2e: Encourage the consolidation of lots and new structures in high hazard areas. (EXISTING LCP REVISED)

Policy C-PS-2f: A site-specific geologic hazards report prepared by a licensed Geotechnical Engineer, Engineering Geologist, or Geophysicist shall be required for development projects proposed within Geologic Hazard Areas, as shown in **Figures C-PS-1a-c and C-PS-2a-c**. A geologic hazards report shall also be prepared where a site evaluation conducted for a Coastal Permit, building permit or grading permit application has identified that such a report is required. The geologic hazards report shall include the following information:

- (a) Description of the types and locations of the geologic hazards on the project site.
- (b) Analyses of the risks of human injury and property damage from geologic hazards associated with the proposed development, including but not limited to site preparation, grading, installation of septic systems, installation of drainage and road improvements, construction of foundations, and construction of buildings and structures.
- (c) Design siting and construction mitigation measures for the proposed development to minimize the potential for collapse; debris falling on occupants or pedestrians; failure of critical mechanical or electrical systems; releases of large quantities of hazardous or toxic materials; and substantial economic loss from geologic hazards.
- (d) Certification from the Geotechnical Engineer, Engineering Geologist, or Geophysicist that the risks of human injury and property damage from geologic hazards associated with the proposed development have been mitigated to an acceptable level. (NEW)

Commented [A20]: These reference other documents and regulations, and the LCP should stand on its own. These regs need to be adhered to regardless of the LCP so no need to include them here.

Commented [A21]: We recommend clarifying when a site evaluation is conducted, and how is it determined to be needed.

Commented [A22]: See previous comments re: acceptable level

Policy C-PS-2g: As a condition of coastal permit approval for development in mapped Hazard Areas, require the applicant to record a document exempting the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures authorized by such coastal permit during the structure's economic life are prohibited. (NEW)

Policy C-PS-2h: Incorporate measures to mitigate to an acceptable level identified geologic hazards for all County road, public facility, and other projects. (GP2020)

Policy C-PS-2i: Applications for new development or redevelopment on coastal bluff property shall be required to include a site-specific coastal bluff erosion hazards report from a licensed Geotechnical Engineer, Engineering Geologist, or Geophysicist that establishes a geologic setback line for proposed new temporary (e.g., gazebos and portable spas) and permanent (e.g., roads, driveways, water lines, drainage improvements, and septic systems and leachfields) structures and infrastructure. This setback shall be no less than 100 feet and shall establish where on the bluff top stability can reasonably be assured for the economic life of the development (no less than 100 years). All new structures for human occupancy and infrastructure located on a bluff top shall be setback to ensure that it will not be endangered by coastal bluff erosion, retreat, and collapse; and thereby avoid the need for shoreline protection devices during the economic life of the development. The effect of any existing shoreline protective devices shall not be factored into the required stability analysis.

The coastal bluff erosion hazards report shall take the following factors into account in establishment of the geologic setback line:

- (1) Proposed extent of grading and site preparation.
- (2) Proposed plans for construction of roads, driveways, foundations, water lines, drainage improvements, and septic systems and leachfields.
- (3) Maximum coastal bluff retreat projected to occur within the economic life of the development (100 years). The projected coastal bluff retreat shall be calculated considering the specific geologic and hydrologic conditions on the site; historic coastal bluff retreat data; projections for future sea level rise according to the most up-to-date science; and existing and projections for changes in storm frequency, magnitude, and duration due to climate change. (NEW)

Policy C-PS-2j: Where existing 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. Only when all other options are deemed infeasible should shoreline protection structures be considered. (NEW)

Commented [A23]: Should not just apply to mapped hazard areas but rather should be more general

Commented [A24]: See earlier comment re: Assumption of Risk policy; note that removal conditions should be included for development in areas that will be impacted by SLR

Commented [A25]: See previous comments re: acceptable level

Commented [A26]: This should be clearer regarding what this is in reference to.

Commented [A27]: See previous comments re: redevelopment

Commented [A28]: We are unclear whether the county wants to allow for a reduced setback for temporary structures. As written, the policy does not allow for this.

Commented [A29]: As stated previously the following should also be calculated in determining the bluff setback. Please include this standard:

A quantitative slope stability analysis prepared by a geotechnical engineer demonstrating a minimum factor of safety against sliding of 1.5 (static) or 1.2 (pseudostatic, $k=0.15$); Safety and stability must be demonstrated for the predicted position of the bluff and blufftop edge following bluff recession over at least 100 years.

Commented [A30]: See previous comment re: best available science

Commented [A31]: Regardless of feasibility of other alternatives, shoreline protection devices still need to go through a full coastal act review.

This is language from the 2021 certified Half Moon Bay LUP on when Shoreline Protective devices are allowable: "To protect an existing structure in imminent danger from erosion (i.e., when substantial evidence indicates that the structure will be significantly damaged by coastal flooding or erosion hazards within two to three storm cycles, or approximately three years); when found to be the least environmentally damaging feasible alternative (e.g., if relocation or soft armoring approaches cannot mitigate the hazard); and when all coastal resource impacts are appropriately and proportionally mitigated. If allowed shoreline protective devices shall be sited and designed to avoid impacts to coastal resources to the maximum extent feasible, including through preserving the maximum amount of existing beach, protecting lateral public access along the shoreline, protecting and enhancing public views, minimizing alteration of and visually blending with the surrounding natural shoreline; avoiding impacts to ...

Commented [A32]: Please define existing development. Should be defined as pre-coastal act development.

Policy C-PS-2k: Where, as a result of coastal erosion, it is no longer feasible based on size and environmental conditions for a parcel to meet the minimum requirements for development under the Sonoma County Code, the development potential of the parcel may be considered lost due to the forces of nature. There shall be no obligation on the part of the County to restore the development potential of such parcels through Code variances, lot line adjustments, transfer of development rights, or other means. (NEW)

Commented [A33]: We are discussing this proposed policy language internally with our legal staff. In the meantime, please see discussion on 'redevelopment in unique circumstances' in attached cover letter."

Policy C-PS-2l: Avoid shoreline protection device construction, reconstruction, expansion, alteration, and/or replacement unless determined necessary by and compliant with California Coastal Commission and County of Sonoma Standards (**Appendix F**). (NEW)

Policy C-PS-2m: A shoreline protection device shall only be authorized for removal when the protected structure or asset has been removed, or a more appropriate protection option has been identified. In the case of coastal redevelopment, removal of the authorized shoreline protection device shall be required prior to construction of the redeveloped structure. (NEW)

Commented [A34]: We should not be limiting circumstances when shoreline protection devices are authorized for removal; we should be encouraging removal. This language does not seem coastal act consistent. We suggest instead reframing this policy to explain the allowable duration for SPDs. For example (per the Draft Residential Adaptation Guidance):

4 FLOOD AND INUNDATION HAZARDS POLICY

4.1 BACKGROUND

Flooding along rivers and creeks on the Sonoma County coast is a natural, annual phenomenon. Many smaller creeks and drainages along the coast drain smaller areas directly into the ocean without causing the flooding problems that occur on larger watershed basins or river systems. Floods on small streams usually peak and recede quickly, while floods on larger systems like the lower Russian River may not peak for two days or more after the start of a storm and may exceed flood stage for four days or more. In larger drainage basins, streams overflow banks when runoff from the watershed exceeds the capacity of the stream channel to carry the flow. Because the Coastal Zone is a narrow band of land near the coast, most of the flood waters draining to the ocean originate from inland areas outside the Coastal Zone.

F.6 Shoreline Armoring Duration
Shoreline protective devices shall only be authorized until the time when the existing principal structure that is protected by such a device: 1) is no longer present; 2) no longer requires armoring; or 3) is redeveloped. Permittees shall be required to submit a coastal permit application to remove the authorized shoreline protective device within six months of a determination that the shoreline protective device is no longer authorized to protect the structure it was designed to protect because the structure is no longer present or no longer requires armoring and the device is not needed to protect adjacent development that is still entitled to shoreline armoring. In the case of redevelopment, any potential rights to protection are terminated and removal of the shoreline protective device shall be required as part of demolition and alteration of the structure being redeveloped.

Flooding can move, destroy, or damage buildings, roads, infrastructure, and personal property, not only by inundation but also by the force of flowing waters. Flood damage may weaken building materials and increase mildew, mold, bacteria and other disease vectors. Floods can result in human injury and pose a threat to life. Floods can wash away soil, erode banks, destroy crops, and transport loose objects and flood debris downstream; and may end up degrading Sonoma County beaches or offshore marine habitats.

Commented [A35]: See previous comments re: redevelopment.

Although floods are primarily associated with the overflow of rivers and creeks, damage from flooding and inundation can also result from dam failure, tsunamis, seiches, ocean surges and higher waves during storms, and sea level rise. Localized flooding can also occur from blocked or undersized storm water conveyance channels and infrastructure.

Stream and River Flooding

Flooding is most often associated with an overflowing stream or river. The floodplain is the area adjacent to the watercourse that is subject to recurring inundation from floods.

The magnitude of floods can be described in terms of flow (cubic feet per second), elevation (height above a defined datum), or by the areal extent of flood water inundation. However, the more frequent and universal way of describing flood magnitudes is by their projected recurrence level - the bigger the flood, the more years that would typically be expected to pass statistically before it reoccurs. For instance, a flood level that would occur on average once every two years is referred to as the 2-year flood, and it would statistically have a 50 percent chance of occurring in any given year. A 10-year flood has a 10 percent chance of occurrence, a 50-year flood has a 2 percent chance, a 100-year flood has a 1 percent chance, and a 500-year flood has a 0.2 percent chance of occurring in any given year. Although the recurrence level is based on statistical averages, the actual occurrence of flood events varies and could occur at shorter intervals or even within the same year.

Storms are described in the same way - as the storm event of such a magnitude (amount of rainfall during a specified length of time) that it has a certain percent chance of occurring in any given year. For instance, the 100-year flood is the storm event of such a magnitude that it has a 1 percent chance of occurring in any given year. Similarly, the 10-year storm is a storm event of such a magnitude that it has a 10 percent probability of occurring in any given year.

Floodplains or flood zones are described with reference to the associated flood - as the areal extent of land that would be covered by the flood event of such a magnitude that it has a certain percent chance of occurring in any given year. For instance, the 100-year floodplain is the area that would be covered by the 100-year flood.

The FEMA and Federal Insurance Administration have assessed flood hazards for most major streams in Sonoma County. These assessments are periodically updated to reflect new data from flood studies and actual flood events. The FEMA maps show the 100-year floodplain and are commonly used as the primary source of flooding information for planning and development review and floodplain management. Where the subject river or stream has been studied by detailed hydrologic and hydraulic methods, FEMA may also designate a floodway within the 100-year floodplain. According to FEMA, the floodway is "where the water is likely to be deepest and fastest - the area of the floodplain that should be reserved (kept free of obstructions and development) to allow floodwaters to move downstream." The floodway is generally considered to be the area where the flood risk is highest and the vulnerability of development is greatest.

Currently the Russian River is the only river on the Sonoma County coast for which the 100-year flood plain has been mapped by FEMA, shown on **Figures C-PS-3f-ii, 3g-ii, 3h-ii, and 3j-ii**. It shows the land area adjacent to a watercourse, drainage way, or creek which has been or may be covered by floodwaters. The boundaries of a flood plain are typically described in terms of the magnitude of a flood event such as the "100 year flood plain". Portions of the older unincorporated communities of Duncans Mills and Jenner lie within the 100-year flood zone of the Russian River in the Coastal Zone.

Within the area covered by the 100-year floodplain of the Russian River, the risk of human injury and property damage from flooding increases with the topographic depth, frequency of flooding, and

force of the flood current. Properties within the floodway (approximate 10-year floodplain) would be subject to a greater depth and frequency of flooding and greater magnitude of cross currents than properties within the 25-year or 50-year floodplains. Development is prohibited within the river's floodway because the risk of human injury and property damage in this area is unacceptable.

The greatest threat to public safety and property exists where development is located in areas subject to recurring flooding. The Russian River has the highest frequency of flooding and greatest flood hazards in the Coastal Zone due to the size of its drainage basin and the amount of historic development in the floodplain. The Coastal Zone contains only about 237 of the 1,485 square miles (16 percent) of the Russian River Watershed. Therefore, most of the flood waters from the Russian River draining to the ocean originate from inland areas outside the Coastal Zone.

Dam Failure Inundation Zones

Flooding can also result from dam failure. The area of potential inundation resulting from the failure of a specific dam is designated as the Dam Failure Inundation Zone for that dam. The current mapping of dam failure inundation zones in the Coastal Zone shows that the areas which could be inundated by dam failure are already included in the 100-year flood zone. There are no major dams located within the Coastal Zone.

Coastal Flooding and Storm Surge

Areas designated as the VE Zone on FEMA's Flood Insurance Rate Map (FIRM) are considered to be in a Coastal High Hazard Area subject to high velocity waters from coastal flooding, tidal inundation, and tsunamis. However, FEMA has not designated all potential Coastal High Hazard Areas, and is in the process of updating its mapping of these areas.

Tsunamis

A tsunami is a series of traveling ocean waves, generated by a distant or near-shore undersea earthquake or landslide, that decrease in speed and increase in height as they enter shallow coastal waters. If these waves are much larger than usual, they can become a threat to human life and property by the force of the wave as well as by inundation. Following arrival of the first wave, subsequent waves may increase in height and arrive minutes to hours later. Factors influencing the size and speed of a tsunami include the source and magnitude of the triggering event, water depth, offshore topography, onshore topography, and coastline shape.

The National Oceanic and Atmospheric Administration (NOAA) heads the National Tsunami Mitigation Program, a federal and multi-state initiative to address tsunami hazards in the United States. The Program develops tsunami inundation and evacuation maps for at-risk communities. NOAA, the California Emergency Management Agency (CalEMA), California Geological Survey (CGS), and University of Southern California have conducted systematic analyses of all historic and possible tsunami hazards along the coast of California for the purpose of mapping tsunami run-up zones from nearshore events in these at-risk communities. Based on a comparison of historic tsunami events along the west coast of California and consideration of tidal fluctuations and other factors, a maximum tsunami wave height of 21 feet along the Sonoma County coast could be created by a large seismic event. However, given the limits of available data, and the possibility that future events may

differ from historic events, it is possible that the actual inundation from a tsunami could be greater than currently projected.

For the purposes of this Local Coastal Plan and the *Sonoma County Operational Area Tsunami Response Plan and Evacuation Plan* (part of the *Sonoma County Hazard Mitigation Plan*), a conservative approach was assumed and a maximum tsunami wave height of 25 feet (7.6 meters) along the Sonoma County coast and 5 feet (1.5 meters) in San Pablo Bay were used to identify potential tsunami inundation areas.

Tsunami inundation maps for the Sonoma County coast and San Pablo Bay were released in 2009. The tsunami inundation zone on the Sonoma County coast is shown on **Figures C-PS-3a-k**. Not all tsunamis will inundate all areas in the potential zone. Some tsunamis may be only a few inches or a few feet and affect only a portion of the potential tsunami inundation zone.

Since most of the County coastline is elevated, most areas along the coast are considered safely out of reach of a potential tsunami wave. However, the low-lying coastal communities along the southern Sonoma County coast extending from Jenner to Bodega Bay have area of significant exposure and risk of human injury and property damage because they contain low-lying public beaches, parks, and infrastructure; and residential and commercial development. Although there are no known recorded deaths from a tsunami in Sonoma County, there were small impacts from tsunamis in 1946 and 1960.

Under the California Coastal Analysis and Mapping Project (CCAMP), FEMA is initiating flood studies/mapping projects in coastal areas as a result of Congressional appropriations for flood hazards mapping. These efforts will address gaps in required engineering and mapping for high flood risk areas impacted by coastal flooding. The Open Pacific Coast Study is a component of CCAMP that involves detailed coastal engineering analysis and mapping of the Pacific coast of California. Results from the Open Pacific Coast Study will be used to remap the coastal flood risk and wave hazards for fifteen California counties, including Sonoma County.

Floodplain Management

The primary method of reducing the risk of hazards and impacts from flooding is through floodplain management. In addition to mapping flood hazards, floodplain management may include restrictions on the type and location of land uses and development in the floodplain. Land uses which can sustain periodic flooding and decrease flood hazards downstream would be encouraged. Floodplain management may also include establishing development and construction standards that minimize vulnerability to flood hazards, such as requiring the first floor of structures to be one foot above the base flood elevation. Floodplain management may also include increased retention of stormwater runoff in the watershed, acquisition of property in flood hazard zones, public education and outreach, and other methods which reduce the need for costly construction projects and disaster relief.

Floodplain management is required by federal and state law. Various incentives such as flood insurance, loans, and State funding of flood control projects are offered if flood management practices are followed including measures that are taken to increase the hydrologic capacity of a natural water course or to create new man-made channels or reservoirs to drain and contain precipitation that otherwise exceeds the capacity of the water course, in an effort to reduce flood damage, usually to man made improvements. In Sonoma County, floodplain management has reduced flood damage primarily by limiting the kind and extent of new construction in flood hazard areas and by elevating

existing structures above the base flood elevation. However, property damage from flooding is still a major and persistent problem along the Russian River, which has resulted in Sonoma County having the highest rate of repetitive property losses from flooding in California; and which indicates that a more proactive approach is needed.

The floodplain policies of this Local Coastal Plan are intended to limit development within 100-year flood plain areas; require compliance with siting, development, and constructions standards to minimize the risk of flood hazards for new development; and collaborating and participating in the County’s multi-strategy approach to reduce repetitive flood loss properties and minimize the risks for existing development.

4.2 REGULATORY SETTING

Section 30253 of the 1976 California Coastal Act, directs that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard. Section 30236 of the 1976 California Coastal Act addresses the situations in which rivers and streams may be substantially altered for flood control projects – only where no other method for protecting existing structures in the floodplain is feasible, and where such protection is necessary for public safety or to protect existing structures

GOAL C-PS-3: Prevent unnecessary exposure of people and property to risks of human injury and property damage from flooding and other types of inundation hazards

Objective C-PS-3.1: Regulate new development to reduce the risks of human injury and property damage from existing and anticipated flood hazards to acceptable levels.

Objective C-PS-3.2: Minimize risks of human injury and property damage for existing development within flood hazard areas with an emphasis on reducing repetitive property losses.

The following policies, in addition to others in this Public Safety Element and those in the Open Space and Resource Conservation, Water Resources, and Land Use Elements, shall be used to achieve these objectives:

Policy C-PS-3a: Any area that would be inundated by a 100-year flood event shall be considered to be a flood hazard zone. The Flood Insurance Rate Maps (Flood Rate Maps) adopted by FEMA shall be used as the official source of flood elevation data and flood hazard zone mapping and the 100-year flood and to support the National Flood Insurance Program (NFIP) and associated flood insurance studies. Land use planning and development review shall be based on the Flood Rate Maps except where more detailed parcel-specific and site-specific analyses of flood elevations and flood hazard zones based on scaled interpretations of the Flood Rate Maps are available. Where local analyses indicate flood elevations or flood hazard zones which differ from the adopted Flood Rate Maps, such data shall be provided to FEMA so they may be amended. (NEW/GP2020)

Policy C-PS-3b: Floodplain management shall be given priority over flood control structures for preventing property damage from flooding, except where the intensity of development

Commented [A36]: Recommend explicitly noting in this section that flooding in coastal areas, including tidally-influenced portions of streams/rivers will be exacerbated by sea level rise and such areas will need to consider SLR as specified by the policies in the next section and/or adding SLR considerations to applicable policies in this section. These policies do not appear to address areas subject to SLR flood zones past FEMA flood zones. Other Initiative C-PS-2 does say to encourage FEMA to include SLR flood predictions, but until that happens, these policies should address flooding in SLR flood zones as well

Commented [A37]: Use full text of coastal act policies instead of paraphrasing

Commented [A38]: Another goal or objective should be to collaborate with neighboring coastal counties (Mendocino and Marin) to effectively leverage resources.

Commented [A39]: See previous comment re: “acceptable levels”

Commented [A40]: Policy should describe how reduction of repetitive property loss will be accomplished.

Commented [A41]: Since these maps don’t include SLR, this policy alone won’t ensure safety of development over its anticipated lifetime.

Commented [A42]: Flood hazard zones should also include potential SLR flood zones, as discussed.

Commented [A43]: Nature-based floodplain management should especially be prioritized when possible to ensure maximum services associated with these strategies.

~~requires a high level of protection for flood control projects where no other measure is feasible AND where protection is necessary for public safety or to protect existing development, justifies the costs of a bank or shoreline protection structure, and such structure complies with requirements of the California Coastal Act and shoreline protection structure requirements of this Public Safety Element. (GP2020)~~

Commented [A44]: This should be specific to relevant Coastal Act policy Section 30236.

Policy C-PS-3c: Encourage increased stormwater retention and decreased stormwater runoff both within and outside of the Coastal Zone to reduce flooding within the Coastal Zone. Floodplain storage capacity shall be preserved by avoiding fill in areas outside of the FEMA 100-year flood hazard zones which retain or could retain flood waters. (GP2020)

Policy C-PS-3d: New development, water diversion, vegetation removal, and grading shall be regulated to minimize any increase in flooding and related human injury and property damage ~~and shall comply with the provisions of the Coastal Act and Sonoma County LCP.~~ (GP2020)

Commented [A45]: If we are adding this, can you provide specific reference to which Coastal Act sections?

Policy C-PS-3e: Drainage facilities shall be designed to minimize off-site drainage and flooding according to the most current County flood control and design criteria. Alternative bio-engineered drainage designs (e.g., low impact development techniques) are preferred and shall be proposed where they provide adequate capacity and performance to handle expected stormwater flows. The cost of drainage facilities required to handle stormwater runoff from new development shall be the responsibility of the new development. (GP2020)

Commented [A46]: Not necessarily here, but would recommend addressing somewhere that drainage/stormwater mgmt. (and related policies) should account for increased water as a result of SLR and other climate change impacts.

Policy C-PS-3f: 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. Reductions to building setbacks in 100-year floodplains shall be avoided. Where this policy conflicts with **C-OSRC-5c(2)** of the Open Space and Resource Conservation Element, the more restrictive of the two shall apply. (EXISTING LCP REVISED)

Commented [A47]: Should specify: 1) That floodbank setback should be adhered to unless risk has been minimized and impacts to coastal resources have been avoided or minimized to the maximum extent feasible; 2) Whether this policy would apply to redevelopment in flood hazard areas along the shoreline (ocean and riverine); and 3) Would recommend this setback be based on expected risk in the event that >100-ft setback is needed.

Policy C-PS-3g: Assess potential hazards from proposed development on a ~~case-by-casesite specific~~ basis to ensure that siting, mitigation measures, or design changes are sufficient to reduce exposure to these hazards to an ~~acceptable level~~. Such assessments shall consider hazards from river and creek flooding, dam failure, storm surge and high waves during storms, sea level rise, and undersized or blocked stormwater facilities. (NEW)

Commented [A48]: See previous comments re: "acceptable levels"

Policy C-PS-3h: New dwellings shall be prohibited in Tsunami Hazard Zones. (EXISTING LCP REVISED)

Policy C-PS-3i: Tentative and final subdivision maps and approved site plans shall show areas subject to flooding as designated on the Flood Rate Maps adopted by the FEMA ~~except where more detailed parcel-specific and site-specific analyses of flood elevations and flood hazard zones based on scaled interpretations of the Flood Rate Maps are available~~ (GP2020)

Commented [A49]: See previous comments on SLR not being incorporated into FEMA Flood Rate Maps.

Policy C-PS-3j: Evaluate potential flood and inundation hazards for development projects relative to potential repetitive property loss, and incorporate mitigation measures to reduce the potential for human injury and property damage to a level of less than significant. Evaluate impacts from sea level rise, and storm inundation events. Consider unique coastal characteristics, infrastructure, and adaptive capacity in project design. (GP2020 REVISED)

Policy C-PS-3k: Work with County Departments, responsible agencies, public, and other stakeholders to develop and implement a long-term plan for reducing repetitive property losses from flooding as detailed in Policy PS-2d of General Plan 2020. Conduct ongoing flood monitoring, implementation of the Local Hazard Mitigation Plan, consider participation in federal hazard programs. (GP2020)

5 SEA LEVEL RISE HAZARDS POLICY

5.1 BACKGROUND

Sea level rise has been taking place since the end of the last Ice Age, about 20,000 years ago before the beginning of human history. Recent studies suggest that as a result of global climate change, sea level rise will accelerate during the coming decades and increase significantly over the next 100 years and beyond.

Sea level rise has been recognized as a significant threat to low-lying coastal areas around the world since the issue of global climate change influenced by human activities emerged in the 1980s. People, property, and biotic resources in low lying coastal areas face a long-term threat of inundation as a result of sea level rise; and the potential damages to property, biotic resources, and infrastructure may be considerable. Many coastal communities and infrastructure will be threatened by increased frequencies and intensities of flooding and gradual inundation as sea level rises. Higher ocean levels will also increase creek and river flooding, coastal bluff and shoreline erosion, and the impacts of tsunamis.

Section 30006.5 of the California Coastal Act identifies sea level rise as one of the topics for which additional scientific and technical analysis and recommendations are necessary to aid coastal planning, conservation, and development decisions. This Local Coastal Plan includes policies to address hazards from sea level rise to enhance the safety of residents and visitors, while providing a framework for consideration and permitting of coastal development projects. This Local Coastal Plan acknowledges the threat of sea level rise and supports appropriate responses, while recognizing that sea level rise is a global rather than a purely local issue.

California Coast Sea Level Rise

Although global sea level rise has been fairly gradual, Coastal California has experienced noticeable sea level rise for at least the past century. According to the *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), sea level has risen by an average of about 7 inches along California's 1100-mile coastline during the past century. According to *The Impacts of Sea-Level Rise on the California Coast* prepared by the California Climate Change Center in partnership with the

Commented [A50]: This was greatly reduced in detail from the 2019 version, please explain why this was removed.

Where information does not exist to adequately assess the on-site and off-site flood and inundation hazards from a proposed development, to develop mitigation measures, or to determine compliance of an existing or proposed development with the Coastal Zoning Ordinance, a supplemental site-specific flood and inundation hazards analysis shall be required. The site-specific analysis may include but is not limited to:

- (1) . Topographic mapping.
- (2) . Analysis of the influence of sea level rise on flood elevations and flood and inundation hazards and zones.
- (3) . Delineation of flood and inundation hazard zones.
- (4) . Calculation of expected flood elevations.
- (5) . Calculation of expected flood velocity.
- (6) . Analysis of the impacts on on-site and off-site flooding, drainage, and stormwater runoff.
- (7) . Using construction details and specifications, analysis of compliance with the Coastal Zoning Ordinance.
- (8) . Using cost and appraisal data, analysis of when reconstruction, rehabilitation, additions, or other improvements to structures would constitute a substantial improvement under the Sonoma County Code.
- (9) . Development of mitigation measures to reduce or eliminate the potential for human injury and property loss from flood and inundation hazards, particularly in areas subject to repetitive property loss.

Commented [A51]: This should be defined.

Commented [A52]: There needs to be more details on doing a site specific hazards analysis over the course of the lifetime of development.

Sample Language from the 2021 certified HMB LCP:

"7-12. Site-Specific Shoreline Hazards Evaluation. All new development proposed in areas that may be subject to shoreline hazards, including all beaches and beachfronts, bluffs, and areas mapped in Figure 7-1, shall require the submittal of a site-specific evaluation report of shoreline hazard risks over the anticipated life of the proposed development. Analyses shall be conducted by { ...

Commented [A53]: Please explain where this fact came from. We recommend instead focusing this discussion on the fact that SLR has intensified due to anthropogenic causes

Commented [A54]: Use full text of coastal act policies instead of paraphrasing

Pacific Institute (Heberger et al. 2009; referred to as the Pacific Institute Report), under medium to medium high levels of greenhouse gas emissions, the mean sea level along the California Coast will rise from 3.3 to 4.6 feet by year 2100.

The best available science and guidance on sea level rise on the Pacific Coast is in *Sea Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future* (National Academy of Sciences 2012; National Academy Report). The National Academy Report clarifies that variation in land motion complicates the issue of sea level rise, because in the immediate future it is relative sea level rise at any particular location along the West Coast, combined with short-term increases in sea level during coastal storms and high tides that matter to individual communities, rather than global sea level rise alone. The National Academy Report found a steep change in projected sea level rise at Cape Mendocino in Humboldt County due to tectonic uplift. The report states that much of the land on the coast north of Cape Mendocino is rising at up to 0.1 inch per year, whereas the land on the coast south of Cape Mendocino is sinking at an average rate of about half that. As a result, relative sea level north of Cape Mendocino has been falling over the past ten decades while the level south of Cape Mendocino has been rising.

Storms and Sea Level Rise. Storms and flooding in California typically occur during the winter from November to April and are influenced by several climate patterns, most prominently the El Niño Southern Oscillation. Every two to seven years, the Southern Oscillation alternates between two phases, La Niña and El Niño. In contrast to La Niña, “El Niño years” generally result in persistently low air pressure, greater rainfall, and high winds.). The water levels reached during these large, short-term events have exceeded mean sea levels projected for year 2100, so understanding their additive effects is crucial for coastal planning.

Low air pressure during a storm causes an immediate rise in sea level above predicted tides, referred to as storm surge. It also increases wind activity, generating erosive waves on top of the already high sea level. This combination of factors during an El Niño event can cause widespread damage in coastal areas. As sea level rises, flooding from storms will become more frequent and potentially more hazardous.

Impacts. Rising sea levels, large coastal storms, and extreme high tides contribute to flooding and erosion that threatens California coastal communities. Rising seas increase the risk of coastal flooding, storm surge inundation, bluff and coastal erosion, shoreline retreat, saltwater intrusion, and wetland loss or migration. The net result of coastal storms and sea level rise is coastline retreat, ranging from a few centimeters per year for bluffs made of resistant bedrock to several meters for beaches and dunes. These rates of coastline retreat will increase with rising sea levels and are likely to further increase if waves become higher (National Academy Report). The impacts of sea level rise will vary according to local factors such as shoreline characteristics and topography, the location and extent of development, and local drainage and wind patterns.

According to the Pacific Institute Report, nearly half a million Californians will be at risk from future sea level rise. California has the nation’s largest ocean economy, valued at about \$47 billion/year, with the majority connected to coastal recreation and tourism as well as shipping and ports. Many of the facilities and much of the infrastructure supporting these industries, as well as the state’s many miles of public beaches, are within just a few feet of present sea level. Sea level rise will result in more frequent flooding and gradual inundation, as well as increased bluff, dune, and shoreline

Commented [A55]: Recommend updating this language to reflect the updated OPC SLR reports. For example:

The State of California has long-supported the development of scientific information on climate change and sea level rise to help guide planning and decision-making. Most recently, in April 2017, a working group of the Ocean Protection Council’s (OPC) Science Advisory Team released *Rising Seas in California: An Update on Sea-Level Rise Science*. This report synthesizes recent evolving research on sea level rise science, notably including a discussion of probabilistic sea level rise projections as well as the potential for rapid ice loss leading to extreme sea level rise. This study projected that there could be approximately 6 feet of sea level rise by 2100, or upwards of 10 feet under an extreme scenario. This science synthesis was integrated into the OPC’s *State of California Sea-Level Rise Guidance 2018 Update*. This Guidance document provides high-level, statewide recommendations for state agencies, local jurisdictions, and other stakeholders to follow when analyzing sea level rise. Notably, it provides a set of projections that OPC recommends using when assessing potential sea level rise vulnerabilities for various projects. Taken together, the Rising Seas science report and updated State Guidance account for the current best available science on sea level rise for the State of California, and these projections have been incorporated into the Coastal Commission’s Sea Level Rise Policy Guidance (2018 Science Update).

Commented [A56]: Indicate date associated with this report.

Commented [A57]: Indicate date associated with this report.

erosion. This flooding and erosion will affect transportation facilities, utility systems, storm water systems, ports and harbors, large wetland areas, and coastal development (i.e., homes and businesses).

Projected Sea Level Rise on the Sonoma County Coast

Climate change is affecting natural and built systems around the world, including the California coast. In the past century, average global temperature has increased about 1.4°F, and average global sea level has increased 7 to 8 inches. Sea level at the San Francisco tide gauge has risen 8 inches over the past century, and the National Research Council (NRC) projects that by 2100, sea level in California south of Cape Mendocino may rise 66 inches. The Sonoma County Focused Vulnerability Assessment for Bodega Bay research shows that in the worst case scenario, sea-level could rise 78 inches by 2100 as shown in **Table C-PS-1**. The two major causes of global sea level rise are thermal expansion of warming oceans and the melting of land-based glaciers and polar ice caps. While Sonoma County’s ocean coast regularly experiences erosion, flooding, and significant storm events, sea level rise would exacerbate these natural processes, and lead to significant social, environmental, and economic impacts. The third National Climate Assessment cites strong evidence showing that the cost of doing nothing exceeds the costs associated with adapting to sea level rise by 4 to 10 times. Therefore, it is critically important that Sonoma County plan and prepare to adapt to sea level rise to ensure public resources and coastal communities are resilient for present and future generations. Future Development considerations should include future vulnerabilities to sea level rise and corresponding habitat migration.

Table C-PS-1. Focused Vulnerability Assessment Sea Level Rise Projections

Scenario	Projected Sea Level Rise	
	feet	cm
1 - 2016	0	0
2 - 2030	0.83	25
3 - 2050	1.67	50
4 – 2100 Best Case	3.33	100
5 – 2100 Worst Case	6.56	200

Sea level rise inundation maps were prepared for Sonoma County using the Pacific Institute Report’s projected sea level rise, together with 100-year fluvial flood events for year 2100. **Figures C-PS-4a-c** illustrate the areas along the Sonoma County coast at risk from erosion, and **Figures C-PS-3a-k** illustrate the areas at risk from permanent inundation and temporary flooding as a result of sea level rise during a 100-year storm event by year 2100.

Sonoma County Planning staff examined the digital data from the Pacific Institute Report that was used to prepare **Figures C-PS-3a-k**. **Table C-PS-2** shows, by SubArea, the public roads, State facilities, and County facilities projected to be permanently inundated or temporarily flooded as a result of sea level rise and the 100-year coastal storm event by year 2100. In addition to the public roads and facilities listed in **Table C-PS-2**, numerous residential, commercial, recreational, and vacant properties and portions of the California Coastal Trail are projected to also be inundated or flooded.

Sea Level Rise Vulnerability Assessment for the Sonoma Coast. In May 2017 Sonoma County completed a sea level rise adaptation planning effort for the Sonoma Coast. The County first conducted a general assessment of the coastal areas, communities, land uses, development, and public facilities most vulnerable to sea level rise impacts to prioritize development of community-specific

Commented [A58]: Please put dates associated with all the cited reports in this section.

Commented [A59]: This language should be updated to reflect the 2018 OPC State SLR Guidance, which projects 7.0-10.3 ft of SLR by 2100 (medium-high and extreme scenarios at the Point Reyes tide gauge)

Commented [A60]: Should specify under what scenario. At minimum? At maximum?

Commented [A61]: Reframe to explain that the high scenario analyzed in the vulnerability assessment was 78 inches, though SLR could be higher per the more recent projections

Commented [A62]: Similar to above comment, discussion of this vulnerability assessment, the above table, and the inundation maps should note that they were completed prior to the updated projections in the 2018 OPC Guidance, and therefore show lesser amounts of SLR, and may underestimate the amount of SLR that could occur by 2100.

Commented [A63]: Note the specific SLR projection used rather than the year.

focused vulnerability assessments. The *Sonoma County Coast General Vulnerability Assessment* was completed in June 2016. The *General Vulnerability Assessment* depicts the inundation from sea-level rise in 1-foot increments up to 6 feet (~~2100 scenario~~[which, based on the medium-high projection scenario in the 2018 State Sea Level Rise Guidance could occur as soon as 2095](#)). The results are those SubAreas with a relative vulnerability of “high” are Highcliffs/Muniz-Jenner (SubArea 6), Pacific View/Willow Creek (SubArea 8), and State Beach-Bodega Bay (SubArea 9).

Based on these results, the County identified the community of Bodega Bay as the subject for a focused vulnerability assessment. The *Bodega Bay Focused Vulnerability Assessment and Adaptation Strategies* (Vulnerability Assessment) and recommendations are located in **Appendix G**.

Commented [A64]: Consider adding a paragraph summary of main findings from Appendix G.

DRAFT

Table C-PS-2. Public Roads, State Facilities, and County Facilities on the Sonoma County Coast Potentially Inundated or Flooded as a Result of Sea Level Rise and the 100-Year Flood by Year 2100

SubArea	Public Roads	State Facilities	County Facilities
1 The Sea Ranch North	Highway 1	<i>Del Mar Landing State Ecological Reserve</i>	<i>Gualala Point Regional Park & Beach</i> <i>The Sea Ranch Access Trails:</i> Bluff-Top; Salal; and Walk-on Beach
2 The Sea Ranch South			<i>The Sea Ranch Access Trails:</i> Shell Beach; Stengel Beach; Pebble Beach; and Black Point Beach
4 Salt Point		<i>Salt Point State Park:</i> Fisk Mill Cove; Gerstle Cove; Horseshoe Cove; Horseshoe Point; Salt Point; and Stump Beach	
5 Timber Cove/ Fort Ross	Highway 1	<i>Fort Ross State Historic Park:</i> Fort Ross Cove; Kohlmer Gulch; Sandy Cove; and Windermere Point	<i>Stillwater Cove Regional Park:</i> Stillwater Cove & Boat Launch; Stillwater Cove Expansion: Pocket Cove and Bluff Trail – Ocean Cove to Stillwater Cove
7 Duncans Mills	Highway 1 Hwy 116 B Street Freezeout Rd Main St Moscow Rd Steelhead Blvd	<i>Sonoma Coast State Park Access Trails:</i> Duncans Mills River; Rancho del Paradiso - Freezeout River; Steelhead Boulevard River; and Willow Creek - Freezeout	
8 Pacific View/ Willow Creek	State Highway 1 Emery Rd Willow Creek Rd Wrights Beach Access Rd	<i>Sonoma Coast State Park & Beach:</i> Arched Rock; Duncans Cove, Point, & Landing; Penny Island; Blind Beach; Furlong Gulch Beach; Goat Rock Beach; Mann Beach; No Name Beach; North Portuguese Beach; Portuguese Beach; Wrights Beach; Monte Rio to Willow Creek Trail; and Willow Creek Campground & River Access Trail	<i>Doran Regional Park & Beach</i>

Commented [A65]: If there is any private development that could generally be noted in these tables, please incorporate.

Commented [A66]: This should state the specific amount of SLR rather than the year.

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SubArea	Public Roads	State Facilities	County Facilities
9 State Beach/ Bodega Bay	Highway 1 Bay Flat Rd Bean Ave Brooke Rd Churchill St Doran Beach Rd Driftwood Rd Extension–Westshore to Whaleship Roads Maryana Dr Ocean View Ave Shaw Ct Smith Brothers Rd Westshore Rd	<i>Bodega Dunes Campground</i> <i>Sonoma Coast State Park:</i> North Salmon Creek Beach and South Salmon Creek Beach (<i>Doran Regional Park: U.S. Coast Guard facility</i>)	<i>Birdwalk Loop Trail</i> <i>Doran Regional Park & Beach:</i> Doran Beach; Doran Beach Road; Jetty Day Use Area; Miwok Tent Campground; boat launch & parking; and visitor’s center/ operations <i>Westside Regional Park:</i> boat launch; RV & tent campsites; and parking <i>Mason’s Marina, Spud Point Marina, Bodega Bay Sport Fishing Center:</i> onshore facilities
10 Valley Ford	Highway 1 John’s St Middle Rd School St (Main St) Valley Ford – Estero Rd Valley Ford – Freestone Rd Valley Ford Rd		<i>Gold Ridge Soil Conservation District Office</i>
<p>Notes: ¹ Pacific Institute Report (Heberger et al., 2009) ² The County’s hazards maps and tables can be used as a resource for identification of potential hazard areas and vulnerable properties; however, absence of maps alone cannot be considered absence of hazard, and local site conditions must be examined using the best available science.</p>			

Exposure to Inundation and Erosion

As part of the Sonoma County coast sea level rise adaptation planning effort funded by the Ocean Protection Council, the Center for Ocean Solutions analyzed the relative exposure of coastline areas to erosion and sedimentation caused by storms, and the role of natural habitat in reducing this exposure (Hartge et. al., 2016a).

The Center of Ocean Solutions (COS) and the National Capital Project (NCP) have conducted spatial analyses areas along the Sonoma County coastline at risk of erosion and inundation caused by storms. In addition, the analyses evaluated the role of natural habitat in reducing coastal exposure in Sonoma County. The information below summarizes the findings for the spatial analyses under a 2030 sea level rise scenario (National Academies of Science, 2012).

Figures C-PS-4a-c depict the findings of the analyses of coastal exposure for Sonoma County to erosion and inundation caused by storms under a 2030 sea level rise scenario. The coastal exposure values reflect the relative exposure of different coastline segments to erosion and inundation caused by coastal storms. The map is based on spatial data that includes the 2030 projection for sea level rise, coastal geomorphology, coastal topography and bathymetry, surge potential, wind and wave exposure, natural habitats, and human population. This mapping approach is qualitative and provides a broad overview of the spatial patterns of coastal exposure along the Sonoma County coastline to help prioritize future nature-based adaptation planning strategies for specific locations.

The habitats fringing a coastline attenuate waves and thus reduce storm-related damage to shorelines from erosion and inundation. North of the Russian River mouth to the northern extent of Sonoma County, kelp forest habitat backed by rocky cliffs dominate the landscape and are generally low exposure. In contrast, south of the Russian River mouth, a greater diversity of habitats (e.g., wetlands, beaches, dune systems) are present and are habitats that are highly exposed to erosion and inundation during storms compared to north of the River mouth. As coastal development and rising sea levels alter or damage these habitats, coastlines and nearby infrastructure become increasingly vulnerable to storms.

Coastal habitats provide an ecosystem service by reducing the impacts of storms and by increasing resilience in coastal areas. However, with ever increasing stresses on ecosystems, it is important to identify where natural habitats provide the greatest benefits to prioritize adaptation planning efforts that protect or restore those critical natural habitats. The habitat types which provide the highest level of natural protection have been identified and mapped.

Figures C-PS-5a-c depict the areas along the Sonoma County coastline in which natural habitat plays a role in reducing exposure to erosion and inundation during storms. For example, the dark brown areas in Doran Beach and south of Salmon Creek indicate locations where habitats play the largest role in reducing exposure. The lighter tones in the map also indicate where habitat areas provide a protective coastal ecosystem service.

Adaptation to Sea Level Rise

Much is at stake from sea level rise, and in order to minimize damage and losses, California's coastal communities must make adaptation to sea level rise a priority by conducting community sea level rise vulnerability and risk assessments and developing a Sea Level Rise Adaptation Plan. Developing a risk

Commented [A67]: This should note the amount of SLR analyzed rather than just the year.

Commented [A68]: Same comment.

assessment involves considering the actual or future threats or hazards of concern, the economic importance or value of public facilities and infrastructure to the community, and the certainty of projected impacts to the degree that these are known or can be expected. Developing a Sea Level Rise Adaptation Plan involves setting goals, identifying objectives and adaptation measures, developing adaptation strategies for different types of land uses and facilities. The Adaptation Plan should consider public access, unique water dependent infrastructure, inundation caused by storm events, salt water intrusion, and consistency across any state and federal sea level rise projections.

In any coastal community there are three types of areas to be considered for adaptation planning: (1) undeveloped land that is considered or zoned to be developable; (2) existing unprotected development, including residential and commercial areas as well as infrastructure; and (3) existing development that has already been armored. The major armored area along the Sonoma County coast is a portion of the residential development above Gleason Beach. The Gleason Beach Highway 1 Realignment project proposed by Caltrans is an example of a “retreat” adaptation strategy. The proposal is to realign a 3,700 foot, two-lane section of Highway 1 about 400 feet inland of the current alignment at Gleason Beach. The purpose of the project is to provide a safe transportation facility that is no longer vulnerable to advancing coastal erosion.

Adaptation strategies for private property may be different or more difficult from those appropriate for and public property. Over a longer timescale, the cost of restricting or limiting new development in areas vulnerable to the hazards or impacts from sea level rise is far lower than the cost of addressing damaged or threatened development. For existing private development in vulnerable areas, potential strategies for addressing the impacts from sea level rise include:

- (1) Develop incentives for planned retreat or relocation from vulnerable areas; establish mandatory rolling setbacks for future development or significant redevelopment in areas that are likely to be affected by the impacts from sea level rise within the anticipated lifetime of the structures.
- (2) Develop a plan and identify funding or other incentives for purchase or relocation of existing structures out of vulnerable areas.
- (3) Restrict rebuilding of structures in vulnerable areas that have been damaged by storms or the impacts from sea level rise.
- (4) Evaluate existing armored areas to determine whether additional armor or retreat is the most practical long-term approach.
- (5) Reduce and eliminate dependence on shoreline protection structures; there may be some critical structures where armoring may provide short-term protection until other long-term solutions can be implemented.

Commented [A69]: See previous comments re: Redevelopment

For existing public infrastructure or community resources including ports, and public trust uses such as navigation and recreation, strategies for addressing the impacts from sea level rise include:

- (1) Develop retreat or retrofit plans for existing infrastructure subject to future flooding, and remove and relocate or replace the infrastructure according to the plans.

- (2) Increase adaptive capacity of shoreline roads, and determine the feasibility of relocating shoreline roads and increasing culvert and roadside ditch capacity. Work with entities such as Caltrans that plan, construct, or operate infrastructure.
- (3) Modify the Local Coastal Plan Public Access Element and Public Access Plan to ensure long-term protection of the function and connectivity of existing public access and recreation resources.
- (4) Site and design all future projects and infrastructure to account for sea level rise projections based on the best available science and the projected life spans of the structures and facilities.
- (5) Reduce and eliminate dependence on shoreline protection structures; there may be some critical structures where armoring may provide short-term protection until other long-term solutions can be implemented.

Based on the costs and benefits as well as the risks, the adaptation plan should then identify the threshold at which the community should take action to prevent, reduce, or adapt to impacts from sea level rise. For example, a coastal park or parking lot can be used intermittently for a long time with periodic winter flooding, but a water or wastewater treatment plant at or near beach elevation must be retrofitted, relocated, or replaced well in advance of facility flooding or failure to ensure continued public services.

For new development in vulnerable areas, potential strategies for addressing the impacts from sea level rise include:

- (1) Consider revising Local Coastal Plan land use, siting, and design standards for new development to avoid and minimize risks.
- (2) Evaluate policies and standards for wetland, ESHA, and stream buffers to ensure protection of sensitive habitat into the future and to maximize the role natural habitats can play in reducing the impacts of sea level rise.
- (3) Consider revising bluff erosion rates and setback standards to avoid and minimize risks.

GOAL C-PS-4: Prevent unnecessary exposure of people and property to risks of injury or damage from sea level rise.

Objective C-PS-4.1: Regulate new development to reduce the risks of human injury or property damage in areas subject to projected future sea level rise and other coastal hazards to an acceptable level, incorporating adaptive capacity in design and operation when hazard risk exceeds a project-specific threshold.

Objective C-PS-4.2: Minimize the risks for existing development, of human health, and safety, injury and property damage from projected future sea level rise and other coastal hazards to an acceptable level.

Objective C-PS-4.3: Assess what existing development, and public facilities, and infrastructure, and other coastal resources are vulnerable to projected future sea level rise and other coastal hazards.

Commented [A70]: See previous comments on “acceptable levels”.

Commented [A71]: Please indicate how a project-specific threshold would be determined.

Commented [A72]: As previously discussed, existing development should be defined as pre-Coastal Act development. In addition, this objective needs to be qualified by indicating that minimization of risks will still need to be consistent with LCP and Coastal Act policies regarding when and where new development and shoreline armoring is allowable

Commented [A73]: See previous comments on “acceptable levels”.

Objective C-PS-4.4: Assess the risks to and potential impacts on existing development, ~~and~~ public facilities, ~~and~~ infrastructure, and other coastal resources from projected future sea level rise, inundation from seasonal storm events, and other coastal hazards.

Commented [A74]: Please indicate whether there is a timeline on this policy; if there is there a deliverable such as an assessment on a bi-annual basis; the intent of this policy and how it is intended to be used; and if it is tied to best available science.

Objective C-PS-4.5: Develop a plan for community adaptation to projected future sea level rise and other coastal hazards to reduce the risks and impacts to an acceptable level.

Commented [A75]: See previous comments on "acceptable levels".

The following policies, in addition to others in this Public Safety Element and those in the Open Space and Resource Conservation, Water Resources, and Land Use Elements, shall be used to achieve these objectives:

Policy C-PS-4a: For the purposes of vulnerability and risk assessments, mapping, land use planning, and adaptation planning, consider the areas projected to be inundated by sea level ~~rise by 2100~~ over the next 100 years (including under projected high tides, high water conditions in combination with high tides, and with wave and wind impacts during storm events) to be potentially hazardous areas at risk of flooding using the best available scientific estimates, aligning with projections used by regional, state and federal agencies. (NEW)

Policy C-PS-4b: Use the best available science and technical analyses available in combination with site-specific information when evaluating land use or development proposals in areas subject to sea level rise and other coastal hazards. (NEW)

Commented [A76]: See previous comment and sample language for "Best available science"

Policy C-PS-4c: Applications for Coastal Development Permits for development potentially subject to hazards from projected sea level rise, shall include a geologic/flood hazards report prepared by a licensed Geotechnical Engineer that evaluates the potential risk from inundation and/or coastal erosion over the economic life (100 years) of the development. The report shall evaluate a range projected sea level rise, including medium-high and extreme scenarios, based on the latest state guidance and include recommendations on development location, design, and construction to reduce risk from coastal hazards and enhance adaptability of the development coast. (NEW)

Commented [A77]: Indicate what the range spans.

Commented [A78]: Seems like a typo.

Policy C-PS-4d: New development shall be set back a sufficient distance landward or otherwise sited and designed to avoid or minimize, to the maximum extent feasible, impacts from 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 (100 years) without the need for a shoreline protective device. (NEW)

Commented [A79]: There is concern that this may allow a project designed/sited "safe" from these hazards because it is proposing some form of Shoreline Protection Device which should not be allowable for new development. Language added in to correct this.

Policy C-PS-4e: For development proposed where potential inundation, flooding, and/or coastal erosion resulting from projected sea level rise cannot be completely avoided, sea level rise adaptation measures including requirements for future removal of development shall be evaluated and incorporated into the development siting, design, construction, ~~and~~ operation, and risk disclosures and deed restrictions shall be required. (NEW)

Commented [A80]: Should specify adaption measures be protective of coastal resources. In addition, it should prioritize adaptation measures that protect or enhance coastal resources when feasible (NBA), as well as avoiding shoreline protective devices

Policy C-PS-4f: New development shall be avoided on undeveloped land immediately adjacent to wetlands or other sensitive habitats that are at risk of inundation or flooding resulting from projected sea level rise so that these lands are available for wetland or other habitat restoration projects. (NEW)

Policy C-PS-4g: A buffer at least 100 feet wide from the upland edge of wetlands and riparian habitat shall be provided for new development. Buffers shall be measured from the extent of projected sea level rise in tidally influenced areas based on the best available science. In some cases, including for salt marsh wetlands, the required buffer should be greater than 100 feet. The California Department of Fish & Game, U.S. Fish & Wildlife Service, and U.S. Army Corps of Engineers shall be consulted to determine the buffer width. (NEW)

Policy C-PS-4h: As a condition of Coastal Development Permit approval for development subject to hazard risks in the Geologic Hazard Area Zone, Flood Hazard Area Zone, and areas subject to inundation from sea level rise, require the applicant to record a document approved by Permit Sonoma indemnifying the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures shall be avoided. Consider California Coastal Commission Draft Residential Adaptation Guidance, or successor document, in development of the condition. (NEW)

Policy C-PS-4i: The conditions of approval for any Coastal Development Permit on public or private property that is subject to hazards from projected sea level rise shall include the requirement that the owner shall record a deed with the following notice included: "The subject property is located in an area subject to inundation, flooding, or coastal erosion hazards as a result of projected sea level rise." (NEW)

6 WILDLAND FIRE HAZARDS POLICY

6.1 BACKGROUND

The combination of highly flammable fuel, long dry summers and steep slopes creates a significant natural hazard of large wildland fires in many areas of Sonoma County. Wildland fire results in death, injury, economic losses, and a large public investment in firefighting efforts. Woodlands and other natural vegetation are destroyed resulting in the loss of timber, wildlife habitat, scenic quality and recreation. Soil erosion, sedimentation of fisheries and reservoirs, and downstream flooding can also result.

Most damage results from a few large fires in the dry weather months. There were 21 wildland fires of 100 acres or more in the County between 1989 and 2000.

Commented [A81]: Seems like an odd place for this policy. Instead consider adding a line in **Policy C-OSRC-5d(3)** on measuring buffers from extent of projected sea level rise.

Commented [A82]: Consider requiring limitation on development duration through conditions of approval as well for shoreline, blufftop, and bluff face development as follows:

Development Duration. Development shall be removed and the affected area restored to a natural condition if: (a) the County declares the development unsafe for occupancy and/or use regardless of whether a new shoreline protective device would make the development safe for occupancy or use; (b) other than legally established development that is as of the date of LUP certification already elevated above public trust lands on Bodega Bay, the development encroaches onto current or future public trust land and the State Lands Commission or other public trust land authority, denies a grant, lease, or other legal mechanism that would otherwise allow the development to remain in place and requires the removal of the development ; (c) access and utilities are no longer available to serve the development and cannot be restored; (d) the blufftop edge erodes to the minimum setback line established via Policy xxx; and/or (e) removal is required by subsequent adaptation planning. A deed restriction consistent with Policy xxx shall be recorded requiring the applicant to assume all hazard risks and bear all costs associated with removing development and restoring the site.

Commented [A83]: This also seems to overlap closely with Policy **Policy PS-2g**, the only difference being the addition of sea level rise here.

Commented [A84]: The actual language should be in the policy, not a recommendation to develop the condition

Commented [A85]: See previous comments on including assumption of risk, waiver of right to future protection, and removal in the future if certain conditions are met.

Commented [A86]: Other Initiative C-PS-4u: "Disclose in real estate transactions whether properties are subject to inundation, flooding, and/or coastal erosion hazards as a result of projected future sea level rise" seems to have been removed. Please explain why.

Fire hazard severity has been mapped by the CAL FIRE. Areas on the County coast with a high or very high fire risk are shown on **Figures C-PS-6a-c** and include Timber Cove and Sea Ranch. The highest fire hazard in Sonoma County is found in mountainous areas with dry summers, plenty of fuel, and steep slopes.

Residences have increased the number of fires in rural areas. Ninety-seven percent of the wildland fires over 50 acres in Sonoma County since 1989 were caused by human activities or facilities. Residences in rural areas cause fire suppression agencies to devote limited resources to structural protection while the wildfire spreads.

The probability of large damaging fires in developed areas is affected by weather conditions and the spread of fires in surrounding wildland areas. The type of construction, preventive measures, and the extent of fire suppression services are the chief factors which determine how far these fires spread.

Hazards and Risk Assessment

Fire hazards shown on Figures C-PS-6a-c are only a general picture of the actual hazard because of the size of the areas and differences in vegetation and slope. The maps show the fire hazards only in unincorporated areas which are classified as wildlands and are therefore within the State Responsibility Area served by CAL FIRE.

Land Use Planning

In order to reduce the risks of property damage and human injury from wildland fires in rural areas, the types and intensities of land uses should be limited. Rural development should be most restricted where natural fire hazards are high, fire protection is limited, and road access prevents timely response by firefighting personnel and rapid evacuation by residents. Wildland fire hazards may be reduced by mitigation measures including removing vegetation and installing dependable water systems, but cannot be eliminated entirely.

The Sea Ranch Fuels Management

A landscape and fire management plan for The Sea Ranch was implemented in the 1990s to balance fire safety with the basic concept of preserving the natural landscape. In 2002 The Sea Ranch Association (TSRA) introduced a more aggressive Fuels Management Program to reduce fuel loads throughout The Sea Ranch. The Sea Ranch Association has continued to implement and expand the program. It incorporates the Sonoma County Fire Safe Standards (see Regulatory Environment below) and includes the following objectives and actions: create roadside fuel breaks to allow for safe evacuation and emergency access; reduce fuels on hillsides below homes to reduce fire intensity; enlarge the Highway 1 fuel break and reduce fuels on both sides of the highway; introduce sheep and goat grazing in the meadows on both sides of Highway 1; enhance riparian vegetation and remove conifers in drainages; and control new vegetation growth. TSRA also addresses fire safety around individual structures through its Defensible Space Fuel Management Resolution which requires the owners of developed property to maintain the fuel breaks around structures mandated by CAL FIRE; and its Design Manual Rules, which outline the permit process, procedure, and standards for fuels management on private lots and neighboring property.

Fire Safety Standards

Fire hazard regulations are intended to minimize on-site property damage and personal injury, avoid damage to adjacent properties, and reduce the cost of fire suppression services. Increasing built-in fire protection in those areas where new construction is allowed is the most cost effective way of achieving these objectives. All development must have adequate water available for fire suppression, whether from a hydrant and community system or from an on-site storage tank.

Where development is permitted near wildlands and natural vegetation, the fire hazard must be further mitigated by other measures. The locations of subdivision lots and building envelopes can maximize access by emergency vehicles and minimize construction in steep or wooded areas. Fire retardant roof materials are now required in high fire hazard areas. Preventing the spread of wildland fires to and from structures also requires use of fire retardant materials and/or removal of surrounding vegetation and clearing of fuel breaks.

Differences in local, state, and federal fire safety standards and requirements and in staffing and training among local fire districts prompted the formation of the Sonoma County Department of Fire Services in 1985, now the Sonoma County Fire and Emergency Services Department. Improvements in standards for road design, water supply, and sprinkler systems have increased the effectiveness of local fire protection services. In February 2003 the County Board of Supervisors approved Ordinance Nos. 5402 and 5373 that amended the County Fire Code to require fire sprinklers for both residential and commercial development with some exceptions. In recent years, fire services have reorganized and consolidated in order to minimize administrative costs and to promote more efficient and consistent service response.

CalFire enforces requirements for firefighting and prevention, works with property owners on controlled burns, and advises rural residents on fire prevention methods. CalFire is currently preparing minimum fire safety standards for wildland areas. See “Regulatory Setting” below for more information about CalFire responsibilities and activities.

Another important component of fire safety is an improved system of street addresses throughout the county. Fire response time, particularly in rural areas, is occasionally affected by the ability of the responder to locate the affected address. Improved visibility and standardizing street addresses can result in reduced emergency response time.

Public Education

Increased public awareness of fire hazards and fire safe practices is an effective way to avoid or reduce future fire damages and loss of life. Emergency service providers typically provide educational programs that focus on fire prevention. In addition to continuing to promote these ongoing programs, fire prevention information can be provided directly to the general public and to prospective permit applicants for incorporation into the building design. Such a program can be further expanded to include fire hazard information by providing fire hazard warning signs along roadways in particularly vulnerable fire hazard areas.

6.2 REGULATORY ENVIRONMENT

The California Department of Forestry and Fire Protection (CAL FIRE) has lead responsibility for fighting wildland fires in designated State Responsibility Areas. The Sonoma County Fire and Emergency Services Department (County Fire) provides fire prevention, fire protection, rescue, emergency medical, code enforcement, and arson investigation services for the unincorporated areas of Sonoma County that are not included in an independent fire protection district. County Fire is responsible for enforcing the California Fire Code and other fire-related codes and ordinances. It enforces vegetation management, reviews building construction plans, and performs inspections of new construction for fire code compliance. In addition, three volunteer fire districts providing fire protection services to different portions of the Sonoma County Coastal Zone. See the Public Facilities and Services Element for a more detailed description of the fire protection services in the Coastal Zone.

The Sonoma County Fire Code is based on the National Fire Code, California Fire Code, Uniform Building Code, and California Subdivision and Development Code; constitutes the local adoption of the California Building Code; and is in Chapter 13 of the Sonoma County Code. It sets forth the requirements of the Sonoma County Fire Safety Ordinance, referred to as the Fire Safe Standards. The County Fire Code was adopted to establish minimum fire safe standards for development within the unincorporated area of the county. The County Fire Code requirements ensure that all new development within the unincorporated area of the county will provide a basic level of fire protection around itself making it easier and safer for fire fighters to fight wildland and structure fires.

The Fire Safety Standards include but are not limited to requirements for emergency access, road naming and addressing, minimum emergency water supply and sprinklers to ensure a supply of water to fight or defend property from a fire, fuel modification and defensible space to reduce the possibility and intensity of a wildfire, and other fire protection measures. Due to the severe fire risk in many areas of the County, the County's Fire Safe Standards which outline development standards for emergency access, water supply, and vegetation management are more stringent than those required by the California Fire Code.

GOAL C-PS-5: Prevent unnecessary exposure of people and property to risks of injury or damage from wildland and structural fires.

Objective C-PS-5.1: Work with other fire agencies to improve fire safety standards, carry-out fire prevention and protection programs, and educate the public about fire hazards and fire prevention.

Objective C-PS-5.2: Regulate new development to reduce the risks of human injury and property damage from known fire hazards to an acceptable level.

The following policies, in addition to those in the Land Use and Public Facilities and Services Elements, shall be used to achieve these objectives:

Policy C-PS-5a: Encourage continued operation of California Department of Forestry and Fire Protection programs for fuel breaks, brush management, controlled burns revegetation,

Commented [A87]: See previous comments re: "Acceptable levels"

Commented [A88]: Recommend including the following policy language to clarify standards for removal of vegetation in ESHA and ESHA buffers for new development and existing development:

Standards for Development Subject to Fire Hazards. In addition to other requirements that may apply (e.g., for shoreline, blufftop, or bluff face development, and/or development subject to geologic hazards), the following standards apply to development subject to fire hazards:

1. **New Development and Fire Safety.** New development shall meet all applicable fire safety standards and shall be sited and designed to minimize required initial and future fuel modification and brush clearance in general, to the maximum feasible extent, and to avoid such activities within ESHA and ESHA buffers on site and on neighboring property, including parkland. All such requirements shall be applied as conditions of approval applicable for the life of the development.

Existing Development and Fire Safety. Removal of major vegetation adjacent to existing development for fire safety purposes shall only 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 ESHA, or removal of materials in an ESHA buffer, shall only be allowed for fire safety purposes: if it does not conflict with prior conditions of approval; if there are no other feasible alternatives for achieving compliance with required fire safety regulations; and if all ESHA and related impacts are mitigated in a manner that leads to no net loss of ESHA resource value.

and fire roads; however, brush clearing and controlled burns shall not take place in designated Environmentally Sensitive Habitat Areas (ESHAs) or other sensitive habitats. (EXISTING LCP REVISED)

Policy C-PS-5b: Controlled burns shall be allowed on agricultural land with a permit from the local fire agency and in consultation with the local Air Quality Management District and California Department of Forestry and Fire Protection. (EXISTING LCP)

Policy C-PS-5c: Automatic fire sprinkler systems or other on-site fire detection and suppression systems shall be required in all new residential and commercial structures, with exceptions for detached utility buildings, garages, and agricultural-exempt buildings. (GP2020)

Policy C-PS-5d: The severity of natural fire hazards, potential damage from wildland and structural fires, adequacy of fire protection services, and mitigation measures consistent with the Public Safety Element shall be considered in the review of proposed development projects. (GP2020)

Policy C-PS-5e: Fire management plans shall be required for subdivisions and new or expanded recreational facilities in non-urban areas, including development of California Department of Parks and Recreation and Sonoma County Regional Parks holdings. Such plans shall include, but not be limited to, adequate water storage, adequate ingress and egress for emergency vehicles and occupant evacuation, and building siting to minimize fire hazards. (EXISTING LCP REVISED)

Policy C-PS-5f: Encourage and promote fire safe practices and the distribution of fire safe educational materials to the general public, permit applicants, and local planning agencies. (GP2020)

Policy C-PS-5g: Provide fire hazard information signs in Areas of Very High or High Potential for Large Wildland Fires in a manner that is consistent with the Local Coastal Plan and does not degrade Scenic Highway Corridors or scenic views. (GP2020)

Policy C-PS-5h: Encourage private individuals and communities on the Sonoma coast to construct small-scale water storage facilities for back-up use in the case of fire and for back-up non-potable water demand. (EXISTING LCP REVISED)

Commented [A89]: This seems more appropriate to building code standards and requirements rather than as LUP policy.

7 HAZARDOUS MATERIALS

7.1 BACKGROUND

Many substances can be hazardous to human health and the environment, which includes air, soil, water, plants, and animals. The California Health & Safety Code defines a hazardous material as "any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and the environment if released into the

workplace or the environment." Common hazardous materials include oils, fuels, paints and varnishes, antifreeze, cleaning products, solvents, pesticides (includes herbicides, insecticides, fungicides, and rodenticides), and the associated hazardous waste. The increased use of hazardous materials has increased the potential hazards from hazardous materials and actual human injury and environmental damage, especially when they are used and disposed of near surface water. Public concerns have led to tighter controls on the production, transport, storage, sale, and use of hazardous materials, particularly on the handling and disposal of concentrated residues and wastes produced by power plants and other industrial operations.

Hazardous materials are found at many locations in Sonoma County. The electrical generating plants in The Geysers geothermal area use and produce hazardous materials hauled on winding mountain roads. Spills and releases of such materials have occurred. Petroleum fuels get into groundwater and surface water, particularly from underground storage tanks at gasoline stations and marinas. Preventing hazardous materials in the County's solid waste landfills and transfer stations and industrial operations is important because these materials could affect water quality. Boat use, repair, and maintenance activities at Bodega Bay, Spud Point Marina, and Porto Bodega in the Coastal Zone involve the storage, handling, use, and disposal of hazardous materials such as oils and fuels, paints and varnishes, solvents, and cleaning agents that may drain to surface water.

Pesticides are another hazardous material commonly used in Sonoma County by agricultural operations as well as residential, commercial, and recreational land uses. While state law preempts local regulation of pesticides, the County does have the authority to establish use restrictions applicable to its own operations. By doing so, the County can set an example that will encourage others to reduce reliance on pesticides.

Concerns about Outer Continental Shelf (OCS) oil and gas development led to the approval of Ordinance 3592R in the late 1980s, a Countywide ballot initiative that requires voter approval of any proposed Local Coastal Plan Amendment to allow onshore facilities that would support OCS oil and gas development (see Outer Continental Shelf Development Policy in the Land Use Element). The issue of potential oil or other hazardous material spills from onshore support facilities would be addressed in the required environmental documents on the proposed projects.

The management of hazardous materials is included in this Public Safety Element because it has become a major public safety issue requiring attention significant personnel and financial resources and attention by local agencies. Different local, state, and federal agencies have different responsibilities in regulating hazardous materials, discussed under "Regulatory Setting" below.

7.2 REGULATORY SETTING

Public concerns over the possible adverse effects of hazardous materials on human health and the environment have led to tighter regulatory controls on the production, transport, storage, sale, handling, and use of hazardous materials.

Federal Hazardous Materials and Waste Programs

The primary federal laws regulating hazardous materials, administered by the United States Environmental Protection Agency (U.S. EPA), are the Resource Conservation and Recovery Act of

1976 (RCRA) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). CERCLA, often referred to as the Superfund, was enacted to provide broad federal authority to clean up releases or threatened releases of hazardous substances at abandoned hazardous waste sites in the U.S. The hazardous materials waste program under RCRA establishes a system for controlling hazardous waste from the time it is generated until its ultimate disposal — in effect, from cradle to grave. In any given State, U.S. EPA or the State hazardous waste regulatory agency enforces hazardous waste laws. The U.S. EPA encourages States to assume primary responsibility for implementing a hazardous materials and waste program through State adoption, authorization, and implementation of the regulations.

State of California Hazardous Materials and Waste Programs

The State of California has assumed the primary responsibility for implementing the federal hazardous materials and waste program. California legislation in 1993 (Senate Bill 1082) established the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The Unified Program consolidates, coordinates, and makes consistent the California Environmental Protection Agency (Cal EPA) environmental programs which include:

- (1) Hazardous materials inventories and business plans
- (2) Permitting for generators of hazardous waste and operators of on-site hazardous waste treatment
- (3) Aboveground storage tanks
- (4) Underground storage tanks
- (5) Spill or accidental release prevention, control, and response
- (6) Fire code management plans

Under the Unified Program, Cal EPA certifies local agencies to implement the six state environmental programs listed above within their jurisdictions. The appointed local lead agencies are referred to as Certified Unified Program Agencies (CUPAs).

California Coastal Act

Section 30232 of the California Coastal Act requires that measures to protect against hazardous materials spills, and facilities and procedures for containment and cleanup of hazardous substances spills, be incorporated into proposed projects meeting the definition of development and which involve handling or transporting hazardous substances.

Commented [A90]: Use full text of coastal act policies instead of paraphrasing

Section 30232 Oil and hazardous substance spills
“Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.”

Sonoma County Hazardous Materials and Waste Lead Agencies and CUPAs

Hazardous Materials. The California Department of Toxics Substances Control (DTSC) is vested with the primary authority through the U.S. EPA to enforce federal and state laws pertaining to the regulation of hazardous materials and waste in California. The DTSC has authorized the Sonoma County Fire and Emergency Services Department as the lead agency and CUPA to enforce federal, state, and local laws pertaining to hazardous materials and hazardous waste management.

The Fire and Emergency Services Department enforces Chapter 29 of the Sonoma County Code regarding hazardous materials management, and for preparing a comprehensive hazardous materials and hazardous waste management plan. Chapter 29 regulates the storage, handling, and management of hazardous materials, whether in waste or non-waste form, unless specifically preempted by state or federal law. The Fire and Emergency Services Department is also responsible for emergency response to hazardous materials incidents throughout most of the County in coordination with local fire and police personnel, and enforces portions of the California Fire Code which address hazardous materials, including routine inspections.

Underground Storage Tanks. The State Water Resources Control Board (SWRCB) is vested with the primary authority through the U.S. EPA to enforce federal and state laws pertaining to leaking Underground Storage Tanks containing hazardous substances. The SWRCB has authorized the Sonoma County Department of Health Services as the lead agency and CUPA to enforce federal, state, and local laws pertaining to leaking underground storage tanks in the County.

Pesticides. The California Department of Pesticide Regulation (DPR) is vested with the primary authority through the U.S. EPA to enforce federal and state laws pertaining to the proper and safe use of pesticides in California. DPR's enforcement of pesticide use in the field is largely carried out in California's 58 counties by County Agricultural Commissioner Offices and their staffs. The DPR has authorized the Sonoma County Office of the Agricultural Commissioner as the lead agency and CUPA to enforce federal, state, and local laws pertaining to the use, storage, and sales of pesticides in the County.

Oil Spills. The Oil Pollution Act of 1990 (OPA) improved the nation's ability to prevent and respond to oil spills by establishing provisions that expand the federal government's ability, and provide the money and resources necessary, to respond to oil spills. Under the OPA, the U.S. Coast Guard and U.S. EPA are the lead responsible agencies for preventing, preparing for, and responding to oil spills that occur in and around coastal waters and inland waters of the United States, respectively.

The Office of Spill Prevention and Response (OSPR), within the California Department of Fish and Wildlife, serves the responsibilities as public trustee and custodian for the protection, management, and restoration of the fish, wildlife, and plants across the State. As such, it is one of only a few agencies in the United States that both maintains major pollution response authority and public trustee authority for wildlife and habitat. In 2014, Governor Jerry Brown expanded the capabilities of the OSPR to include all state surface waters at risk of oil spills from any source, which more effectively captured possible spills from pipelines, production facilities, and railroad oil shipments (California features more than 7,000 rail crossings over water bodies).

Transport of Hazardous Waste. The California Department of Toxic Substances Control (DTSC) is vested with the primary authority through the U.S. EPA to enforce federal and state laws pertaining to the transport of hazardous waste in California. The DTSC has authorized the California Highway Patrol and Office of the State Fire Marshal to enforce some of the federal, state, and local laws pertaining to the transport of hazardous waste.

To operate in California, hazardous waste transporters must be registered with the DTSC. Unless specifically exempted, hazardous waste transporters must comply with the regulations of the U.S. Department of Transportation, DTSC, California Highway Patrol, and Office of the State Fire Marshal.

GOAL C-PS-6: Prevent unnecessary exposure of people and property to risks of injury or property damage from hazardous materials.

Objective C-PS-6.1: Regulate the handling, storage, use, and disposal of hazardous materials in order to reduce the risks of injury or property damage from hazardous materials.

The following policies, in addition to others in this Public Safety Element and those in the Land Use and Public Facilities and Services and Water Resources Elements, shall be used to achieve these objectives:

Policy C-PS-6a: Siting of hazardous waste repositories, incinerators, facilities that use a substantial quantity of hazardous materials, or other similar facilities intended primarily for hazardous waste disposal shall be avoided in any area subject to inundation, flooding, coastal erosion hazards resulting from projected sea level rise and other coastal hazards, and in areas subject to heightened ground shaking during an earthquake event (Modified Mercalli Index (MMI) Ground shaking Intensity Level higher than Strong (VII) as identified on Figures C-PS-1a-c or within one quarter mile of schools. Siting shall be avoided in any area designated for urban residential or rural residential use; on agricultural lands; or near waterways, bays, or the ocean. (GP2020)

Policy C-PS-6b: A use permit shall be required for any commercial or industrial use involving hazardous materials in threshold planning quantities as determined by Federal and State laws. A hazardous materials management plan shall be required as a condition of approval for such permits. (GP2020)

8 IMPLEMENTATION PROGRAMS

8.1 PUBLIC SAFETY IMPLEMENTATION PROGRAMS

Program C-PS-1: Develop a comprehensive adaptation plan and incentives for planned retreat or relocation from hazard areas;

- (1) Establish mandatory rolling setbacks for future development or significant redevelopment in areas that are likely to be affected by the impacts from sea level rise within the anticipated lifetime of the structures.
- (2) Identify funding or other incentives for purchase or relocation of existing structures out of vulnerable areas or areas exposed to significant hazards risks.
- (3) Limit rebuilding of structures in vulnerable areas that have been damaged by storms or the impacts from sea level rise, including increased rates of erosion. (NEW)

Program C-PS-2: Where geologic hazards threaten multiple properties in the same vicinity and all would benefit from a unified, coordinated response to minimize risks, consider the

Commented [A91]: Some redundancies with C-PS-10.

Commented [A92]: "Implementation programs" should be placed into the relevant hazards sections (e.g. C-PS-1 re managed retreat and rolling setbacks should be in Geologic Hazards instead of in a separate section).

Commented [A93]: Note that this can be partially achieved with the recommended addition of the waiver of rights to armoring and removal conditions policy.

formation of a Geologic Hazard Abatement District (GHAD) as a means to reduce geotechnical problems associated with development in geologically active areas. A GHAD is an independent public entity (public agency) which oversees the prevention, mitigation, and abatement of geologic hazards. Funding of the GHAD is through supplemental property tax assessments. (NEW)

Program C-PS-3: Develop a Strategic Plan for and incorporate into existing plans, damage assessment and recovery of essential service buildings and facilities consistent with Policy PS-1n of the General Plan 2020. (GP2020)

Commented [A94]: Cross-referencing other documents that could change is problematic.

Program C-PS-4: Consider amending or adopting a new hazard combining zone to address impacts related to development and redevelopment in hazard areas and on coastal bluffs in order to protect such development from the effects of coastal bluff erosion. (EXISTING LCP REVISED)

Program C-PS-5: Where additional data and information is necessary to adequately assess the on-site and off-site flood and inundation hazards from a proposed development, to develop mitigation measures, or to determine compliance of an existing or proposed development with the Coastal Zoning Ordinance, a supplemental site-specific flood and inundation hazards analysis shall be required. The site-specific analysis may include but is not limited to:

- (1) Topographic mapping.
- (2) Analysis of the influence of sea level rise on flood elevations and flood and inundation hazards and zones.
- (3) Delineation of flood and inundation hazard zones.
- (4) Calculation of expected flood elevations.
- (5) Calculation of expected flood velocity.
- (6) Analysis of the impacts on on-site and off-site flooding, drainage, and stormwater runoff.
- (7) Using construction details and specifications, analysis of compliance with the Coastal Zoning Ordinance.
- (8) Using cost and appraisal data, analysis of when reconstruction, rehabilitation, additions, or other improvements to structures would constitute a substantial improvement under the Sonoma County Code.
- (9) Development of mitigation measures to reduce or eliminate the potential for human injury and property loss from flood and inundation hazards, particularly in areas subject to repetitive property loss. (NEW)

Program C-PS-6: Establish a new Flood Hazard Area Combining Zone to include regulations for the permissible types of uses, intensities, and development standards in the following flood and inundation hazard areas:

- (1) 10-Year Base Flood Zones
- (2) 100-Year Base Flood Zones
- (3) Areas at Risk from Sea Level Rise by 2100 – Flooding
- (4) Areas at Risk from Sea Level Rise by 2100 – Landward Limit of Erosion High Hazard Zone
- (5) Areas at Risk from Tsunami of Up to 25 Feet

Commented [A95]: Note that most of the policies discuss a 100 year lifetime of safety which would be beyond 2100.

As a condition of coastal permit approval for development in the Flood Hazard Area Combining Zone, require the applicant to record a document exempting the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures authorized by such coastal permit during the structure's economic life are prohibited. (NEW)

Program C-PS-7: Consider developing regulations that require the use of low impact development techniques to reduce stormwater runoff from new development. (GP2020)

Program C-PS-8: Consider preparing a study of the impacts of sea level rise and other coastal hazards on public facilities and infrastructure, private development, communities, and natural ecosystems based on the best available scientific estimates and current state guidance as part of future updates to the Hazard Mitigation Plan. (NEW)

Commented [A96]: This has been done – consider reframing as keeping SLR studies up to date.

Program C-PS-9: Study, monitor, develop, and implement a plan to mitigate the impacts to groundwater from saltwater intrusion resulting from sea level rise and storm events based on the best available science. (NEW)

Program C-PS-10: Consider preparation of a Sea Level Rise Vulnerability and Risk Assessment, and Adaption Plan for the Sonoma County coast based on guidance from the California Coastal Commission's Sea-Level Rise Policy Guidance (2018), the California Ocean Protection Council's Sea-Level Rise Guidance (2018), and other applicable publications. Focus on those SubAreas of the Sonoma County coast at the highest risk of inundation, flooding, or coastal erosion resulting from sea level rise, which include The Highcliffs/Muniz/Jenner (SubArea 6), Pacific View/Willow Creek (SubArea 8), Duncans Mills (SubArea 7), and State Beach/Bodega Bay (SubArea 9).

Commented [A97]: Some redundancies with C-PS-1.

Commented [A98]: Avoid policies that start with "Consider" - make these more actionable.

Preparation of the Sea Level Rise and Coastal Hazards Adaptation Plan shall involve collaboration with pertinent County of Sonoma departments and agencies, independent utility districts, and responsible federal and state agencies; and participation of the public.

The Sea Level Rise and Coastal Hazards Adaptation Plan shall focus on public and quasi-public facilities and infrastructure and include the following components:

- (1) Discussion of the following planning tools to help communities adapt to sea level rise and other coastal hazards: public purchase of private property for public uses, sale or transfer of public land to accommodate relocated roads and infrastructure, transfer of development rights, parcel reconfiguration, and zoning and land use designation amendments.
- (2) Requirements and standards for siting, design, and construction of new public facilities and infrastructure and private structures in areas subject to sea level rise and other coastal hazards as mapped in the Vulnerability Assessment.
- (3) Requirements and standards for maintenance and removal of abandoned structures.
- (4) Cost/benefit analyses of: a) adaptation measures versus no adaptation measures and b) carrying-out adaptation measures pre-inundation versus post-inundation (i.e., emergency conditions).
- (5) Plan for full disclosure of potential hazards to owners of property in areas subject to sea level rise and other coastal hazards as mapped in the Vulnerability Assessment.
- (6) Identify options and mechanisms to minimize or avoid County obligations to compensate for private property loss or damage resulting from sea level rise and other coastal hazards.

The County will continue to work with the [Coastal Commission](#), Ocean Protection Council, and other agencies and organizations to develop possible adaptation strategies for particular areas of the Sonoma County coast. (NEW)

Program C-PS-11: Identify existing green infrastructure (coastal land, habitats, vegetation, natural features, and ecological processes) which may be used to increase coastal resiliency to climate change, sea-level rise, and flood and geologic hazards (erosion); and strategies for adapting to climate change and sea-level rise through maintenance or enhancement of this green infrastructure. These adaptation strategies may include, but are not limited to, planned retreat, land preservation, habitat conservation, and habitat restoration. (NEW)

Program C-PS-12: Periodically review and update the extent of projected sea level rise in the Local Coastal Plan based on best available science. (NEW)

Commented [A99]: Please indicate what "periodically" means or is tied to.

Commented [A100]: See previous comments on the best way to define best available science re: SLR

Program C-PS-13: Consider adopting an ordinance which prioritizes relocation and allows reconstruction of a structure damaged or lost from inundation or flooding related to sea level rise where certain criteria can be met; an evaluation of the feasibility of relocation to a location where hazard risks are minimized is provided; where relocation is not feasible, a reconstructed structure must be raised a minimum number of feet above the anticipated base flood elevation considering projected future sea level rise during the economic life of the structure based on the most up-to-date science; and where such an adaptation approach is considered feasible and practical and is expected to minimize the risk of inundation and flooding of the structure to an acceptable level. (NEW)

Program C-PS-14: Continue to adopt revisions to the California Fire and Building Codes and other standards which address fire safety as they are approved by inspection organizations and the State of California. Review, revise, and/or adopt existing or new local Codes, ordinances, and Fire Safe Standards to reflect contemporary fire safe practices. (GP2020)

Program C-PS-15: Proposed development projects shall be referred to the Sonoma County Fire and Emergency Services Department and responsible fire protection agencies for their review and comment. (GP2020)

Program C-PS-16: Improve and standardize the County's street addressing system in order to reduce emergency service response times. (GP2020)

8.2 OTHER INITIATIVES

Other Initiative C-PS-1: Coordinate flood hazard analysis and floodplain management activities with the United States Army Corps of Engineers (USACOE), FEMA, State Office of Emergency Services (State OES), Sonoma County Fire and Emergency Services Department, Sonoma County Water Agency (SCWA), and other responsible agencies. (GP2020)

Other Initiative C-PS-2: Encourage FEMA to update its flood insurance studies and Flood Insurance Rate Maps (Flood Rate Maps) to show the following information. This mapping would allow regulations and mitigation efforts to focus on the areas at the highest risk of flood hazards, and allow flood insurance premiums to be more reflective of the actual flood hazard risks on specific properties. Provide FEMA data generated from detailed parcel-specific and site-specific analyses of flood elevations and flood hazard zones when available to assist in updating flood insurance studies and Flood Insurance Rate Maps.

- (1) Flood elevations and flood hazard zones which reflect inundation hazards unique to the Coastal Zone such as sea level rise and greater ocean surges and larger waves during storms based on the most up-to-date data and science, including data developed under the California Coastal Analysis and Mapping Project and Open Pacific Coast Study (OPC Study); and
- (2) Detailed mapping of the 100-year floodplain to delineate the 10-year, 25-year, and 50-year floodplains. (NEW)

Other Initiative C-PS-3: Coordinate with state and local emergency services to educate the public about the areas subject to inundation from a tsunami, where to go in the event of an earthquake, and evacuation routes in the event of a tsunami by distributing educational materials to parcel owners within the tsunami run-up zone and by erecting signage specified by the Sonoma County Operational Area Tsunami Response Plan. (NEW)

Other Initiative C-PS-4: Encourage the California Department of Parks and Recreation, Sonoma County Regional Parks Department, Sonoma County Agricultural Preservation and Open Space District, Sonoma Land Trust, and similar organizations to purchase natural lands adjacent to wetlands or other sensitive natural habitats which are at risk of inundation or flooding from projected sea level rise, based on the best available science, for use as wildlife habitat. (NEW)

Other Initiative C-PS-5: Work with stakeholders to develop a disclosure for real estate transactions involving properties subject to inundation, flooding, and/or coastal erosion hazards as a result of projected future sea level rise. Prior to the lease, sale, or other conveyance of any portion of public property, or issuance of a Coastal Development Permit for the use or development of public lands subject to projected sea level rise, provide a Real Estate Disclosure Statement which states that the property is located in an area that is subject to inundation, flooding, or coastal erosion hazards as a result of projected sea level rise. (NEW)

Other Initiative C-PS-6: Work with the California Department of Forestry and Fire Protection to identify areas of high fire fuel loads and take advantage of opportunities to reduce those fuel loads, particularly in Areas with Very High or High Potential for Large Wildland Fires and in High Fire Hazard Severity Zones. (GP2020)

Other Initiative C-PS-7: The Sonoma County Department of Emergency Services shall offer assistance to local agencies in adopting and enforcing fire safety regulations and shall work with local agencies to develop proposed improvements to related County Codes and standards. (GP2020)

Other Initiative C-PS-8: Encourage the California Department of Parks and Recreation, and the Sonoma County Regional Parks Department to continue efforts to educate the public about fire hazards and fire prevention. (EXISTING LCP REVISED)

Other Initiatives C-PS-9: Continue to educate the general public about and promote the reduction in use of hazardous materials, proper disposal of hazardous materials, and the use of safe alternatives to hazardous materials in County operations and private businesses. (GP2020 REVISED)

Other Initiatives C-PS-10: Work with applicable regulatory agencies to regulate the use, disposal, and transport of hazardous materials consistent with adopted County policies. (GP2020 REVISED)

9 REFERENCES

- California Coastal Commission. 2018. Sea Level Rise Policy Guidance. Interpretive Guidelines for Addressing Sea Level Rise in Local Coastal Programs and Coastal Development Permits. Adopted August 2015. Science Update adopted November 2018.
- California Natural Resources Agency. 2018. Safeguarding California Plan: 2018 Update. A report to the Governor of the State of California in response to Executive Order S-13-2008.200 p.244.
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- Heberger, M., H. Cooley, P. Herrera, P., P.H. Gleick, and E. Moore. 2009. The impacts of sea-level rise on the California coast. Prepared by California Climate Change Center. 101 p.
- National Academies of Science. 2012. Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future. Prepared by Committee on Sea Level Rise in California, Oregon, and Washington; Board on Earth Sciences and Resources; Ocean Studies Board, Division on Earth and Life Studies; and National Research Council. The National Academies Press, Washington, D.C. 250 p.
- National Research Council. 2010. Adapting to the impacts of climate change. The National Academies Press, Washington, D.C. 244 p.
- Russell, N. and G. Griggs. 2012. Adapting to sea level rise: a guide for California's coastal communities. University of California, Santa Cruz. Prepared for the California Energy Commission, Public Interest Environmental Research Program. 49 p.

Figure C-PS-1a: Seismic Geologic Hazards – SubAreas 1 - 3
(11x17)

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Figure C-PS-1b: Seismic Geologic Hazards – SubAreas 4 - 6
(11x17)

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Figure C-PS-1c Seismic Geologic Hazards – SubAreas 7 - 10
(11x17)

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Figure C-PS-2a Slope Instability Hazards – SubAreas 1 - 3
(11x17)

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Figure C-PS-2b Slope Instability Hazards – SubAreas 4 - 6
(11x17)

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Figure C-PS-2c Slope Instability Hazards – SubAreas 7 - 10
(11x17)

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Figure C-PS-3a Tsunami and Sea Level Rise Hazards – SubArea I – The Sea Ranch North
(11x17)

Commented [A101]: Ensure that all SLR maps specifically include the amount of SLR shown, not years

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Figure C-PS-3b Tsunami and Sea Level Rise Hazards – SubArea 2 – The Sea Ranch South
(11x17)

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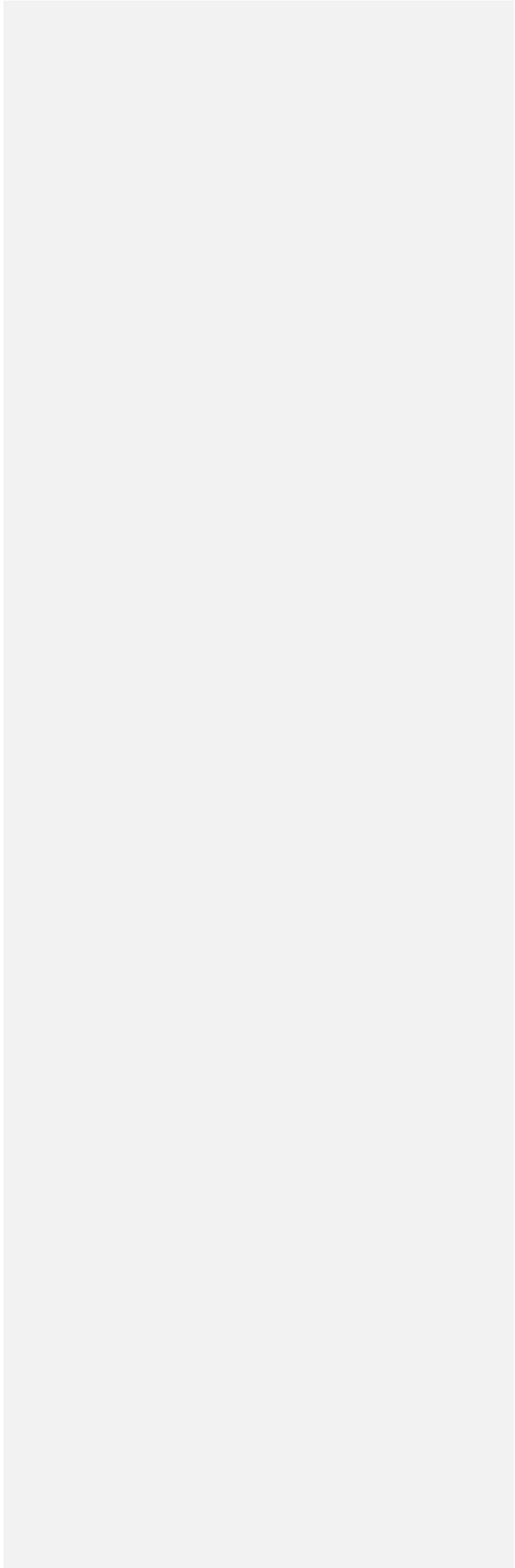


Figure C-PS-3c Tsunami and Sea Level Rise Hazards – SubArea 3 – Stewarts Point/Horseshoe Cove
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Figure C-PS-3d Tsunami and Sea Level Rise Hazards – SubArea 4 – Salt Point
(11x17)

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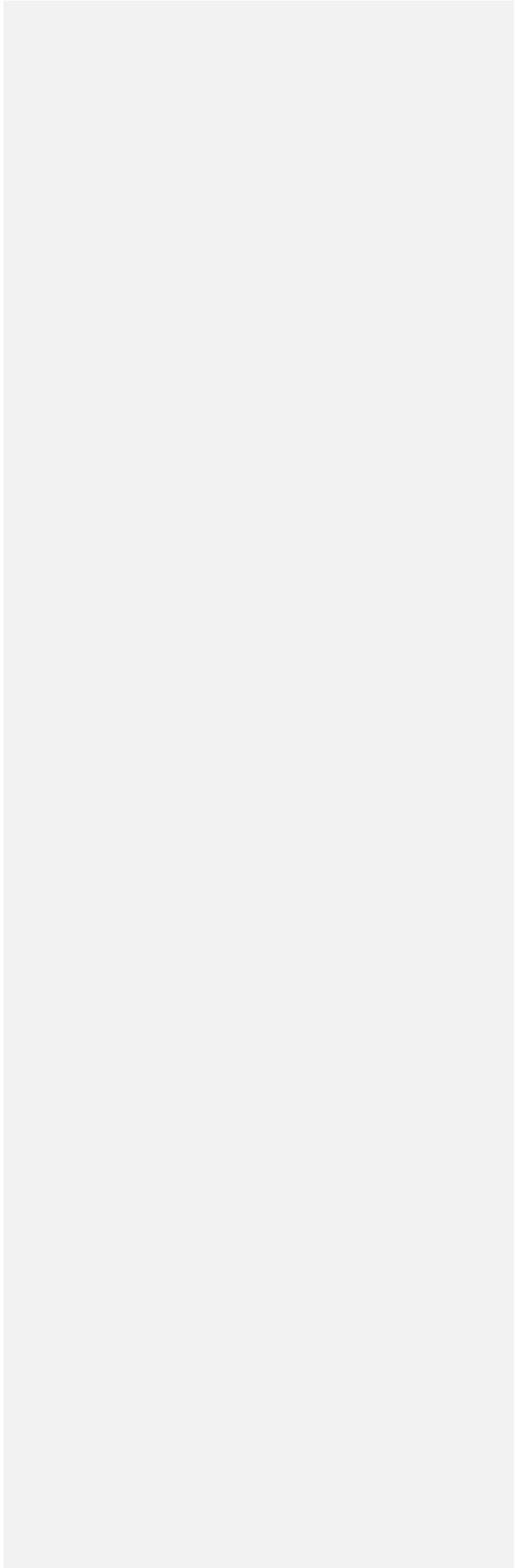


Figure C-PS-3e Tsunami and Sea Level Rise Hazards – SubArea 5 – Timber Cove/Fort Ross
(11x17)

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Figure C-PS-3f-i Tsunami and Sea Level Rise Hazards – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

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Figure C-PS-3f-ii Tsunami and Sea Level Rise Hazards – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

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Figure C-PS-3g-i Tsunami and Sea Level Rise Hazards – SubArea 7 – Duncans Mills
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Figure C-PS-3g-ii Tsunami and Sea Level Rise Hazards – SubArea 7 – Duncans Mills
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Figure C-PS-3h-i Tsunami and Sea Level Rise Hazards – SubArea 8 – Pacific View/Willow Creek
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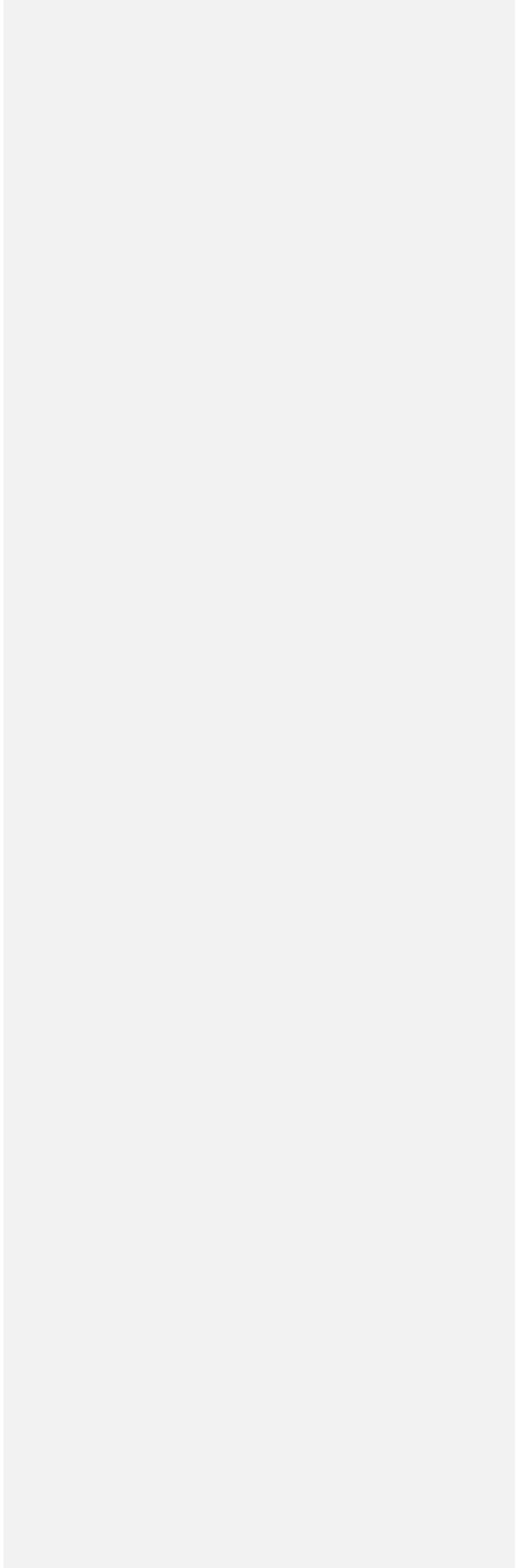


Figure C-PS-3h-ii Tsunami and Sea Level Rise Hazards – SubArea 8 – Pacific View/Willow Creek
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Figure C-PS-3i-i Tsunami and Sea Level Rise Hazards – SubArea 9 – State Beach/Bodega Bay
(11x17)

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Figure C-PS-3i-ii Tsunami and Sea Level Rise Hazards – SubArea 9 – State Beach/Bodega Bay
(11x17)

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Figure C-PS-3j-i Tsunami and Sea Level Rise Hazards – SubArea 9 – Bodega Bay Vicinity
(11x17)

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Figure C-PS-3j-ii Tsunami and Sea Level Rise Hazards – SubArea 9 – Bodega Bay Vicinity
(11x17)

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Figure C-PS-3k Tsunami and Sea Level Rise Hazards – SubArea 10 – Valley Ford
(11x17)

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Figure C-PS-4a Coastal Exposure Threat – SubAreas 1 - 3
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Figure C-PS-4b Coastal Exposure Threat – SubAreas 4 - 6
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Figure C-PS-4c Coastal Exposure Threat – SubAreas 7 - 10
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Figure C-PS-5a Role of Natural Habitat in Reducing Exposure – SubAreas 1 - 3
(11x17)

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Figure C-PS-5b Role of Natural Habitat in Reducing Exposure – SubAreas 4 - 6
(11x17)

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Figure C-PS-5c Role of Natural Habitat in Reducing Exposure – SubAreas 7 - 10
(11x17)

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Figure C-PS-6a Wildland Fire Threat – SubAreas I - 3

(11x17)

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Figure C-PS-6b Wildland Fire Threat – SubAreas 4 - 6

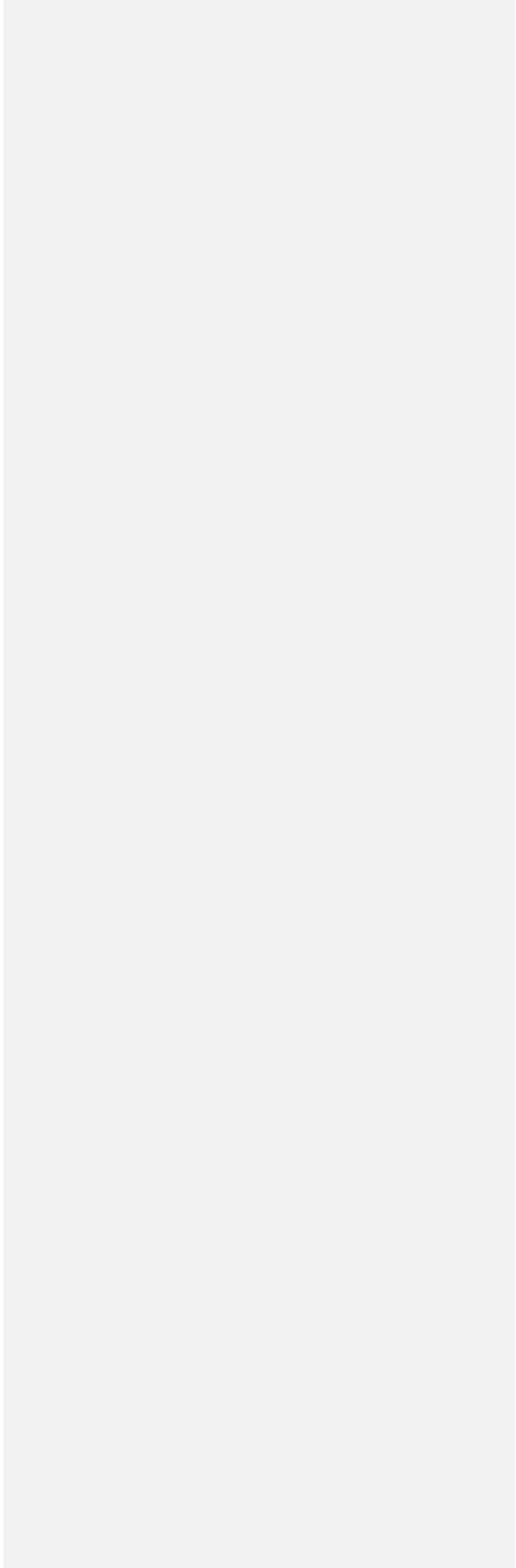
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Figure C-PS-6c Wildland Fire Threat – SubAreas 7 - 10

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CALIFORNIA COASTAL COMMISSION

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October 27, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

**Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update:
Circulation and Transit Chapter**

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 8: Circulation and Transit.

The list below is intended as a complement to the in-line edits and comments provided for the Circulation and Transit element but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff:

1. **Sea Level Rise and Adaptation Planning.** Overall, this chapter should contain more discussion of associated sea-level rise (SLR) issues and adaptation planning, including with regards to the potential impacts of SLR-induced erosion and flooding on circulation and transit in the County, in particular the specific sections, as follows:
 - a. 1.1 "Purpose" should note the need to create resilient transportation infrastructure in the face of SLR;
 - b. "Roadway Safety, Maintenance, and Existing Conditions" (Page CT-3) should include a discussion of not just managed retreat, but also the potential for softer SLR adaptation such as living shorelines or roadway elevation;
 - c. "Transportation Improvements" (Page CT-4) should mention SLR adaptation; and
 - d. "Roadway Safety Improvements" (Page CT-15) should include policies on SLR adaptation.

2. **Highway Realignment.** Related to Sea Level Rise Adaptation, this chapter should include a policy and/or objective to identify sections of roadway that may be candidates for highway realignment given anticipated coastal erosion, similar to the Gleason's Beach project.
3. **Clean Transportation Infrastructure.** There is a real need for clean transportation infrastructure that will support coastal access and transportation in Sonoma County given the greater distances traveled when compared to other counties and rural characters, however, the chapter does not reference this need to encourage clean transportation or non-GHG emissions vehicles. We recommend incorporating this into Objective C-CT-1.3 as another way of minimizing future increases in vehicle miles traveled to reduce greenhouse gas emissions. For example, the State now has model policies to support the installation of EV charging and Santa Cruz County incorporated an example into their [LCP](#) as well.
4. **Inclusion of Relevant Coastal Act Policies.** As stated in our review of previous chapters, there should be a discussion at the beginning of this element that provides an overview of the relevant Coastal Act Policies. Within the LUP policies, Coastal Act policies should be referenced when appropriate.
5. **Safety Improvements.** Several policies in the "Roadway Safety Improvements" section, including C-CT-4h, 4i, and 4p, mention "safety improvements" but do not define what these improvements might be. To ensure Coastal Act consistency with these improvements, this section should either contain a discussion defining what safety improvements are, or provide policy-specific guidelines on safety improvements such as in C-CT-4q. We would also recommend incorporating SLR adaptation as an element of these safety improvements.
6. **Caltrans Repair and Maintenance Guidelines.** To ensure the LCP aligns with Caltrans guidance on repair and maintenance, we would recommend incorporating the "Sonoma State Route 1 Repair Guidelines" as a policy or appendix in this LCP.
7. **Tools, Standards, and Guidelines.** Numerous tools, industry standards, and measures are referenced in this document, such as the "Traffic Demand Management" measures (Objective C-CT-2.4), Class II bikeway width, geometric, and maintenance standards, and "Vision Zero Principles" (Objective CT-3.4). Additional details on the source and content of these standards should be included in the LCP to allow readers to easily find the referenced information.

Again, we thank you for your efforts to date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Circulation and Transit Element

1 INTRODUCTION

1.1 PURPOSE

The Circulation and Transit Element addresses the planned transportation routes and facilities along the coast, including goals, objectives, and policies affecting the mobility of future residents, businesses, and visitors. The 1976 California Coastal Act (Coastal Act) encourages-allows maintenance and improvement of transportation facilities that provide access to coastal resources and within the Coastal Zone, and requires that Highways 1 and 116 in the Coastal Zone continue to be maintained as scenic rural two-lane highways.

Commented [A1]: The purpose should also note the need to create a resilient transportation in the face of SLR (Erosion and flooding) and fire.

Commented [A2]: Numerous other Coastal Act policies influence transportation decisions and should be mentioned here including polices on hazards(30250) and visual resources(30251).

Commented [A3]: Please reference Section 30254 here.

2 BACKGROUND

The road network in the Coastal Zone is a critical component of coastal access, as well as providing essential transportation infrastructure necessary to supply goods, services, and emergency response for residents and businesses located along the Coastal Zone. Coastal roads also provide recreational and transportation opportunities for bicyclists and pedestrians, but use is limited by narrow roadways that lack adequate shoulders, sidewalks and bike lanes.

Numerous public access areas, large areas of protected open space, and attractive public beaches are distributed across over 55 miles of coastline with virtually no public transit available, making automobiles the primary means of transportation for visitors to the coast. This dependency on automobile transportation, combined with limited parking, results in congestion and lack of adequate parking, especially during weekends and holidays.

Safety of all road users, especially bicyclists and pedestrians, remains a challenge in the Coastal Zone due to limited rights of way and the need to balance impacts to coastal resources with road improvements and trail development necessary to improve safety.

3 CIRCULATION AND TRANSIT SYSTEM

3.1 EXISTING AND PROJECTED TRANSPORTATION CONDITIONS IN 2020

The Sonoma Coast/Gualala Basin region has a sparse roadway network due to its remote location and very low population density. The major roadways, all two-lane rural roads, are State Highway 1, State Highway 116, Bodega Highway, Stewarts Point-Skaggs Springs Road, Coleman Valley Road,

Annapolis Road, and Valley Ford-Freestone Road. With the exception of State Highway 1, these roadways run east-west (**Figures C-CT-1a-c**). Other roads serve only as minor access routes, but could be important as alternate routes in emergencies. Daily buses connect the small communities along State Highway 1 to Sebastopol, Santa Rosa, and Mendocino County. With limited public transportation and lack of adequate bicycle and pedestrian facilities, private automobiles are the most common transportation mode to the Coastal Zone.

Full time residential population of the Coastal Zone is low, and the majority of trips are generated by visitors to the coast, particularly on weekends.

State Highway 1

Traffic and Circulation Conditions

Traffic volume on State Highway 1 has increased since the first transportation study was conducted for the 1981 Local Coastal Plan. Most traffic is related to tourism, with trips originating outside of the Coastal Zone. The steady increase in tourism has resulted a corresponding increase in traffic and congestion along Highway 1, and is especially acute on the weekends in the region south of Jenner and adjacent to public beaches, trailheads, and campgrounds. This traffic often results in delayed emergency response and residents experiencing difficulty accessing their homes and local businesses.

Table C-CT-1. Traffic Volume Trends Highway 1 2007-2017

Intersection	Peak Hour Increase	Peak Month Daily Average	Annual Average Daily Traffic
Valley Ford Road	150.0%	34.7%	31.0%
Valley Ford/Freestone Road	96.1%	31.8%	28.9%
Bodega Highway	77.8%	136.8%	116.7%
Bodega Eastshore Road	16.9%	-1.8%	-9.6%
JCT. RTE. 116 East	29.0%	7.7%	11.1%
Jenner	51.5%	7.7%	11.1%
Fort Ross, Fort Ross Road	73.9%	6.7%	8.1%
Stewarts Point/Skaggs Springs Road	42.9%	-2.3%	0.0%

The large increase in peak hour volumes at the southernmost intersections shows a growing trend for commuters living in the Sebastopol area to use Highway 1 as an alternative route to job centers in Petaluma and Marin County. The increase in traffic volume between Bodega Highway and Jenner appears directly related to tourism, as commute traffic heading south will generally use Valley Ford / Freestone Road.

Roadway Safety, Maintenance, and Existing Conditions

Highway 1 provides the only north-south transportation corridor in the Coastal Zone, and is extremely vulnerable to erosion from storms, landslides, and sea level rise, as well as damage from wildfires. These hazards are increasing in frequency and severity due to climate change, and maintenance of Highway 1 must shift from armoring and reinforcement to a strategy of planned retreat that includes the entire road network in the Coastal Zone.

Roads in the Coastal Zone have narrow shoulders, inadequate sight lines, narrow travel lanes, and limited opportunity for safe passing, creating unsafe conditions for all road users, especially bicyclists

Commented [A4]: Please include content on the potential for softer solutions such as living shorelines and elevated roadways. These solutions may not be appropriate in much of Sonoma Coastlines, but would be worth to analyze where these solutions might be appropriate.

and pedestrians. Improving these conditions will require increasing the overall road prism. Unstable geologic conditions, Environmentally Sensitive Habitat Areas, and lack of undeveloped land adjacent to the right-of-way in developed areas create a situation where improvements are challenging. Road improvements should be limited to those needed to improve safety or provide improved facilities for people traveling by bicycle, on foot, or public transit rather than increasing capacity or reducing congestion.

Transportation Improvements

Providing turning lanes at intersections and parking areas is the most effective approach to improving safety along Highway 1 as well as potentially reducing traffic delays in Jenner, Bodega Bay, and at entrances to public beaches.

Other safety improvements proposed for Highway 1 are selective widening and road alignments; parking management, development and enforcement programs; and other types of road improvements such as roadway striping and marking, bicycle lanes and pedestrian ways. Improvements to Highway 1 such as construction of bicycle paths or widening of shoulders will be necessary to construct portions of the Sonoma County segment of the California Coastal Trail (see discussion below).

Minor road improvements in the community of Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible. While capacity along this section of Highway 1 will remain inadequate, there are opportunities to improve pedestrian safety and reduce dependency on automobiles for local trips by adding pedestrian walkways, restricting turning movements across traffic, and reducing vehicle speeds.

Active Transportation and Transit

The Complete Streets Act of 2008, which mandates that all cities and counties modify the circulation element of their general plans to provide for a transportation network that equitably meets the mobility needs of all, including pedestrians, bicyclists, children, students, persons with disabilities, users of public transportation, together with motorists and movers of commercial goods.

A comprehensive, safe, and convenient bicycle and pedestrian transportation network is a critical component of an overall strategy to reduce automobile dependency for residents and visitors, as well helping to meet greenhouse gas (GHG) emissions reduction standards established under the California Global Warming Solutions Act of 2006 (AB 32).

Improving bicyclist and pedestrian safety along the Coastal Zone is critical to enabling people to choose to walk or bike rather than drive. Highway 1 is narrow, winding, and dangerous for bicyclists, and lacks sidewalks in developed areas. The lack of shoulders and sidewalks is especially acute in Bodega Bay, forcing residents to drive even when running short distance local errands.

Class I bicycle paths or multi-use trails along Highway 1 would alleviate these issues ~~therefore, separated trails are the preference when feasible and in balance with consideration of other coastal act resources but is difficult to identify routes that will provide equivalent connectivity without adverse impacts on coastal resources.~~ Reconfiguration of the existing roadway to create larger shoulders should be considered as an option for making roads safer for all users. ~~However, there~~

Commented [A5]: This should reference SLR improvements as well.

Commented [A6]: There is no reference in this chapter the need to encourage clean transportation and non GHG emission vehicles. Sonoma coast will continue to rely on automobiles and trucking for transportation, even with the improvements in pedestrian and bicycle access. Improvements could be a policy supporting the installation of EV charging stations which Santa Cruz recently incorporated into their [LCP](#)

Commented [A7]: This should mention SLR adaption as well.

Commented [A8]: Is it necessary here to call this out in the LCP given it seems to hinder the development of separated bike trails? Seems like we will be dealing with those issues regardless, and putting this language in here just makes it harder to add in separated bike/ped routes. Edits included as a recommendation.

[should be special consideration when reconfiguring shoulders so that shoulders do not impinge on habitat and necessary buffers, as well as continues protection of visual resources.](#)

Public transit is provided by Mendocino Transit Authority and Sonoma County Transit. Mendocino Transit Authority operates bus route 95, which is the only year-round transit service in the Coastal Zone. Service is limited to a single daily trip running southbound to Santa Rosa in the morning and returning in the afternoon. Service frequency and routes must be improved in order to provide a viable alternative to driving for residents of the Coastal Zone.

Sonoma County Transit routes 29A and 29B provide seasonal service on weekends to the Coastal Zone from June through early September. These routes provide several trips per day, with Route 29A connecting Bodega Bay to Sebastopol and Santa Rosa. Route 29B connects Bodega Bay to Jenner, Duncan's Mills, Monte Rio, and Guerneville.

California Coastal Trail

The 1975 California Coastal Plan mandated the California Coastal Conservancy (Coastal Conservancy) to develop and implement the California Coastal Trail, a continuous public trail or system of trails along the length of the coastline, with the exact alignment and location to be determined locally through community input. In some locations, the Sonoma County segment of the California Coastal Trail could also function as a local transportation facility for bicyclists and pedestrians. Details on the California Coastal Trail can be found in the Public Access Element.

4 CIRCULATION AND TRANSIT SYSTEM

4.1 GOALS, OBJECTIVES, AND POLICIES | GENERAL TRANSPORTATION

GOAL C-CT-1: Provide a well-integrated and sustainable circulation and transit network that provides coastal access, supports community-centered growth, and equitably meets the mobility needs of all. (GP2020 REVISED)

Objective C-CT-1.2: Reduce the need for automobile use by a combination of infrastructure improvements and incentives that favor alternate modes over automobile use.

Objective C-CT-1.3: Reduce greenhouse gas emissions by [minimizing future increase in reducing](#) vehicle miles travelled, [especially gasoline powered vehicles with GHG emissions.](#)

The following policies shall be used to achieve these objectives:

Policy C-CT-1a: Transportation improvements shall [first avoid, then lessen, and finally minimize adverse impacts](#) to biotic resource and Environmentally Sensitive Habitat Areas, and disruption of neighborhoods and communities to the maximum extent feasible. [Adverse impacts will be mitigated using appropriate mitigation ratios](#)(GP2020 REVISED)

Commented [A9]: The Coastal Act has policies that also should be considered here, such as impact on coastal views, public access, etc.

Policy C-CT-1b: Require new development to reduce vehicle miles traveled to the maximum extent feasible. (GP2020 REVISED)

Policy C-CT-1c: Reduce vehicle miles travelled by locating new housing near areas where jobs are concentrated and encourage development of communication infrastructure necessary to make telecommuting feasible in the Coastal Zone. (WAS OBJECTIVE C-CT-1.5)

Policy C-CT-1d: Circulation and transit system improvements shall be done in a manner that is consistent with protection of Coastal resources, preserving community and rural character, and minimizing vehicle miles traveled. (POLICY OPTION. WAS OBJECTIVE C-CT-1.4)

4.2 GOALS, OBJECTIVES, AND POLICIES | PUBLIC TRANSIT AND AUTOMOBILE TRIP REDUCTION

GOAL C-CT-2: Provide opportunities for people to use public transit, walking, and bicycling as an alternative to travel by automobile. (GP2020 REVISED)

Objective C-CT-2.1: Improve bus transit services to and within the Coastal Zone.

Objective C-CT-2.2: Increase the share of home based work or commute trips taken by public transit.

Objective C-CT-2.3: Design, implement, and maintain a transit system that serves seniors, persons with disabilities, youth and persons with limited incomes so that they may participate in a full range of activities.

Objective C-CT-2.4: Use Traffic Demand Management measures to reduce peak period congestion.

Objective C-CT-2.5: Develop bicycle and pedestrian facilities in order to promote bicycling and walking a practical alternative to automobile use through implementation of the Sonoma County Bicycle and Pedestrian Plan. (GP2020 REVISED)

The following policies shall be used to achieve these objectives:

Public Transportation Access and Facilities

Policy C-CT-2a: Provide efficient, affordable public transportation service in and to the Coastal Zone and require expansion of alternative modes of transportation where opportunities are identified. (NEW – CONSIDER DELETING)

Policy C-CT-2b: Provide convenient, accessible transit facilities for youth, seniors, and persons with disabilities, and paratransit services as required by ADA. Promote efficiency and cost effectiveness in paratransit service such as use of joint maintenance facilities. (NEW)

Policy C-CT-2c: Wherever feasible, require development projects to implement measures that increase the average occupancy of vehicles, such as: (GP2020 REVISED)

Commented [A10]: Please include information as to what standard this is referring to

Commented [A11]: Is this referencing Appendix H? If so this should be cited here. If it's a new document, if it contains relevant information to this chapter it should be included in the appendix.

- (1) Vanpools or carpools, ridesharing programs for employees, preferential parking, parking subsidies for rideshare vehicles, and transportation coordinator positions, and
- (2) Preferential parking space and fees for rideshare vehicles, flexibility in parking requirements. (GP2020)

Policy C-CT-2d: Encourage measures that divert automobile commute trips to transit whenever possible, including:

- (1) Establishment of [site design](#) standards ~~for site design~~ to allow for transit access, bus turnouts and passenger shelters, pedestrian access ways between transit stops and buildings, secure bicycle lockers and shower facilities, complementary street layouts and geometrics that accommodate buses and bicycles, and transportation kiosks for tenants of business;
- (2) Programs that promote transit use to existing job centers and schools, such as transit information centers, on-site sale of transit tickets and passes, shuttles to transit stations or stops, transit ticket subsidies for employees and students, private or subscription transit service, parking fees and transportation allowances. (GP2020)

Policy C-CT-2e: Provide incentive programs at businesses and visitor destinations that reduce automobile trips [and/or greenhouse gas emissions](#), such as secure bike parking, shower facilities, telecommuting, flexible schedules, [electric charging stations](#) etc. Programs may apply to existing employers as well as to new development. Establish measurable goals for these programs, collect data, and provide periodic reports on program effectiveness. (GP2020 REVISED)

Bicycle and Pedestrian Facilities

Bicycle transportation facilities (bikeways) are classified as Class I, II, III, and IV as defined below.

Class I Bikeways are also known as multi-use paths. Class I bikeways provide bicycle travel on an all-weather surface within a right-of-way that is for exclusive use by pedestrians, bicyclists and other non-motorized modes. Class I bikeway surface must be compliant with provisions of the Americans with Disabilities Act (ADA). These bikeways are intended to provide superior safety, connectivity, and recreational opportunities as compared to facilities that share right-of-way with automobiles.

Class II Bike Lanes are on-street bike lanes and provide a striped and stenciled lane for one-way travel on either side of a street or highway. Unlike Class III bikeways (below), Class II bikeways have [specific width, geometric, and maintenance standards](#).

Class III Bike Routes identify roads that are preferred routes for people riding bicycles, and have signs reminding motorists of the California Vehicle Code safe passing regulations and to be aware of bicyclists using the road. By law, bicycles are allowed on all roadways in California except on freeways when a suitable alternate route exists

Commented [A12]: Policy edited to match **Objective C-CT-1.3**

Commented [A13]: Add a footnote here that references industry standards and where they come from.

Class IV Protected Bike Lane is physically separated from the vehicle travel lane by grade separation, flexible bollards or permanent barriers and provide enhanced safety and comfort for people riding bicycle on roadways.

GOAL C-CT-3: Establish a safe and convenient bicycle and pedestrian transportation network, well integrated with transit, to reduce greenhouse gas emissions, increase outdoor recreational opportunities, reduce dependency on automobiles, and improve public health. (GP2020)

Objective CT-3.1: Design, construct and maintain a comprehensive Bikeways Network that links communities, coastal access points, and other major activity centers including, but not limited to, schools, public facilities, commercial centers, recreational areas and employment centers. (GP2020)

Commented [A14]: We should strive for a regional vision for a bike network including bike transportation highways. Ultimately a map/figure of this vision would be ideal.

Objective CT-3.2: Provide safe, convenient routes for bicyclists and pedestrians with adequate end of trip facilities at workplaces. (GP2020 REVISED)

Objective CT-3.3: Provide incentives for business and public facilities to increase the use of walking and bicycling by employees for both commuting and daily operations. (GP2020)

Objective CT-3.4: Eliminate all traffic fatalities and severe injuries by incorporating Vision Zero principles into roadway design and related policies including data collection and traffic modeling. (GP2020 REVISED)

Commented [A15]: What are the vision zero principles that might be incorporated and how will they be implemented?

Objective CT-3.5: Provide a diverse range of recreational opportunities through a well-designed network of bikeways, multi-use trails, sidewalks, and related support facilities. (GP2020)

Objective CT-3.6: Eliminate potential obstacles to walking and cycling by providing continuous and well-connected pedestrian walkways and bicycle facilities, and safe road crossings, with a focus on short trips within developed coastal communities. (GP2020 REVISED)

The following policies shall be used to achieve these objectives:

Commented [A16]: These polices should include:
1. Allowing bike turnouts/climbing lanes on steep climbs and blind curves, where appropriate.
2. The possible installation of bike safety signs (e.g. "Pass 3ft min" etc.) in limited numbers when balanced with visual impacts.
3. Bike pull-overs/rest stop improvements. This may be a general point that bike and ped path improvements should include rest areas especially in highly scenic locations in parks, above beaches, or scenic pull-outs with sufficient room.

Policy CT-3a: Use the adopted Sonoma County Bicycle and Pedestrian Plan as the detailed planning document for existing and proposed bikeways and pedestrian facilities in the Coastal Zone. (GP2020)

Policy CT-3b: Use the policies of the Bicycle and Pedestrian Plan whenever reviewing development projects to insure that projects are consistent with the Bicycle and Pedestrian Plan and incorporate necessary bicycle and pedestrian improvements identified in the Bicycle and Pedestrian Plan as a condition of project approval. (GP2020)

Commented [A17]: At the moment the Bicycle and Pedestrian plan is just a list of projects and does not include any policies or design guidelines. This should also be cited as Appendix K

Policy CT-3c: BPAC shall be responsible for advising the Coastal Commission, Board of Supervisors, Planning Commission, Board of Zoning Adjustments, Project Review Advisory Committee, and County staff on the ongoing planning and coordination of the County's bicycle and pedestrian transportation network. (GP2020)

Policy CT-3d: The Regional Parks Department shall be responsible for establishing and maintaining Class I bikeways, and the Department of Transportation and Public Works (TPW) shall be responsible for establishing and maintaining Class II and III bikeways and pedestrian facilities along County rights-of-way in unincorporated areas. (GP2020)

Policy CT-3e: Regional Parks and TPW shall be responsible for periodically collecting bicycle and pedestrian counts at locations shown in the Bicycle and Pedestrian Plan consistent with Metropolitan Transportation Commission standards. The BPAC, in consultation with Regional Parks and TPW, shall review this data to determine effectiveness in applying such data for County improvement projects and update the count locations as needed. (GP2020 REVISED)

Policy CT-3f: Revise County Traffic Guidelines to require that traffic studies identify impacts to existing and planned bicycle and pedestrian facilities. Consider development of bicycle and pedestrian facilities as mitigation measures for projects generating additional vehicle miles travelled and greenhouse gas emission impacts. (GP2020 REVISED)

Policy CT-3g: Develop an objective standard for identifying safety and connectivity of the bicycle and pedestrian transportation network within and connecting to the Coastal Zone that takes into consideration travel distance, bicycle and pedestrian transportation needs, and existing network deficiencies and gaps. (GP2020 REVISED)

Policy CT-3h: Use the performance standard developed by **Policy CT-3g** to evaluate impacts to bicycle and pedestrian facilities that may result from discretionary projects, and identify corrections and/or improvements necessary to mitigate those impacts. (GP2020)

Policy CT-3i: Use the following standards for selection of new routes: (GP2020 REVISED)

- (1) Route shall be located along the most direct line of travel that is convenient and safe for bicyclists and pedestrians.
- (2) Routes and bikeway design shall be ADA compliant [when feasible](#).
- (3) Avoid routes that cross driveways serving commercial and visitor serving uses. Where no alternative route can be identified, consider reconfiguration of on-street parking in these areas to improve safety.
- (4) Pavement surface quality - Bikeways shall be free of surface defects that compromise bicycle safety. Utility covers and drains shall align with the bikeway surface and be located outside of the bikeway when feasible. Drainage grates shall be aligned perpendicular to the direction of travel in order to avoid catching bicycle wheels.
- (5) Where bus stops are located along bikeways, design bus turnouts and the bike lane to conflicts between passengers, buses, and bicycles.

- (6) Identification of a reliable source of funds to support maintenance and operation shall be considered before identifying a new Class I Bikeway alignment.
- (7) Bikeway design and route selection shall maximize public benefit and safety per dollar invested.

Policy CT-3j: The most recent version of Chapter 1000 of the Caltrans Highway Design Manual, AASHTO's "Guide for the Development of Bicycle Facilities", and the "California Manual on Uniform Traffic Control Devices" (MUTCD) shall be used as general design guidelines for design, construction and maintenance of bikeways. (GP2020)

Policy CT-3k: In addition to the general standards found in **Policy CT-3j** above, use standards found in the most recently adopted Bicycle and Pedestrian Plan for selection, design, construction, and maintenance of Class I, II, III, and IV bikeways. (GP2020)

Policy CT-3l: Where an existing or proposed bicycle route is located on a bridge or over a culvert, bicycle and pedestrian facilities shall be included as part of replacement or major maintenance/reconstruction. "Major reconstruction" is defined as any activity requiring a Coastal Development Permit, Coastal Development Waiver, and/or Streambed Alteration Agreement. Improvements are required regardless of priority of the remainder of the bicycle route served by the bridge or culvert. (GP2020 REVISED)

Commented [A18]: Please insure that this policy aligns with CalTrans Sonoma State Route 1 Repair Guidelines.

Commented [A19]: Is "major reconstruction" supposed to be the same as "major maintenance" here? Reconstruction and maintenance have different connotations and should be defined here.

Policy CT-3m: Where several bikeways of different classes follow a similar route or provide similar connectivity, the BPAC shall be consulted when construction of one facility appears to reduce the need or function of other facilities. (GP2020)

Policy CT-3n: Use the following criteria to determine consistency of public and private projects with the Bicycle and Pedestrian Plan: (GP2020 REVISED)

- (1) Class I bikeways are a component of coastal access, and development of lands traversed or adjoined by an existing or future Class I bikeway shall not preclude establishment of the bikeway, nor conflict with use and operation of the bikeway or adversely affect long term maintenance and safety of the facility.
- (2) Construction, widening, or maintenance of roads with designated bikeways shall be consistent with design and maintenance standards for the appropriate class of bikeway as specified by the Bicycle and Pedestrian Plan.

Policy CT-3o: Design, construct, and improve bikeways consistent with the Bicycle and Pedestrian Plan Project Priority List. This list shall establish the priority, class, and location of Sonoma County bikeways projects. (GP2020)

Policy CT-3p: The following projects shall be referred to the BPAC for a determination of consistency with the Bicycle and Pedestrian Plan and to evaluate potential for creating hazards or barriers to walking or bicycling: (GP2020)

- (1) Road widening projects.
- (2) Road capacity improvement projects.
- (3) Resurfacing, restoration, and/or rehabilitation of roads with existing or proposed Class II, III, or Class IV bikeways.
- (4) Resurfacing, restoration, and/or rehabilitation of roads that include the installation of rumble strips, AC berms or similar barriers, and/or roadway dots in the shoulder area.
- (5) Traffic calming improvements.
- (6) Discretionary projects adjacent to existing or proposed Class I bikeways and/or roads with existing or proposed Class II or Class III bikeways.
- (7) Discretionary projects anticipated to be conditioned with roadway improvements along existing or proposed Class I, II or III bikeways.

Policy CT-3q: Require that bikeway improvements be included as part of all road maintenance or improvement projects along road segments with existing or proposed bikeways to the maximum extent feasible. (GP2020)

Policy CT-3r: Where nexus exists, require private or public development to plan, design, and construct bicycle and pedestrian facilities to integrate with the existing and planned bicycle and pedestrian network. (GP2020)

Policy CT-3s: Where discretionary projects are found to create additional demand for bicycle travel, require the project to directly provide or participate in the funding of bikeway improvements such as gap closures, shoulder widening, safety improvements and signage that will improve bicycle access to destinations located within 3 miles of the project site. (GP2020)

Policy CT-3t: Require mitigation either through in-lieu fees, or development of alternative facilities that have been recommended by the BPAC, when development projects or road improvements are anticipated to result in a loss of existing bicycle and pedestrian facilities or jeopardize development of future facilities identified in the Bicycle and Pedestrian. (GP2020)

Policy CT-3u: Develop a maintenance reporting system for bikeways with a central point of contact that can be used to report, track, and respond to routine bicycle and pedestrian maintenance issues in a timely manner. (GP2020)

Policy CT-3v: Require road construction projects to minimize their impacts on bicyclists and pedestrians through the proper placement of construction signs and equipment and by providing adequate, safe, well-marked detours. Where it is safe to do so, allow bicyclists and pedestrians to pass through construction areas in order to avoid detours. Where two-way bicycle and pedestrian travel can be safely accommodated in a one-way traffic control zone, adequate signage shall be placed to alert motorists of bicycles and pedestrians in the lane. (GP2020)

Policy CT-3w: Caltrans, Sonoma County Regional Parks, Sonoma County Transportation and Public Works shall coordinate efforts to close gaps in the bikeway network and ensure the system is constructed, and maintained. (GP2020 REVISED)

Policy CT-3x: Require dedication or purchase of right of way for Class I bikeways when a nexus can be established between the proposed development and Class I bikeway projects identified by the Sonoma County Bicycle and Pedestrian Plan. (GP2020 REVISED)

Policy CT-3y: Provide adequate bicycle parking as part of all new school, public transit stops, public facilities, and commercial, industrial, and retail development following standards established in adopted Bicycle and Pedestrian Plan. (GP2020)

Policy CT-3z: Require transit agencies to accommodate bicycles on buses. (GP2020 REVISED)

Policy CT-3aa: The BPAC shall review bicycle parking at transit facilities and accommodations to carry bicycle on-board buses every 2 years to assure that anticipated demand for parking and on-board accommodations can be met. (GP2020 REVISED)

Policy CT-3bb: Collect bicycle and pedestrian crash data in the Coastal Zone on an annual basis. The BPAC shall review this data and provide recommendations on infrastructure improvements or policies that will prevent future crashes. (GP2020 REVISED)

Policy CT-3cc: Give highest priority to constructing safety related pedestrian facilities in the vicinity of schools, public transit facilities, crossings in communities, and coastal access areas. (GP2020 REVISED)

Policy CT-3dd: Require that Highway 1 improvements in developed areas such as, but not limited to, Bodega Bay and Jenner include pedestrian-oriented street design features such as sidewalks and crosswalks. (GP2020 REVISED)

Policy CT-3ee: Require centrally located shared parking in local communities whenever feasible for commercial uses rather than requiring individual businesses to provide separate parking areas. (GP2020)

Policy CT-3ff: Where discretionary projects are found to create additional demand for pedestrian travel, require the project to directly provide or participate in the funding of pedestrian improvements such as sidewalks, gap closures, steps, safety improvements, and/or

trails that will improve pedestrian access to destinations located within 2 miles of the project site. (GP2020)

Policy CT-3gg: Provide high-visibility crosswalk marking at all pedestrian crossings. Wherever possible, install pedestrian signalization, refuge islands and signage warning vehicles to stop for pedestrians and watch for bicyclists. (GP2020)

Policy CT-3hh: Inventory safety needs/hazards along routes to and around schools in order to identify improvements necessary to improve safety and create a priority list of projects necessary to correct these hazards. (GP2020)

Policy CT-3ii: Encourage school districts to participate in providing safe bicycle and pedestrian connections that serve students from surrounding neighborhoods when constructing or improving schools. Encourage school districts to provide secure bicycle parking areas for students, faculty, and staff. Require private schools to provide continuous pedestrian pathways and bicycle facilities from adjacent residential communities to the school grounds. (GP2020)

Policy CT-3jj: Coordinate Bicycle Safety Education Programs at schools, with law enforcement agencies, school districts, advocacy groups, local bicycle shops, and other interested organizations. The program shall include traffic rules, bicycle handling skills, the importance of good helmets, lights and reflectors, bicycling clothing, and bicycle maintenance courses in cooperation with local bicycle shops and organizations. (GP2020)

Policy CT-3ll: Support constructive efforts from advocacy groups to address bicycle and pedestrian transportation issues. (GP2020)

Policy CT-3mm: Provide the option of flexible work schedules to County employees who live or work in the Coastal Zone in order to accommodate commuting by bicycle, walking, or transit. (GP2020 REVISED)

Policy CT-3nn: Develop a Guaranteed Ride Program for County workers and employees of other employers with participating programs who regularly bicycle, walk, vanpool, carpool, or use transit for their trip to work. The program would encourage use of alternative transportation modes by providing free transportation in the event of personal emergencies, illness, or unscheduled overtime. (GP2020)

~~**Policy CT-3oo:** Consider establishing greenhouse gas impact fees for new development. Use a portion of this fee to fund planning, design, and construction of bikeways and pedestrian facilities. (GP2020 APPLIES TO ENTIRE COUNTY)~~

~~**Policy CT-3pp:** Work with Federal, State, regional, and local agencies and any other available public or private funding sources to secure funding for bikeways and pedestrian facilities. (GP2020 NOT COASTAL SPECIFIC)~~

~~Policy CT-3qq: Encourage coordination with Caltrans to fund design, construction and maintenance of bikeways and pedestrian facilities. (GP2020 NOT COASTAL SPECIFIC)~~

Policy CT-3rr: Develop a long range strategy to provide long term funding necessary to maintain Class I bikeways and multi-use trails in the Coastal Zone. (GP2020 REVISED)

4.3 GOALS, OBJECTIVES, AND POLICIES | CAPACITY AND SAFETY

GOAL C-CT-4: Provide and maintain a highway system capacity that serves projected travel demand and creates a transportation network that equitably meets the mobility needs of all, including pedestrians, bicyclists, children, students, persons with disabilities, users of public transportation, together with motorists and movers of commercial goods. (GP2020 REVISED)

Objective C-CT-4.1: Establish road design and maintenance standards that protect Coastal resources while providing public access to the Sonoma Coast

Objective C-CT-4.2: Develop a Heritage Road Program for coastal roadways. This program will create special design guidelines to protect the unique character of these roads while maintaining safety. (GP2020 REVISED)

The following policies shall be used to achieve these objectives:

Transportation Design Guidelines

Policy C-CT-4c: Use the American Association of State Highway Transportation Officials (AASHTO) functional classification system and guidelines for geometric design for the highway network. (GP2020 OBJECTIVE BECAME POLICY)

Policy C-CT-4d: Road design and maintenance activities shall be consistent with the principals of the Complete Streets Act of 2008 and consider the mobility needs of all road users on an equitable and equal basis. (NEW)

Policy C-CT-4e: The following policies apply to Highway 1 and Highway 116 within the Coastal Zone:

- (1) Protection of Coastal resources shall have priority over strict adherence to Caltrans design standards. Require Caltrans to use Design Exceptions for Highways 1 and 116 when necessary to minimize impacts to Coastal resources, including preservation of community character.
- (2) Prohibit development of new driveways along Highway 1 and Highway 116 except where reasonable access cannot be provided by using existing driveways or local roads for access.

Commented [A20]: This program needs to be developed in consultation with the CCC and Caltrans as it could conflict with Coastal Act Policies and create a burden for Caltrans.

Commented [A21]: What are the design exemptions defined here?

(3) Set and enforce access standards for new driveways and other encroachments to the Arterial Road system. These standards may include functional layout, location, and spacing requirements to minimize side frictions.

(4) In agricultural areas, include measures such as road signs, wider shoulders, and turnouts or over/under passes to provide safer roads for the agricultural industry, residents, and visitors where compatible with the character of the area, ~~and does not impeding~~ public access, and does not impact other sensitive coastal resources. (GP2020 REVISED)

Policy C-CT-4g: Designate and design Local Roads as routes that are intended to provide access to property and to carry local traffic to Highway 1 and Highway 116. The following policies apply to Local Roads:

- (1) Design local roads for access by emergency and service vehicles.
- (2) Design roads to maximize safety of pedestrians and bicyclists.
- (3) Locate horizontal and vertical road alignments to correspond to natural topography, except where these alignments will have an adverse impact on environmentally sensitive habitat areas or create unsafe conditions for road users.
- (4) In agricultural areas, include measures such as road signs, wider shoulders, and turnouts or over/under passes to provide safer roads for the agricultural industry, residents, and visitors where compatible with the character of the area and with protecting visual resources and public access. (GP2020 REVISED)

Roadway Safety Improvements

Policy C-CT-4h: When a nexus is identified between a project and the need for safety improvements, require the safety improvements as a condition of approval. (GP2020 REVISED)

Policy C-CT-4i: Safety improvements shall be given funding priority over capacity improvements with safety improvements serving coastal access areas being the highest priority. (GP2020 REVISED)

Policy C-CT-4j: Provide intersection management improvements at intersections with high crash rates and/or long delays for turning movements. These may include installation of traffic signals, signal timing, re-striping, lengthening, turn lane additions, or other improvements, provided the improvements are consistent with the applicable road classifications and protection of coastal resources. (GP2020/EXISTING LCP)

Policy C-CT-4k: Construct improvements such as realignment, signalization, roundabouts, turn restrictions, one-way streets, and traffic calming at the following intersections to improve safety at the following intersections: (GP2020/EXISTING LCP REVISED)

Commented [A22]: This section should include SLR adaptation.

Commented [A23]: A general overview of the safety improvements referenced here would be helpful, especially since we are asking Caltrans to make design exemptions for safety improvements.

Commented [A24]: Please define what "safety improvements" means here.

- (1) Bay Flat Road/Bodega and Cypress Dunes Campgrounds (Sonoma Coast State Beach)
- (2) Bay Flat Road/Eastshore Road
- (3) State Highway 1/Eastside Road
- (4) State Highway 1/Taylor Street
- (5) State Highway 1/ Bay Hill Road (EXISTING LCP REVISED)

Policy C-CT-4l: Relocate Highway 1 along Gleason Beach (Postmile 15.0 - 15.8) inland sufficient distance to avoid hazards created by bluff retreat and sea level rise. (NEW)

Policy C-CT-4m: Construct the following sets of road improvements to increase the capacity and safety of State Highway 1 in Jenner:

- (1) *State Highway 1* – from western property line of assessor’s parcel number (APN) 099-150-013 (10990 State Highway 1) to 200 feet from intersection with Burke Avenue; and Burke Avenue - 200 feet: road realignment and widening, curbing, turn lane for parking and Burke Avenue, one-way parking circulation, and parking restrictions.
- (2) *State Highway 1* – about eastern bank of Jenner Creek to about opposite northern property line of APN 099-113-012 (10469 Riverside Drive); Riverside Drive - about 65 feet; and 65 Willig Drive - about 80 feet: road widening, turn lanes, and parking restrictions. (EXISTING LCP REVISED)
- (3) *Intersection of Highway 1 and 116*– Roundabout, minor realignment to provide more sight distance and/or signalization to improve safety. Consider minor realignment consistent with protection of Coastal resources. (NEW)

Policy C-CT-4n: Provide turn lanes at The Sea Ranch intersections listed below. An intersection improvement of lower priority could be constructed before an intersection improvement of higher priority if funding is available.

- (1) **Priority I**
The Stables and North Recreation Center entrance (already widened)
Annapolis Road
Longmeadow Road
Moonraker and Whalebone Reach
- (2) **Priority II**
Lodge Entrance
- (3) **Priority III**
Leeward Spur

Commented [A25]: This is already approved so the specific reference is not needed. Instead there should be a general call out to evaluate and identify sections of roadway (or just Highway 1) that should be candidates for highway realignment away from coastal erosion. Gleason is not the only stretch likely to be affected in however many years this LCP is the governing standard.

Deerfield Road
Breaker Reach
Vantage Road
Pine Meadow
Whitebluff Road
Headlands Reach
Navigators Reach
Lodge Entrance and Halcyon (EXISTING LCP REVISED)

Policy C-CT-4p: Encourage safety improvements on State Highway 116, Bodega Highway and Freestone-Valley Ford Road to improve safety on east-west roads that connect State Highway 1. (EXISTING LCP)

Policy C-CT-4q: Implement the following safety improvements along State Route 1:

- (1) Reduce vehicle speeds where Highway 1 passes through developed areas to the maximum extent permitted by State law. (EXISTING LCP REVISED)
- (2) Restrict turning movements at parking areas where necessary to promote safe entry and exit.
- (3) Construct turning lanes and entry improvements at parking areas listed in The Public Access Plan. (EXISTING LCP REVISED)

Policy C-CT-4r: Consider traffic calming improvements on Highway 1 in the unincorporated communities of Bodega Bay, Jenner, and Timber Cove. (GP2020 REVISED)

Policy C-CT-4s: Roads may not be expanded beyond two lanes, except for lanes associated with safety improvements such as turn pockets, center turn lanes, emergency vehicle access, and similar road features. (NEW)

4.4 GOALS, OBJECTIVES, AND POLICIES | PHASING AND FUNDING OF IMPROVEMENTS

GOAL C-CT-5: Integrate the funding and development of planned circulation and transit system improvements with countywide transportation planning efforts and land use planning and development approval. (GP2020)

Objective C-CT-5.1: Equitably allocate the costs of circulation and transit system improvements among the responsible public and private entities responsible for creating the need for system improvements.

Objective C-CT-5.2: Work with the SCTA and Federal and State governments to obtain the necessary funding for the planned circulation and transit system.

The following policies shall be used to achieve these objectives:

Policy C-CT-5b: Require that new development provide project area improvements necessary to accommodate vehicle, pedestrian, bicycle, and transit movement in the vicinity of the project, including safety improvements, traffic calming, right-of-way acquisition, access to the applicable roadway, and other mitigation measures necessary to accommodate the development without inhibiting public access. (GP2020 REVISED)

Policy C-CT-5c: Carry out on an as needed basis projects that enhance traffic safety but do not significantly increase capacity, including but not limited to traffic control devices (signals and signs), curvature reduction, turn lanes at intersections, shoulder improvements, reconstruction, and resurfacing. [Approval of these projects should be balanced with impacts on coastal resources and be consistent with Coastal Act Polices and this LCP including but not limited to habitat, habitat buffers, as well as view protections.](#) (GP2020)

Policy C-CT-5d: Continue to implement traffic mitigation fees. (GP2020)

5 IMPLEMENTATION PROGRAMS

5.1 CIRCULATION AND TRANSPORTATION IMPLEMENTATION PROGRAMS

Program C-CT-1: Monitor the effectiveness of the planned circulation and transit system on an ongoing basis. Cooperate with the Sonoma County Transportation Authority to establish and maintain an ongoing Countywide traffic modeling program that:

- (1) Maintains a coordinated land use database on an annual basis for cumulative impact analysis of the circulation and transit system;
- (2) Assesses vehicle miles travelled generated and develop strategies for reducing automobile dependency for both tourists and local residents. The model must be capable of considering regional travel demand to accurately forecast trip generation for tourism and visitor serving uses in the Coastal Zone.
- (3) Establishes the nexus for allocating fair share funding of transportation improvements within the Coastal Zone;
- (4) Identifies the impacts of projects and appropriate mitigation measures on the circulation and transit system;
- (5) Assists in the planning of detailed operation improvements in individual communities, and

Commented [A26]: Similar to comments on **Policy C-CT-4I**. This chapter should consider monitoring for coastal erosion and studying HWY1 for sections that might need possible realignment? Consider adding a policy that monitors for sections of HWY1 that might need realignment in the future, similar to the project at Gleasons.

(6) Is capable of modeling weekend and off-peak travel demand in order to plan for tourism and special event traffic.

(GP2020 REVISED)

Program C-CT-2: Monitor traffic volumes on County-maintained road segments, and work with Caltrans on similar State Highway 1 segments that are projected to experience high traffic volumes during peak weekend periods, particularly in the summer and fall months. Use this information to develop strategies for transportation alternatives, such as shuttle bus routes, to reduce coastal visitor's dependency on automobiles while maintaining convenient and equitable access to the coast for all visitors. (GP2020 REVISED)

Program C-CT-3: Work with Sonoma County Transit to develop bus service between Bodega Bay and Jenner with regular connections to inland communities and job centers that will provide an alternative to commuting by automobile. Coordinate routes, schedules, and fares among transit providers to make transfers convenient between the various transit systems during commute periods. (GP2020 REVISED)

Program C-CT-4: In partnership with Caltrans, Coastal Commission, and Sonoma County Transportation and Public Works develop a planned retreat strategy for transportation infrastructure that will be threatened by the effects of climate change, such as sea level rise, bluff retreat, and increased wildfire frequency and severity. This strategy shall also consider how short term maintenance projects, such as retaining walls and drainage can be designed to reduce impacts to coastal resources if these features are intended to be removed or abandoned in place as road segments are abandoned. (NEW)

Program C-CT-5: Classify, designate, and design roadways according to the functional classifications of the AASHTO manual. Use flexibility of the AASHTO manual to reduce adverse impacts on coastal resources and provide maximum safety and convenience for bicyclists and pedestrians. (GP2020 REVISED)

Program C-CT-6: Develop a Heritage Road Program to preserve public roads with unique scenic, historic, recreational, cultural, archeological and/or natural qualities that may be compromised if the road is fully improved to meet current road standards. As part of this program, adopt special design standards to balance necessary improvements, safety, and maintenance with the unique character of these roads while maintaining coastal access for all road users as well as a sea level rise resilient highway. (GP2020 REVISED)

Program C-CT-7: Based upon an established nexus, assign responsibility for funding transportation improvements to new development in the affected area by assessing development fees or fair share contributions. (GP2020 REVISED)

Program C-CT-8: Coordinate with Caltrans, California State Department of Parks and Recreation, the California Coastal Commission, Sonoma County Transportation and Public

Commented [A27]: Is this feasible? What would this policy involve? Planned retreat is usually done as a solution to the effects of SLR such as erosion and flooding and may not be the best solution for wildfire resilience. Instead suggest including a policy that encourages identification of sections of H1 that are most at risk to wildfires, and create solutions to reduce that risk, such as vegetation management. There also could be a policy to create fire damage repair guidelines or policies to enable quick repair of fire damaged areas consistent with LCP/CA policies. At the same time this should reference polices in the hazards section on wildfire adaptation

Commented [A28]: Comments on Heritage Road Program above

Commented [A29]: Edits made to incorporate SLR. The heritage road program should not prevent climate change adaptation.

Works, Sonoma County Regional Parks, and other appropriate entities in developing and implementing guidelines for expediting the review and permitting of road repair and maintenance activities consistent with the policies of the Local Coastal Plan. These guidelines shall contain specific guidance for emergency repairs and procedure for determining if a project can be excluded from needing a Coastal Development Permit. (MOVED FROM OTHER INITIATIVES AND REVISED)

5.2 OTHER INITIATIVES

Other Initiative C-CT-1: Encourage ongoing development of the Safe Routes to School program by coordinating efforts of advocacy groups, school districts, and County departments. (GP 2020)

Other Initiative C-CT-2: Encourage Sonoma County Transit to coordinate with Mendocino Transit Authority and Marin Transit to improve and expand regional bus service for Sonoma County coast visitors and residents. (NEW)

Other Initiative C-CT-3: Work with transportation agencies to maximize funding from Federal and State governments to address existing deficiencies, improve safety, and support ongoing maintenance of the circulation and transit system. (GP2020 REVISED)

Figure C-CT-1a: Road and Bikeway Classification – SubAreas 1 - 3
(11x17)

DRAFT

Figure C-CT-1b: Road and Bikeway Classification – SubAreas 4 - 6
(11x17)

DRAFT

Figure C-CT-1c: Road and Bikeway Classification – SubAreas 7 - 10
(11x17)

DRAFT

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
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September 27, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update: Public Safety Chapter

Dear Ms. Condon and Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 9: Public Facilities and Services.

The list below is intended as a complement to the in-line edits and comments provided for the Public Facilities and Services Element, but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff:

1. In the body of this chapter, there should be a section discussing relevant Coastal Act policies and how they relate to public facilities and services in Sonoma County. To complement this discussion, relevant coastal act policies should be incorporated in relevant part, including:
 - Section 30114. "Public works"
 - Section 30118. "Special district"
 - Section 30212.5. "Public facilities; distribution"
 - Section 30222. "Private lands; priority and development purposes"
 - Section 30231. "Biological Productivity, Water quality"
 - Section 30250. "Location; existing developed area"
 - Section 30254. "Public works facilities"
 - Section 30254.5. "Terms or conditions on sewage treatment plant developments"
2. To complement Policy C-PF-2a and C-PF-2p this chapter should include a discussion on Coastal Act priority and non-priority uses The Land Use Element

Table C-LU-2 does contain information on establishing what priority and non-priority uses are, but does not contain information specifically relating to water and sewer resources and how limited water and sewer capacity might be allocated to the designated priority vs. non-priority uses.

3. Overall, this element does not contain any information or guidance on the potential effects of climate change and sea level rise on the availability of water and the build-out of sewer systems. This should be incorporated into this element, especially when considering new water and wastewater systems such as outlined in Policy C-PF-2d.
4. This element seems to be missing specific information and data on the capacity that exists for future development within Sonoma County. Other LCP updates commonly contain details on what is available for future buildout, including estimated water demands, the amount of available water under different development horizons, the estimated amount of water connections available, and equivalent information on wastewater management. Having this data allows the County to divide future capacity between priority and non-priority uses, gives the public an awareness of what might be available for non-priority uses in the future, and establishes back stops to assure all prospective development, whether priority or not, is able to be served. We highly recommend including this data in this element, or if this data does not currently exist, include gathering this data as an actionable policy in this element such as shown in the comments on Other Initiative C-PF-1.

Again, we thank you for your efforts to date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

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Public Facilities and Services Element

I INTRODUCTION

I.1 PURPOSE

The Public Facilities and Services Element addresses nine types of public services mainly related to the physical development of the Sonoma County coast. These services include: water, wastewater disposal, public education, fire protection, law enforcement, medical, solid waste management, public utilities, and youth and family services.

The purpose of this Element is to lay the groundwork for future decisions related to these public services and infrastructure, to establish future policy regarding providing facilities for these services, and to integrate public service concerns into land use decision making. This Element is designed to increase the likelihood that public services will be available when needed to serve the residents and businesses of the Sonoma County coast.

The Public Works policy of the 1976 California Coastal Act allows, consistent with the General Plan, development of public works capacity to accommodate needs identified by the Local Coastal Plan. Where the capacity of basic public works is limited, development of land uses encouraged by the Coastal Act, such as coastal dependent industry, receive priority over other uses.

I.2 RELATIONSHIP TO OTHER ELEMENTS

Highway and public transportation needs are identified and addressed in the Circulation and Transit Element. Water supply and water quality issues are addressed in the Water Resources Element. Needed park and recreation facilities are identified and addressed in the Public Access Element.

I.3 SCOPE AND ORGANIZATION

The Public Facilities and Services Element describes the current status of public services in terms of service capacity and demand in relation to projected growth. It is divided into sections providing policy direction for each type of public facility or service. Programs needed to implement proposed policies are also identified. In addition, the Element calls out ongoing or potential future County initiatives, referred to as “Other Initiatives,” that support the provision and maintenance of adequate public facilities and services within the Coastal Zone.

Commented [A1]: This chapter should have section discussing the relevant Coastal Act policies and how they relate to Public Facilities and Services. In addition, please include from the Coastal Act:

- Section 30114 “Public Works”
- Section 30118. “Special District”
- Section 30212.5. “Public facilities; distribution”
- Section 30222. “Private lands; priority and development purposes”
- Section 30231. “Water quality protection”
- Section 30250. “Location; existing developed area”
- Section 30254. “Public works facilities”
- Section 30254.5 “Terms or conditions on sewage treatment plant development.”

2 GOALS, OBJECTIVES, AND POLICIES | GENERAL

Goal C-PF-1: Ensure that water supply and wastewater treatment and disposal, park and recreation, public education, fire protection and emergency medical, law enforcement, medical, and solid waste management services and public utility sites are available to meet the future needs of Coastal Zone residents and visitors.

Objective C-PF-1.1: Limit water supply and wastewater treatment and disposal, parks and recreation, public education, fire protection and emergency medical, law enforcement, solid waste management, and public utilities facilities and services to those needed for projected demand from existing development.

Objective C-PF-1.2: Help County Service Areas and Special Districts to provide needed public facilities and services.

The following policies, in addition to those in the Water Resources and Open Space and Resource Conservation Elements, shall be used to achieve these objectives:

Policy C-PF-1a: Water supply and wastewater treatment and disposal, parks and recreation, public education, fire protection and emergency medical, law enforcement, solid waste management, and public utilities facilities and services shall be planned, designed, and constructed in accordance with projected demand from existing development as identified by Local Coastal Program (LCP) land use policies [and the Chapter 3 requirements of the Coastal Act](#).- (GP2020)

Policy C-PF-1b: New Special Districts shall only be established within defined Urban Service Areas and Rural Community Boundaries as designated in the Local Coastal Plan. Special districts shall only be formed or expanded where assessment for, and provision of, service would not induce new development inconsistent with policies of the LCP. (EXISTING LCP REVISED)

3 WATER AND WASTEWATER TREATMENT

On the Sonoma County coast, development is concentrated in Urban Service Areas and Rural Communities. The Coastal Act mandates that new development be located in close proximity to developed areas with public facilities and services. To delineate the areas appropriate for development in the Coastal Zone, Urban Service Areas have been established on the Local Coastal Plan Land Use Map [\(C-LU-1a thru 1k\)](#) and include The Sea Ranch and Bodega Bay. Rural Community Boundaries, areas that were previously subdivided or developed with public water and private Onsite Waste Water Treatment Systems (OWTSs), have also been established on the Land Use Map and include Duncans Mills, Jenner, Sereno del Mar/Carmet, Salmon Creek, Timber Cove, and Valley Ford.

On the coast expansion of public sewer beyond the boundaries of Urban Service Areas and expansion of public water or public sewer beyond the boundaries of Rural Communities are prohibited except

Commented [A2]: This chapter should include a discussion of Coastal Act priority uses (Coastal-dependent uses, visitor-serving commercial uses, coastal access and recreational facilities, and agricultural uses) and that water supply and wastewater treatment for these priorities take precedent, consistent with Coastal Act Section 30254. This discussion should also relate the Coastal Act development priorities with non-priority development, and how future water connections and wastewater treatment capacities will be distributed between these different priorities.

under specific conditions. Development infill is expected where water and OWTs or sewer regulations can be met. Part of the development infill strategy is to encourage consolidation of adjacent lots in high hazard areas or visually and environmentally sensitive areas in accordance with Coastal Act policies to protect views and coastal resources and minimize public safety hazards.

Commented [A3]: Please elaborate. What specific conditions?

The California Coastal Act mandates that new development be located in close proximity to developed areas with public services and facilities. In order to delineate the areas appropriate for development, an Urban Service Area Boundary has been established on the Bodega Bay and Sea Ranch Land Use Plan Maps. Expansion of public sewer beyond this area is prohibited except as allowed by policies in the Public Facilities and Services Element. The Local Coastal Plan also establishes Rural Community Boundaries in areas that were previously subdivided or developed with public water and private OWTs. Extension of public water beyond or public sewer into these areas is prohibited except under specific conditions.

Commented [A4]: This paragraph seems very similar to the two paragraphs above. Please explain the specific purpose here in re-iterating the content of the preceding two paragraphs, or delete.

3.1 WATER SERVICES

An adequate and healthful water supply is essential if the Sonoma County coast is to sustain its residential population and its economic stability. As noted above, the Water Resources Element establishes goals, objectives, and policies addressing a broad range of water-related issues, including water quality and supply pertaining to private wells and public water systems. This section is intended to address issues regarding improving water systems for moderate expansion of planned communities, developing new water systems, and extending water services to new areas not currently served.

The Sonoma Coast is a water scarce area, and developing reliable water sources for urban development is very difficult. Several wells or springs may be needed to produce even modest water yields. Most of the water systems on the coast are small and substandard in some respect. The main problems are insufficient water and limited financial capability. Water sources are generally wells or creeks which may run low in summer months when demand is highest. Most coastal wells produce only a limited amount of water at any time due to the geology of the area. The owners of small water systems cannot afford extensive search for and development of additional water supplies.

No additional sources of water supply appear feasible for the communities of Jenner, Rancho del Paradiso, Bridgehaven, West Beach, and Valley Ford. The Salmon Creek subdivision has marginally adequate water supplies for existing development. If adequate water supplies are not available, some lots in the existing subdivisions may be unbuildable. Water system development and improvement continues at The Sea Ranch, Timber Cove, Sereno del Mar, Carmet, and Bodega Bay. Water supplies sufficient for subdivision buildout or moderate additional expansion appears limited to these five areas and Duncans Mills.

Maintaining the quality of water in small water systems, especially surface springs and storage tanks, is problematic because it requires periodic monitoring and testing. Several older small water systems

are poorly designed or maintained resulting in inadequate water pressure. The firefighting capability of most of the systems is inadequate because of limited water supplies or low water pressure.

The Sonoma County coast has about 16 water systems that fall under the regulatory authority of the State Water Resources Control Board (Water Resources Board) as a “public water system”. A public water system is a system for providing piped water to the public for human consumption that has 15 or more service connections or regularly services at least 25 individuals daily at least 60 days out of the year. The Water Resources Board regulates three main types of public water systems, defined below.

- (1) **Community:** a public water system that has 15 or more service connections or regularly services at least 25 resident individuals at least 60 days of the year. This category includes subdivisions, mutual water companies, and mobile home parks.
- (2) **Non-Community Transient:** a public water system that serves at least 25 non-resident individuals daily at least 60 days of the year, but no more than 24 year-round residents. This category includes restaurants, campgrounds, small wineries, and motels.
- (3) **Non-Community Non-Transient:** a public water system that serves at least 25 of the same persons over 6 months of the year. This category includes schools and larger places of employment with more than 25 employees.

The public water systems on the County coast range in size from The Sea Ranch Water Company, a Community system with 1,684 connections; to the Blue Heron Restaurant, a Non-Community Transient system with one connection. Table C-PF-1 provides general information about the public and private water systems on the coast. On occasion, operator inattention or lack of funding leads to public water system failure and a request for County takeover of the water system. County management of the water system can improve reliability, but funding may still be lacking. In relying on small water systems to support development, careful consideration should be given to long-term management issues.

Commented [A5]: Please label which systems in the table are public or private. In addition, the title of the table should be changed since “Characteristics of Public Water Systems” implies that this table does not include private water systems.

Table C-PF-1. Characteristics of Public Water Systems

Water System	Type	Uses Served	# Connections/ Lots Served	# Vacant Lots or Lots Not Served	Source of Water Supply	Adequacy of Water Supply
Bodega Bay Public Utilities District	Community	Residential Commercial Industrial	1,058	194	Salmon Creek (2 wells) Roppolo wellfield - 3 wells Sand Dunes wellfield - 2 wells	Adequate
Fort Ross School District	Non-Transient Non-Community	School	9	N/A	Groundwater well onsite	Adequate
Sonoma County County Service Area (CSA) 34 - Jenner	Community	Residential Restaurant Hotel/Motel Public (297 parcels total)	136	174	Jenner Creek	Adequate
Sonoma County CSA 41 - Salmon Creek	Community	Residential Public (130 parcels total)	99	36	Groundwater well on Maryana Drive; Spring - general subsurface flow of water from hills east of Salmon Creek; water collection and treatment system improvement project constructed in 2014	Adequate since water collection and treatment system improvement project constructed in 2014
Timber Cove County Water District	Community	Residential	176	129	Timber Cove Creek, water stored in reservoir at 22108 Timber Cove Road constructed in 1997	Reservoir volume adequate to supply 4 months water supply at build-out
Blue Heron Restaurant	Transient Non-Community	Restaurant	1	N/A	Sweetwater Springs Mutual Water Company	Adequate
Bridgheaven Trailer Park	Community	Recreation	31	N/A	Spring about 150 yards uphill from water treatment building at trailer park Stream about 100 yards from south end of bridge at Jenner (from Red Hill)	Adequate
Casini Ranch Campground Water System	Transient Non-Community	Recreation	14	N/A	2 wells 1 spring	More than adequate
Duncans Mills Camping Company	Transient Non-Community	Recreation Restaurant Retail	125	N/A	Well 1,400 feet from Russian River	Adequate

Commented [A6]: If data is available, please include another column that describes the capacity available to serve vacant lots/lots not served, eg. the number of connections available in vacant lots.

Table C-PF-1. Characteristics of Public Water Systems

Water System	Type	Uses Served	# Connections/ Lots Served	# Vacant Lots or Lots Not Served	Source of Water Supply	Adequacy of Water Supply
Duncans Mills Trading Company	Transient Non-Community					
Fort Ross Lodge & Store	Transient Non-Community	Restaurant Hotel/Motel	2	N/A	Well below lowest unit of lodge	More than adequate
Rancho Del Paradiso - California Water Service Company	Community	Residential	58	8	Intertie pipeline to Sweetwater Springs Water District facility in Monte Rio constructed in 2006	Adequate since 2006 intertie constructed
Russian River Utility Sereno Del Mar Water Company - Sereno del Mar	Community	Residential	168	9	9 wells - two gallery inlets from underflow of Scotty Creek, seven wells 70 feet deep; One spring about half mile east	Adequate
Russian River Utility Carmet-by-the-Sea Mutual Water System - Carmet	Community	Residential	64	0	2 horizontal wells on hillside east of subdivision	Adequate
Russian River Utility Sereno Del Mar Water Company - Gleason Beach	Community	Residential	20	5	50 meter wells and Carmet-by-the-Sea springs	Adequate
The Sea Ranch Water Company	Community	Residential Commercial	1,857	605	Gualala River	Adequate
Timber Cove Inn	Non-Transient Non-Community	Hotel/Motel	3	N/A	Timber Cove County Water District	Adequate
Valley Ford Water Association	Community	Residential Commercial	19	0	3 wells south of community along north side of Estero Americano	Poor water quality – see above under “Public Water Systems”
Stillwater Cove Regional Park	Transient Non-Community	Recreation (campground w/22 sites, Ranger residence, office)	2	0	Canyon well – winter & spring (next to Regional Parks office driveway) Creek well – summer & fall (next to Stockholm Creek)	Adequate

Commented [A6]: If data is available, please include another column that describes the capacity available to serve vacant lots/lots not served, eg. the number of connections available in vacant lots.

Public Water Systems

All public water systems on the Sonoma County coast have adequate water supply and quality for all existing and planned development (per consultation with water system operators), with the exception of the Valley Ford Water Association (Water Association). Their water supply is of poor quality. Quarterly nitrate monitoring shows the maximum nitrate level is frequently exceeded, and monthly bacteriological sampling shows frequent positive total coliform and occasional E. coli detections at all three wells. The Water Association is in the process of submitting an application to the Drinking Water State Revolving Fund for a construction project that includes connection to a well, installation of a proposed treatment facility, and disconnection from the existing wells. In addition, the North Coast Regional Water Quality Control Board is planning to conduct a nitrate source investigation in the Valley Ford area (State Water Resources Control Board, personal communication, April 2017).

Commented [A7]: Please define “adequate water supply” in this context. Is this under a stable water supply and per capita use rates? Under what planned development horizon?

Commented [A8]: Under what parameters? If possible, include a summary of this information, or at minimum provide a link or a citation so users can review this data.

Bodega Bay Public Utility District

The Bodega Bay Public Utility District (Bodega Bay District) provides water service to the residential, commercial, and industrial development in Bodega Bay, including the Bodega Harbour Subdivision, U.C. Davis Bodega Marine Laboratory, U.S. Coast Guard, County Doran Park, County Westside Park, and State Dunes Campground. Its water service area is slightly greater than its sewer service area. Most of the vacant lots in the Bodega Bay District are in the Bodega Harbour and Harbor View subdivisions. The sources of water for the District are the Sand Dunes wellfield (north of Bay Flat Road on the north end of the harbor) and Roppolo wellfield (west of Bay Flat Road on the west side of the harbor), and two wells next to Salmon Creek north of Bodega Bay. Saltwater intrusion has limited the Roppolo wellfield to less than full capacity. The State Department of Water Resources prohibits use of the wells next to Salmon Creek when water depth in the creek drops below ten inches.

The most recent Municipal Service Review of the Bodega Bay District by the Local Area Formation Commission (LAFCO) was in 2004 and identified 1,797 existing Residential Unit Equivalents (RUEs). Most of this capacity went to the Harbor View development of 84 units, including 14 affordable units, developed by Burbank Housing Development, Inc. The Bodega Bay District’s 1998 Master Water Plan identifies the need for a new well and additional water storage to serve the future demand from the previous Bodega Bay Phase I Land Use Plan. The Bodega Bay District constructed a 500,000-gallon water storage tank on District property in July 2003. Permits were issued in 2016 for a new well and water treatment plant off Bay Flat Road, but as of March 2017 they were not in operation.

Duncans Mills Trading Company and Camping Company

Duncans Mills Trading Company and Camping Company provides water to the Duncan Mills Camping Club Campground, retail shops, and restaurant at Duncans Mills. The source of the water is a well located 1,400 feet from the Russian River.

Russian River Utility – Sereno del Mar Water Company and Carmet-by-the-Sea Mutual Water System

As of 1999 Russian River Utility owns and manages the Sereno del Mar Water Company, a private investor-owned water company; and operates under a contract with the Carmet-by-the-Sea Mutual

Water System, a non-profit corporation. Located on State Highway 1 between Jenner and Bodega Bay, the Sereno del Mar Water Company was established in 1970 when the Sereno del Mar subdivision was developed. The Gleason Beach subdivision was added to its service area in 1976. The adjacent Carmet-by-the-Sea Mutual Water System receives treated surface water from the Sereno del Mar Water Company which serves the Carmet subdivision. In 2007 the Sereno del Mar Water Company served 124 customers and had issued permits for 168 water service connections.

The Sereno del Mar Water Company financed construction of a new 212,000-gallon storage tank and source wells completed in 1999. Russian River Utility financed renovation of the surface water treatment plant, a state-of-the-art micro-filtration membrane facility completed in 2001; and Carmet-by-the-Sea Mutual Water Company financed consolidation of the water treatment services at Sereno del Mar completed in 2003. The two companies now operate a joint water source treatment and storage system but are managed separately.

The 1981 Local Coastal Plan addressed the need for the Sereno Del Mar Water Company to prove an adequate water supply for buildout of the Sereno del Mar, Carmet, and Gleason Beach subdivisions pursuant to a State Department of Health Services moratorium limiting the total number of allowable water service connections to 109. In April 2005 the Sereno del Mar Water Company proved an adequate water supply for connections to all existing and future development in these subdivisions.

The Sea Ranch Water Company

The Sea Ranch is a planned community served by The Sea Ranch Water Company. The Water Company's service area encompasses the entire Sea Ranch Association with 2,289 lots including, seven non-Association residential customers, 24 commercial customers. The water supply has a production capacity of 1.58 million gallons per day (MGD) and a treatment capacity of 1.01 MGD. Water Company staff estimate that maximum daily demand at buildout (2,289 units) will be 0.80 MGD, and indicate that based on present water consumption and population projections, the Water Company will be able to meet the present and future demand for The Sea Ranch.

Timber Cove County Water District

The 1981 Local Coastal Plan addressed the need for the Timber Cove Mutual Water Company to meet current health standards for water system design and supply so that the County can allow over 100 water connections to the Timber Cove subdivision. On May 7, 1984 the Timber Cove Mutual Water Company was terminated and the Timber Cove County Water District was formed. On February 9, 1995 the County Board of Zoning Adjustments granted a Coastal Permit for construction of a water reservoir with capacity for 30 acre-feet, small water treatment plant, and water pipe on Timber Cove Road. These water system improvements were constructed in 1997.

3.2 WASTEWATER TREATMENT AND DISPOSAL SERVICES

Untreated or improperly treated wastewater contains bacteria, viruses, chemicals, and nutrients that can cause human diseases; kill or injure plants and animals; and produce surface waters that are contaminated, discolored, or odorous. Since all wastewater is eventually returned to the environment, the public has a vital interest in assuring proper wastewater management. The Water Resources Element establishes goals, objectives, and policies pertaining to water quality and

wastewater management. This section of the Public Facilities and Services Element addresses issues regarding improving existing wastewater treatment systems, developing new wastewater treatment systems, and extending wastewater treatment services to new areas not currently served.

On Site Wastewater Treatment Systems

An on-site wastewater treatment system (OWTS) is an individual wastewater treatment and dispersal system, small community collection, treatment and dispersal systems, or alternative collection and dispersal systems that use subsurface dispersal. These systems are commonly referred to as “septic systems”. OWTSs do not include graywater systems pursuant to the Health and Safety Code Section 17922.12.

A standard OWTS consists of a tank and leachfield (subsurface treatment and disposal of wastewater) and may include a diversion valve and/or pump. Wastewater enters the tank and is retained long enough so that large solid particles and very small solid particles joined together settle to the bottom. Bacteria digest the solids that accumulate in the tank at the bottom (sludge); and the fats, oils, grease, and other materials that float to the surface (scum); the resulting solids must be pumped out periodically. The partially treated wastewater (effluent) leaves the tank in pipes and is discharged below the ground surface into the leachfield, which consists of perforated pipes laid over gravel in trenches (leachlines). The effluent flows along the length of the pipes where it gradually percolates into the soil. The effluent receives secondary treatment through natural physical and microbiological processes in the soil.

New and replacement OWTSs shall be located, designed, constructed, and operated in a manner to ensure that sewage effluent does not surface at any time, that is protective of public health, safety and the environment and that percolation of effluent into the soil will not adversely affect beneficial uses of the waters of the State of California. (OWTS Manual)

The Sonoma County OWTS Manual establishes standards for all on-site wastewater systems in Sonoma County. These standards implement provisions of the Porter Cologne Water Quality Control Act, the State Water Resources Control Board OWTS Policy, and applicable sections of Sonoma County Code Chapters 7 and 24. California Water Code 13282 authorizes counties to adopt and enforce regulations, conditions, restrictions, and limitations regarding the dispersal of waste. The Sonoma County OWTS Manual is the local implementation of this authority.

On coastal parcels, meeting OWTS standards is often the limiting factor for development. On many lots it is difficult to meet the setbacks to property lines, road cuts, streams, drainage courses, cliffs, and the 10-year floodplain due to the small size of the lots, which in many cases were created prior to current OWTS regulations. For example, on small lots in Carmet, Jenner, Sereno del Mar and Salmon Creek, even if the soil has an adequate percolation rate, there is not enough room for even a one-bedroom OWTS. A lot fronting Salmon Creek that is 40 feet long will not meet the required 100-foot setback from the 10-year floodplain. Steep slopes and shallow fractured bedrock also contribute to inadequate conditions for OWTS, as the effluent can move laterally and break out to the surface along the slope.

On Site Wastewater Treatment Systems Regulations

The State Regional Water Quality Control Boards (Regional Board) is responsible for establishing standards for OWTs to protect water resources and public health. Permit Sonoma is the delegated authority for implementation and enforcement of State and County specific OWTs regulations. New OWTs must meet standards for slope, soil depth, depth to groundwater, percolation rate, and system setback distance.

In areas where failure of OWTs are likely to cause health hazards or impair water quality, Permit Sonoma or the pertinent Region Board (North Coast or San Francisco Bay) may issue an Order to prohibit any waiver of existing OWTs installation regulations in a specific area. This Order referred to as a “Waiver Prohibition Area,” is intended to decrease the likelihood of failure of new OWTs. Jenner, Rancho del Paradiso, Sereno del Mar, Carmet, and Salmon Creek are in Waiver Prohibition areas.

On May 13, 2013, the North Coast Regional Board amended their Basin Plan to adopt the Septic System Policy. The Septic System Policy sets minimum standards for OWTs that are constructed or replaced or are subject to a major repair. The Septic System Policy also includes minimum operating requirements for OWTs that include requirements for siting, construction, and performance; OWTs near certain waters listed as impaired under Section 303(d) of the Clean Water Act; corrective action; monitoring; exemption criteria; determining when an existing OWTs is subject to major repair; a conditional waiver of waste discharge; and authorizing local agency implementation of the Septic System Policy.

OWTs Monitoring and Maintenance Program (On-Site Wastewater Disposal Zone). An OWTs monitoring and maintenance program, also referred to as an on-site wastewater disposal zone, is another alternative to individual OWTs. Such a program does not make more lots buildable, rather has the potential for extending the useful life of OWTs and promptly correcting operational problems. A public agency which is authorized to acquire, construct, maintain, or operate sewage treatment systems may run such a program. Once an on-site wastewater disposal zone is established, the agency has the power within that zone to acquire, design, own, construct, install, operate, monitor, inspect, and maintain individual OWTs. The potential for this type of program is widespread on the Sonoma Coast.

A wastewater system monitoring and maintenance program is required for The Sea Ranch. In the late 1980s The Sea Ranch Association and the County of Sonoma created an On-Site Wastewater Disposal Zone (Zone) to address problems with about 1,570 on-site individual OWTs at The Sea Ranch. In July 1989 the Zone was created under the agreement that the Board of Supervisors would contract with The Sea Ranch Association to operate, monitor, inspect, and maintain the OWTs. In July 1995 the Zone was designated as CSA 41 and came under the direction of Permit Sonoma.

3.3 GOALS, OBJECTIVES, AND POLICIES | WATER AND WASTEWATER

GOAL C-PF-2: Ensure that growth and development match existing water and wastewater treatment and disposal capacities.

Objective C-PF-2.1: Plan for growth and development to match existing water and wastewater treatment and disposal capacities and facilities.

Objective C-PF-2.2: Operate County water and wastewater treatment and disposal facilities in compliance with applicable State and Federal standards.

Objective C-PF-2.3: Help resolve water problems resulting from proliferation of small water systems.

Objective C-PF-2.4: Limit extension of public water and sewer services into rural areas.

The following policies, in addition to those in the Water Resources and Open Space and Resource Conservation Elements, shall be used to achieve these objectives:

Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Development Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation; see Land Use Element, Table C-LU-2). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (NEW)

Commented [A9]: Please state which section or aspect of the Coastal Act you are referencing here.

Policy C-PF-2b: A public water or wastewater district shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with the Local Coastal Plan in accordance with California Coastal Act Section 30254. New development within the service boundary of a public water or wastewater district shall be required to connect to the district for water or wastewater service. (NEW)

Commented [A10]: There should be a discussion outlining Coastal Act priority uses and non-priority uses in this element. Priority uses are explained in the Land Use element, but not specifically in relation to public facilities and services.

Policy C-PF-2c: A Coastal Permit shall be required for water or wastewater management facility expansion or improvement projects unless otherwise exempt by the Local Coastal Program, or the Coastal Act. Development of new or expansion of existing water or wastewater management facilities shall be in phase with the availability of other public works infrastructure. (NEW)

Commented [A11]: How will this be determined? Based on what? There needs to be more data and discussion on what capacity of water currently exists for future development. Specifically, this policy should lay out how and through what studies or application requirements development will prove that it has adequate water capacity to serve it, as well as how it will assure that adequate capacity remains for Coastal Act priority uses.

Policy C-PF-2d: Master plans or equivalent documentation shall be prepared for all water and wastewater management systems prior to approval of facility expansion or improvement projects. All facilities shall be designed and constructed in accordance with the existing and

planned development in the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for existing development, zoning changes, building permits, or other entitlements in order to protect services to existing residents.

The minimum contents necessary for an adequate master plan or equivalent documentation are:

- (1) Maps showing potential future service area boundaries in accordance with California Coastal Act Section 30254.
- (2) Existing development within the existing and potential future service area boundaries.
- (3) Projected growth and the related service and facility needs;
- (4) Estimated costs and revenues for needed improvements;
- (5) System design parameters and assumptions;
- (6) A program for water use reduction; and
- (7) A program to reduce stormwater infiltration. (GP2020)

Policy C-PF-2e: Extension of public sewer services outside of the boundary of The Sea Ranch and Bodega Bay Urban Service Areas shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development (i.e., contamination of land, surface water, or groundwater resulting from failure of an existing OWTS or other wastewater management system); or
- (2) Where appropriate to allow for development of public park or recreation facilities.

~~A Coastal Permit shall be required for extension of public sewer services outside of an Urban Service Area.~~

Where several failing OWTSs or other health and safety problems which pose a significant hazard to human health and safety exist outside an Urban Service Area that could be addressed by extension of public sewer service, use Outside Service Area Agreements which limit the use of existing development. The evaluation should assure sufficient capacity to serve existing connections and potential buildout in the existing Urban Service Area.

A Coastal Development Permit shall be required for extension of public sewer services outside of an Urban Service Area. (GP2020 REVISED)

Commented [A12]: Please include a point on including the potential effects of climate change on the on the water and wastewater management systems.

Commented [A13]: This seems quite different from Policy C-PF-2c and should be organized into new separate policy.

Commented [A14]: How is this policy distinguishable from Policy C-PF-2c? The County should consider requiring Urban Service Area extension findings for this policy.

Policy C-PF-2f: The following guidelines shall be used for any exception allowed by
Policy C-PF-2e:

- (1) The property must adjoin the Urban Service Area Boundary, or the proposed connection to a public sewer system must be no more than 200 feet from the Urban Service Area Boundary;
- (2) Size sewage facilities to serve development consistent with the Local Coastal Plan;
- (3) Require written certification, provided by the following organizations, that adequate service capacity is available for the use to be connected to the system; and
- (4) Use agreements, covenants, and zoning to limit the growth inducement potential of extension of public sewer services. (GP2020 REVISED)

Commented [A15]: Please qualify this statement. Which organizations are providing certifications?

Policy C-PF-2g: Extension of public water service to a property that is outside the boundary of an Urban Service Area or Rural Community (i.e., Duncans Mills, Jenner, Sereno del Mar, Carmet, Salmon Creek, Timber Cove, and Valley Ford) shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development (i.e., failure of water wells or contamination of land, surface water, or groundwater resulting from failure of an existing OWTS or other wastewater management system); or
- (2) Where appropriate to allow for development of public park and recreational facilities.

A Coastal Permit shall be required for extension of public water service. (GP2020)

Policy C-PF-2h: The following guidelines shall be used for any exception allowed by
Policy C-PF-2g:

- (1) Size facilities to serve development consistent with the Local Coastal Plan;
- (2) Require written certification that adequate service capacity is available for the use to be connected to the system or planned to be connected in the future; and
- (3) Use out-of-service area agreements that limit the use to existing development rather than annexations. (GP2020)

Commented [A16]: Please define the time frame for adequate service capacity. Is it a set 40 years, is it the economic life of the development?

Policy C-PF-2i: Applications for subdivision of land or new development or uses within a water or wastewater service area shall be required to include written certification from the service provider that existing water and wastewater services are available to serve the new parcels, development, and uses; or that the service provider will make improvements to the water or wastewater systems necessary to accommodate the new development and uses prior

to final project approval. The proposed project shall not be considered for approval if this written certification is not provided. (EXISTING LCP REVISED)

Policy C-PF-2j: When considering formation of new water service agencies, systems owned and operated by a governmental entity shall be favored over privately or mutually owned systems. New privately or mutually owned systems shall be authorized only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system, which shall be ensured through agreements or other mechanisms that set aside funds for long-term capital improvements and operation and maintenance costs. (GP2020)

Policy C-PF-2k: Approval of new wastewater treatment and disposal systems owned and operated by a governmental entity shall be considered only when necessary to resolve an existing public health hazard. (GP2020)

Policy C-PF-2l: New privately owned package treatment plants which serve multiple uses or serve separate parcels shall be avoided. Use of package treatment plants to serve affordable housing or other projects on a single parcel under one ownership shall be allowed provided that they comply with the following criteria:

- (1) The package treatment plant must comply with water quality and health standards and protect water resources;
- (2) The design and appearance of package treatment plants located in agricultural and other rural areas must be compatible with the rural area's character;
- (3) The project must include provisions for the long-term operation, maintenance, and eventual replacement and/or removal of the package treatment plant; and include adequate financing for these provisions through bonds, sinking funds, or other mechanisms; and
- (4) The package treatment plant is not to be used as a basis for approving a new affordable housing development in Rural Communities or on other rural land, or amending the Local Coastal Plan to allow for more intensive development. (GP2020)

Policy C-PF-2m: Consider use of alternative (non-standard) sewage disposal systems only to serve a single land use on a single parcel, and only if the availability of the system does not result in new development, except as allowed by the Local Coastal Plan. (GP2020)

Policy C-PF-2n: Any waiver of Regional Board standards for on-site wastewater disposal in Jenner, Carmet, Rancho del Paradiso, Sereno del Mar, and Salmon Creek shall be prohibited. (EXISTING LCP REVISED)

Policy C-PF-2o: Consider development or expansion of a community wastewater treatment system in areas with widespread OWTS problems that are a health concern and cannot be

addressed by an on-site wastewater maintenance and management program, in compliance with the policies of this Local Coastal Plan. (GP2020)

Policy C-PF-2p: Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority consistent with coastal priority land uses of the Coastal Act. (NEW)

4 PARKS AND RECREATION

Outdoor recreation contributes to the tourism economy, enhances the quality of life for County residents and visitors, and conserves unique natural and cultural resources. The Public Facilities and Services Element describes the current status of public recreation in general terms of service capacity and demand in relation to projected growth. The needed park and recreation facilities are identified and addressed in the Public Access Element.

The various types of parkland found in Sonoma County are based on the Board of Supervisors approved parkland classification system. County planning staff considers a variety of factors in determining the need for local parks (e.g., Neighborhood and Community Parks) and the more intensively developed park and recreation facilities (e.g., Regional Recreation Areas). These factors include, but are not limited to, community preference, nearby population densities, proximity to other recreational areas and facilities, local and regional tourism, and accessibility, among others. Parkland needs for the resource-based park and recreation facilities (e.g., Regional Open Space Parks, Preserves, and Trails) are determined by these and other criteria, and are described in the Public Access Element.

4.1 GOALS, OBJECTIVES, AND POLICIES | PARKS AND RECREATION

Goal C-PF-3: Provide adequate park and recreation services on the Sonoma County coast.

Objective C-PF-3.1: Provide an adequate supply and equitable geographic distribution of regional and local park and recreation services based on population projections, estimated user demand, and Local Coastal Plan resource objectives.

Commented [A17]: We suggest adding an environmental justice policy

Objective C-PF-3.2: Use guidelines established by the Board of Supervisors as the minimum standards for determining park needs.

The following policies, in addition to those in the Open Space and Resource Conservation and Public Access Elements, shall be used to achieve these objectives.

Policy C-PF-3a: The Public Access Element and Plan shall be used to determine regional park needs, including County regional open space parks, County trails, and State parks in order to support recreation in the Coastal Zone. (NEW)

Commented [A18]: The public access element and plan should include monitoring of regional park usage in order to assess park needs and demands.

Policy C-PF-3b: The proposed accessway, park, and trail descriptions in the Public Access Plan shall be used to determine Local Coastal Plan consistency of proposed accessways, parks, and trails as consistent with the Public Access Element. (GP2020)

Policy C-PF-3c: Continue to implement park impact mitigation that allows for the dedication of land, the payment of fees, or both as a condition of approval for development projects. (GP2020)

Policy C-PA-3k: Allow park residences in areas visible to the public where necessary for security reasons and when impacts on views are mitigated. (EXISTING LCP REVISED)

Policy C-PA-3l: Allow extension of sewer service to parklands only where consistent with policies of the Public Facilities and Services Element of this Local Coastal Plan. (EXISTING LCP REVISED)

Policy C-PA-3n: Provide restrooms at significant recreational areas to protect coastal resources and public health and safety. Consider use patterns and the proximity of other nearby public restrooms when determining facility needs. (EXISTING LCP REVISED)

Policy C-PA-3p: Encourage the California Department of Parks and Recreation to install emergency communication facilities at Goat Rock. (NEW)

5 PUBLIC EDUCATION

5.1 SCHOOLS

As the Sonoma County coast has relatively low population densities, schools are widely spaced in five Elementary School Districts and three High School Districts, and tend to be small with combined classes. Specialized education facilities are minimal. Each school district has its own revenue base, elected board, and administration. The Sonoma County Office of Education provides some administrative and business services to all districts. **Figures C-PF-1a to C-PF-1c** show the Public School Districts on the coast.

A major issue in planning for new facilities is the need for increased coordination between land use and facilities planning. Districts must be aware of the projected residential growth in their service area so that new school needs can be accurately forecast. An important source of financing for new school facilities is the "school impact" fee on new residential construction. State law now authorizes local school districts to charge development fees for permanent facilities. However, funding will likely continue to depend on State sources. California law also enables a County to acquire new school sites by dedication as a condition of subdivision approval.

Elementary Schools

All elementary school districts must meet minimum state requirements regarding class sizes. Maximum class sizes for grades K-8 vary per California Education Code sections 41376 and 41378, which prescribe the maximum class sizes and penalties for districts across California. For Kindergarten, the average class size must not exceed 31 students, with no class larger than 33 students; for grades 1-3, the average class size must not exceed 30 students, with no class larger than 32 students; for grades 4-8, the average class size must not exceed either 29.9 students or the average of the district in 1964, whichever is smaller. Additional classrooms are usually constructed only when these limits are reached.

Horicon Elementary School District. Horicon Elementary School District consists of one school, Horicon Elementary School, which is located in the community of Annapolis. Enrollment at Horicon Elementary School decreased from 80 students in four classrooms in 1979 to 47 students in four combined classrooms at the start of the 2015-2016 school year. According to the District, the number of students has been declining, as is common with general school enrollment trends statewide. Over the last eight school years, the student population has fluctuated between 70 students in 2011, 57 students in 2012, 60 students in 2013, 66 students 2014, 61 students in 2015, 47 students in 2015-2016 school year, 59 students in the 2016-2017 school year, 62 students in the 2017-2018 school year before reaching a total of 69 students in the current 2018-2019 school year. The school serves students from the communities of The Sea Ranch and Annapolis. According to the District, there is no anticipated growth or need for additional facilities.

Fort Ross School District. The Timber Cove Subdivision is the largest planned residential development in, and the main growth area for, the Fort Ross School District. Enrollment at the Fort Ross Elementary School decreased from 53 students in two classrooms in 1979 to 32 students in two classrooms during the 2014-2015 school year, to 28 students in two classrooms during the 2015-2016 school year. Since then the student population continues on the downward trend having 24 students in the 2016-2017 school year, 19 students in the 2017-2018 school year, and finally 21 students for the current school year. The District has seen a fluctuation within the last few years between 27 and 32 students, but generally the District enrollment has been steadily declining over the last 20 years. The District has a preschool site within a classroom at the Fort Ross Elementary School which is run by River to Coast Children's Services based in Guerneville. However, there is no current enrollment at the preschool. When enrollment resumes, the River to Coast Children's Services would remain responsible for running the preschool program at the school.

Monte Rio School District (outside Coastal Zone). Coastal areas are not expected to contribute significant numbers of new students to the Monte Rio School District. Enrollment at Monte Rio Elementary School decreased from 219 students in eight classrooms in 1979 to 112 students in six classrooms in 2005. There has been an additional decrease in student population figures, with 84 students using nine classrooms in 2015. The District believes that the decline in enrollment is due to the decrease in families moving to the area. The 2015-2016 school year brought one additional student to make 85 students for the school year, 90 students in 2016-2017, the 2017 to 2018 school year had 89 students, and 84 students in the current school year of 2018-2019. The District projects a decrease in enrollment in the future for the same reason.

Shoreline School District. South Coast students attend Bodega Bay Elementary School for grades K-5, and are bused to Tomales Elementary School (outside of Sonoma County Coastal Zone) for grades 6-8. As most students attending Bodega Bay Elementary School are from the immediate area, construction of additional classrooms would be needed to accommodate additional Bodega Bay area growth. Enrollment at the Bodega Bay Elementary School decreased from 70 students in three classrooms in 1979 to 40 students in three classrooms in a new school in 2005, to 19 students using two classrooms in 2015-2016 school year. Since then there was a slight increase to 25 students for the 2016-2017 school year, 26 students in 2017-2018, and 23 students in the current school year 2018-2019. The District believes that enrollment numbers could fluctuate because of interdistrict transfers largely from Coast Guard families.

High Schools

The Sonoma County coast is served by three high schools in three school districts, none of which are on the coast. Students from Annapolis, The Sea Ranch, and Stewarts Point attend Point Arena High School in Mendocino County; students from Fort Ross through Bodega Bay attend El Molino High School in Forestville, and South Coast students attend Tomales High School in Marin County.

Impacts of growth on high schools are not as severe as for elementary schools and are harder to estimate. Class sizes, schools, and district areas are larger. High schools have more flexibility in handling increments of students from specific development areas without adding classrooms or teachers.

5.2 GOALS, OBJECTIVES, AND POLICIES | SCHOOLS

Goal C-PF-4: Provide school facilities adequate to meet the future needs of Sonoma County coast residents.

Objective C-PF-4.1: Accommodate new school sites as needed.

The following policies shall be used to achieve these objectives:

Policy C-PF-4a: Continue to implement school impact mitigation that allows for the dedication of land, the payment of fees, or both as a condition of approval for development projects. (GP2020)

6 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

6.1 FIRE PROTECTION SERVICES ADD BODEGA BAY PROGRAM

Fire protection and emergency medical and rescue services are essential to the protection of life and property in the unincorporated areas of Sonoma County. They are provided by four types of agencies. The California Department of Forestry and Fire Protection (CalFire) provides services to State Responsibility Areas. Fire Protection Districts provide services with revenues from property taxes, and are usually created to provide a reliable funding source to sustain a stable and/or increased level of fire

protection services to certain areas of the County. Volunteer fire companies provide local services in rural communities. CSAs and Community Service Districts (CSDs) are areas of the County which bear a special tax assessment for particular types of extended services, such as structural fire protection; they rely primarily on volunteer staff.

CSA 40 is a County entity that provides a moderate amount of funding and relies primarily on volunteer staff in various CSAs. CSA 40 also provides management oversight for, directs, and coordinates the various volunteer fire companies; and supplies training, safety equipment, and insurance coverage for voluntary staff.

The County has established the Department of Fire and Emergency Services (DES) to coordinate the fire protection service agencies in the County. DES contracts with various Fire Protection Districts and municipal fire agencies to provide support services including code enforcement, construction plan checking, and fire safe planning.

Fire protection services are highly dependent on paid on-call, paid part-time, and volunteer personnel. Although this dependency remains, the number of volunteer firefighters has fallen off in recent years. While the County generally has been receiving acceptable levels of fire protection services, problems have resulted from the condition of existing equipment and matching the type of equipment and staff training to the type of fire. The Bodega Bay Fire Protection District; and The Sea Ranch, staffed by CalFire personnel funded through CSA 40, provide the only fire protection services by full time staff on the Sonoma County coast.

In addition, various levels of certification and safety standards are now required for many activities performed by volunteer staff. It is becoming increasingly difficult to maintain sophisticated emergency medical training and first responder training for hazardous materials, terrorism, and natural disasters. The need to comply with Federal and State mandated standards for personal safety equipment and training is also straining the system. These additional requirements further increase the amount of time volunteer staff must spend in training and the necessary level of their commitment. Volunteers, usually younger workers, often have difficulty finding affordable housing and may have to travel out of the immediate area for employment. These factors contribute to the difficulty volunteer fire companies have in recruiting and retaining volunteers.

Demand for increased fire suppression and emergency medical services will not be generated by housing, population, or job growth alone. Increases in tourism, increases in level of service expectations, and changes in the population mix will also affect demand.

The Department of Fire and Emergency Services projects that the most pressing and costly needs involve staffing levels. It anticipates a shift from volunteer supported services to an even greater reliance on paid personnel. This shift will be accompanied by a trend from volunteer companies to formation of special districts.

The primary tasks with regard to fire services planning are to ensure that needed organizational changes occur in a timely and cost effective manner, and to secure adequate revenue sources. Emergency medical services should also be evaluated, since the growth in medical calls over the first half of the decade has consistently outpaced fire emergency calls.

On the Sonoma County coast all communities are served by volunteer fire departments with the exception of Duncans Mills and Jenner, served by the Monte Rio Fire Protection District; Bodega Bay,

served by the Bodega Bay Fire Protection District; and The Sea Ranch and Annapolis, served by the North Coast Fire Protection District (established in April 2016) The Fort Ross and Bodega Volunteer Fire Departments are funded by CSA 40. Timber Cove is a special tax district, not part of CSA 40.

Figures C-PF-2a to C-PF-2c show the Fire Protection Districts on the coast.

Structural fire protection on the coast has general inadequacies common to many rural areas. The Sea Ranch, Timber Cove, and Bodega Bay are the only areas with adequate water supply and water pressure for firefighting. Most departments lack paid staff and up-to-date firefighting equipment. The average age of fire apparatus is 26 years. Most of the fire stations are in need of maintenance and repair, and some need to be replaced. Fire protection response areas tend to be large, with limited road access. These factors combined with volunteer fire departments make for relatively long response times.

Increases in coastal development are not likely to bring about substantial changes in the organization of coastal fire departments because the costs for fire protection are too high. Only The Sea Ranch and Bodega Bay are expected to reach levels of development where minimal paid staffing levels would be possible. However, increased development and public access to the Sonoma Coast will increase fire risk and demand for emergency medical services. The aging demographics of coastal communities will make the recruitment of young volunteers problematic. Increasingly limited funds at Federal, State, and local levels make acquisition of fire equipment difficult, especially for departments that have relatively low call volume.

6.2 EMERGENCY MEDICAL SERVICES

The Sonoma County Coastal Zone lacks any hospitals, trauma centers, or health care clinics, with the exception of limited services provided by the Gualala Health Center located just north of the county line in Gualala. Medical emergencies require patients to be stabilized by fire protection district first responders and transported to medical facilities located inland along the Highway 101 corridor by ambulance or helicopter, with transport times of up to two hours. Maintaining emergency medical services is critical to protecting the health and safety of residents and visitors to the Sonoma Coast, and fire protection districts struggle with inadequate staffing, resources, and financial support.

The Coast Life Support District (CLSD) is a special tax district charged with providing basic and advanced life support ambulance services north of the Fort Ross Store, and includes the communities of communities of The Sea Ranch, Annapolis, Stewarts Point, Timber Cove, and Fort Ross. CLSD serves a large geographic area from the town of Gualala in Mendocino County. Because of the large area, ambulance service from the Russian River Fire Protection District in Guerneville supplements the ambulance services provided by CLSD. The Russian River Fire Protection District also provide ambulance services to the central Coastal Zone between Fort Ross and Shell Beach near Wright Hill Road.

Bodega Bay Fire Protection District (BBFPD) provides emergency medical and advanced life support ambulance service to the South Coast, from the Russian River south to Tomales Bay and Dillon Beach in Marin County. This area includes most of the population and accounts for the majority of calls for service in the Coastal Zone. BBFPD responds to 750 calls per year for medical emergencies, with the majority of these calls related to rescue and emergency medical services for visitors to the Coastal Zone. BBFPD understaffed, has an unsustainable structure debt, and lacks a sustainable source of

income. Insolvency of BBFPD would reduce significantly safety of visitors to the Coastal Zone. Maintaining BBFPD's 24-hour paid staff of emergency medical technicians and paramedics is an important component of providing the public with safe access to the Sonoma Coast.

6.3 GOALS, OBJECTIVES, AND POLICIES | FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Goal C-PF-5: Ensure that adequate fire protection and emergency medical services are provided to meet the future needs of Coastal Zone residents and visitors.

Objective C-PF-5.1: Improve fire protection services to the Sonoma County coast.

Objective C-PF-5.2: Promote cooperation among fire protection and emergency medical service agencies in the area of public education and awareness, especially in those areas isolated from emergency service providers either by distance or topography.

Objective C-PF-5.3: Encourage more effective use of existing fire protection and emergency medical services by emphasizing an integrated response system on the Sonoma County coast.

Objective C-PF-5.4: Maintain health, emergency medical, and other medical services to the Sonoma County coast, particularly to the South Coast.

The following policies shall be used to achieve these objectives:

Policy C-PF-5a: Emergency Services shall review and comment on any proposed changes in the boundaries of areas of State and local responsibility for wildland fire protection, and the service boundaries of local Fire Protection Districts and volunteer fire companies. (GP2020)

Policy C-PF-5b: Prior to project approval, require written certification from the applicable fire service agency (e.g., County DES) that the project meets or exceeds current fire regulations and that fire protection and related services customarily provided to comparable uses are adequate and available or will be available prior to occupancy for projects within the service area. (GP2020 REVISED)

Policy C-PF-5c: Support establishment of a health clinic in Bodega Bay or another location on the southern portion of the Sonoma County coast. (EXISTING LCP REVISED)

Policy C-PF-5d: Continue to coordinate fire protection services and planning with all other related agencies.

Policy C-PF-5d: Support actions, including consolidation of fire districts and increased tax revenue that will provide sustainable fire protection and emergency medical services. Identify funding opportunities that will require visitor serving uses to provide support to

emergency service providers that is proportional to the demand for service created by visitors to the Coastal Zone. (NEW)

7 LAW ENFORCEMENT SERVICES

Law enforcement on the Sonoma County coast is the responsibility of the California Highway Patrol, Sonoma County Sheriff's Department, and State and County Park Rangers. The Sea Ranch maintains a private security force.

The coast is a large, sparsely populated area with limited access roads and rugged terrain. As such, provision of law enforcement services is necessarily limited. Resident Sheriff deputies are stationed at The Sea Ranch, Fort Ross, Timber Cove, and Bodega Bay. They investigate criminal complaints and respond to service calls, including search and rescue calls. Each deputy is on call five days a week and deputies alternate days off. Manpower is very limited.

The California Highway Patrol (CHP) has no regular beat along the Sonoma Coast. The traffic levels and accident rates are too low to merit one, and the region is too remote for efficient deployment of manpower. The CHP responds to accidents or other service calls on coastal roadways, but response times vary depending on where officers are and what else is happening at the time the call comes in.

State and County Park Rangers enforce park regulations which include vehicle parking, camping, and park use restrictions. They also render assistance and respond to emergencies on State and County park property.

Park Ranger staffing at State and County Parks on the Sonoma County coast in 2015 was as follows:

- (1) Bodega Bay Area Regional Parks (Doran and Westside Parks): 5 rangers
- (2) North Coast Regional Parks (Stillwater Cove and Gualala Point): 2 rangers
- (3) Salt Point State Park and Kruse Rhododendron Preserve, and Fort Ross State Historic Park (State): 3 rangers
- (4) Sonoma Coast State Beach, Armstrong State Reserve, and Austin Creek State Recreation Area (State): 7 rangers

New development on the coast will increase pressure for additional law enforcement protection by the County Sheriff and CHP. Residents in rural subdivisions often do not realize that urban emergency response times cannot be provided at isolated locations in rural areas, and become dissatisfied with the service levels. Even existing service levels cannot be maintained with an increase in service calls unless additional manpower is available.

Parking management is another law enforcement responsibility which may increase as a result of implementation of this Local Coastal Plan. Policies call for closing small or poorly located parking turnouts, prohibiting parallel parking along parts of State Highway 1, and enforcing parking restrictions. Only park rangers presently enforce parking restrictions, and their responsibility is limited to park lands. On peak weekends when park rangers are busiest with service calls and parking problems are greatest, parking enforcement receives low priority and little attention. The Sheriff and CHP currently do not enforce parking, since there is only one restricted parking area along Highway 1.

Acquisition and development of additional park land and public accessways, mandated by the California Coastal Act, will require increases in park rangers and other staff to maintain and operate them. The expected growth in park use will also cause an increase in ranger responsibilities. Law enforcement agencies are concerned about these expected increases in responsibilities. However, they have little recourse other than to request additional staff when service levels deteriorate. One option would be to pursue State funds for law enforcement services needed to patrol the new park land and public accessways.

7.1 GOALS, OBJECTIVES, AND POLICIES | LAW ENFORCEMENT SERVICES

Goal C-PF-6: Ensure that law enforcement services are provided to meet the future needs of Coastal Zone residents and visitors.

Objective C-PF-6.1: Improve law enforcement services to the Sonoma County coast, particularly patrolling State Highway 1, parks, and public accessways.

The following policies shall be used to achieve these objectives:

Policy C-PF-6a: Encourage an increase in traffic patrol of State Highway 1 through use of a CHP helicopter and any other feasible means. (EXISTING LCP REVISED)

8 SOLID WASTE MANAGEMENT SERVICES

The Sonoma County Waste Management Agency (SCWMA) is the joint powers authority of the nine incorporated cities (Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Windsor) and the County of Sonoma, and this agency manages waste diversion throughout the County per AB 939. Along with standard waste diversion, the programs that SCWMA provides include household hazardous waste removal, composting, wood waste recycling, planning, and education.

Along the Sonoma County coast north of the Russian River/Jenner, solid waste collected by a licensed hauler is delivered to the Annapolis Transfer Station, from which it is transferred to the Central Disposal Site in Petaluma. Solid waste hauled by self-haul customers could be taken to the Annapolis Transfer Station or the Guerneville Transfer Station, from which it is transferred to the Central Disposal Site. On the coast south of the Russian River, solid waste collected by a licensed hauler is delivered to the Guerneville Transfer Station or directly to the Central Disposal Site. Solid waste hauled by self-haul customers would likely be taken to the Guerneville Transfer Station and could be taken directly to the Central Disposal Site. In 2013, the County entered into a long-term (effective April 1, 2015 for a 20-year term) Master Operations Agreement with Republic Services of Sonoma County, Inc. for operations of the Central Disposal Site and the County's solid waste transfer stations (Sonoma, Healdsburg, Guerneville, and Annapolis).

State law requires cities and/or counties to prepare a Countywide Integrated Waste Management Plan (CoIWMP) to identify and reserve sites for solid waste facilities, and ensure that land uses adjacent to

or near solid waste facilities are compatible with those facilities. Sonoma County, in cooperation with the cities in the County, prepared a CoIWMP in 1994. The most recent amendment to the CoIWMP was approved by the California Department of Resources Recycling and Recovery in May 2010.

The CoIWMP is the principal planning document for solid waste management in the County. Solid waste management facilities located in unincorporated areas, including landfills and transfer stations, are designated in the Land Use Element. Issues pertaining to solid waste management addressed in the CoIWMP include:

- (1) The need to temporarily close the Central Landfill and transition from a landfill based system to an outhaul based system (truck and/or rail transport) due to the expense and regulatory uncertainty associated with expanding the Central Landfill and securing flow-control agreements from the cities.
- (2) The need to accommodate the sludge disposal needs of wastewater treatment facilities serving both cities and unincorporated areas; and other types of waste matter, including compostable yard waste and organic matter, recyclable inorganic products (plastic, glass, metal, etc.) and non-compostable organic matter, by treating them as a resource rather than a waste product.
- (3) Reduction of the quantity of waste deposited in landfills by 50% or greater after 2000, based on waste generation rates of 1990.

The CoIWMP contains goals, policies, and short, medium, and long-range objectives, together with measures designed to guide solid waste management and disposal actions of the County and other applicable agencies. The Public Facilities and Services Element is intended to complement the adopted policies of the CoIWMP and any subsequent amendments thereto.

8.1 GOALS, OBJECTIVES, AND POLICIES | SOLID WASTE

Goal C-PF-7: Ensure that solid waste management facilities are sited to minimize adverse impacts on the Coastal Zone environment.

Objective C-PF-7.1: Locate solid waste management facilities to minimize adverse effects on natural and scenic resources.

The following policies, in addition to those in the Open Space and Resource Conservation Element, shall be used to achieve this objective:

Policy C-PF-7a: The application of biosolids generated in Sonoma County to agricultural lands in the County shall be allowed if it meets all of the following criteria. In the event that one or more of the criteria are not met, a Local Coastal Plan amendment shall be required.

- (1) The project's primary purpose is to enhance agricultural use. The rate of biosolid application shall be designed to enhance existing agricultural operations or designed in conjunction with a detailed management plan for proposed agricultural use.
- (2) The rate of biosolid application shall not result in any future limitations on the potential agricultural use of the area of application.

- (3) The project shall be subject to the approval of the applicable Regional Water Quality Control Board.
- (4) A use permit and, if necessary, a solid waste facility permit, shall be obtained.
- (5) A permit shall be obtained from the local solid waste enforcement agency.
- (6) The biosolids to be applied to agricultural lands shall be limited to those originating from an approved Sonoma County biosolids source.
- (7) The project shall include provisions for periodic review and evaluations of long-term impacts on soils, water, and agricultural production.
- (8) The site for biosolids application does not contain and is at least 100 feet from wetlands and other ESHAs.

In the event that the biosolids generated in the County is inadequate to address the agricultural demand for biosolids, the County may consider site specific Local Coastal Plan text amendments for the application of biosolids generated outside of the County, provided that the above criteria 1-5 and 7-8 are met and that:

- (1) The applicant can satisfy local public health officials that the method of production and content of the biosolids will not be detrimental to public health.
- (2) The applicant demonstrates that traffic and other impacts of the proposed project are mitigated to the maximum extent feasible.

(3) The applicant demonstrates that there are no alternative sources of biosolids in the County.

(3)(4) The applicant demonstrates as part of the analysis that solid waste management facilities will not have a significant adverse effect on coastal resources and will mitigate against any potential impacts. (GP2020)

9 PUBLIC UTILITIES AND TELECOMMUNICATIONS

The Land Use Element designates existing public utilities as Public/Quasi-Public. Public utilities such as electricity, natural gas, broadband, and telephone services, require transmission and maintenance facilities that may affect natural and scenic resources or neighborhood character. The need for expanded and improved telecommunications services such as fiber and wireless broadband on the Sonoma County coast has been identified by residents and businesses.

In October 2006, Governor Schwarzenegger signed Executive Order S-23-06 to streamline approvals for building broadband networks; ensure all government agencies are using the best technologies to serve the people; and create a broadband task force that lets experts from government and business work together to identify and eliminate obstacles to making broadband internet access ubiquitous in the

State. One of the issues raised at the Local Coastal Plan public workshops at The Sea Ranch and Jenner in May and June 2013 is the need for expansion and improvement of telecommunications services, including wireless broadband, on the Sonoma and Mendocino county coasts to provide access to emergency, medical, and educational services; improve the economy; and close the gap in the fiber-optic cable between AT&T on the North Coast and Verizon on the South Coast. In June 2015 The Sea Ranch filed an application for a Coastal Permit and Use Permit to build 59.8 miles of fiber optic telecommunications network, which is now in service providing broadband to residents of The Sea Ranch.

Expansion and improvement of broadband on the Sonoma County coast would close the “digital divide” by providing equality of opportunity for rural residents and businesses to have the same information and resources provided online to urban residents; boost the coast economy by allowing large, small, and home-based businesses to have a more level playing field from which to compete for a fair share of the market; increase opportunities for education, training, and employment of residents; and save lives and improve healthcare by decreasing emergency response times and increasing opportunities for telemedicine (the remote diagnosis and treatment of patients by means of telecommunications technology).

The “Economic Development Strategy and Jobs Plan - November 2011” developed by the Sonoma County Economic Development Board includes “Strategic Objective 6 – Facilitate Broadband Development in Rural Parts of the County”. The project and associated action steps are described in the “Economic Development Strategy and Jobs Plan” as follows:

Access to broadband is becoming increasingly important to rural areas of the county, particularly for businesses such as hospitality, wine, agriculture, food processing and professional services. State funding has become available for consortia to participate in consortiums to develop three year plans for broadband deployment (training, promotion, and adoption) and there soon may be funds available for “middle mile” and “last mile” deployment. The County has joined with the North Bay North Coast Broadband Consortium (NBNBC) in their planning efforts, and should position itself to seek funds for middle and last mile broadband deployment locally, as well as be prepared for funds that may arise for further service. Extending broadband services into unserved and underserved areas would greatly benefit the current population of tourist destination wineries, creative professionals, and others, and provide opportunities as infrastructure needed for economic development is made available.

9.1 GOALS, OBJECTIVES, AND POLICIES | PUBLIC UTILITIES AND TELECOMMUNICATIONS

Goal C-PF-8: Provide access to broadband telecommunications throughout the Coastal Zone. (New)

Objective C-PF-8.1: Extend broadband services into unserved and underserved areas in the Coastal Zone to serve residents and tourists, and reduce greenhouse gas emissions by making telecommuting possible throughout the Coastal Zone. (NEW)

The following policy shall be used to achieve this objective:

Policy C-PF-8a: Support efforts of the Economic Development Board through its Access Sonoma Broadband division to coordinate countywide broadband planning and broadband deployment, grant application development, and outreach.

Commented [A19]: Consider including a policy encouraging research to identify underserved broadband areas.

10 YOUTH AND FAMILY SERVICES

The traditional focus of the Local Coastal Plan has been on land use, housing, open space, and other land use related matters. While youth, family, and other social services are not typically considered in this context, many local jurisdictions are beginning to acknowledge the valuable contribution that these services make to a community's quality of life. Issues such as housing, recreation, and child care have a direct link to land use and applicable policies have been developed and are presented in this section. Other issues, such as neighborhood security, youth participation in government, child abuse, drug and alcohol prevention, etc. are not as directly related to land use but, nonetheless, Sonoma County recognizes the importance of these issues and will continue to solicit Federal and State funding to address a full range of health and human service programs designed to create an environment where the County's children, youth and families, senior citizens, and persons with disabilities live in secure and healthy communities. The County would continue to support programs intended to address such significant issues as the prevention of child abuse, youth violence, and drug and alcohol use by minors; as well as those programs which enhance diversity, promote parent education and support services, affordable child care, youth recreation programs, neighborhood revitalization, school based health services, and programs which provide for the needs of low income seniors and disabled persons.

10.1 GOALS, OBJECTIVES, AND POLICIES | YOUTH AND FAMILY SERVICES

Goal C-PF-9: Provide a full range of health and human services to create secure and healthy communities.

Objective C-PF-9.1: Promote living conditions in homes and neighborhoods that support safety and security for residents of unincorporated areas.

Objective C-PF-9.2: Encourage the development of quality child care facilities, including large and small family child care homes, and public and private daycare centers, in order to provide a wide range of alternatives that meet the diverse needs of children and parents.

Objective C-PF-9.3: Foster a safe living environment that encourages independence, promotes opportunities for socialization, and facilitates the creation of adequate and affordable housing options for seniors and persons with disabilities that consider all levels of care, including independent living, assisted living, board and care, skilled nursing facilities, and day care options.

The following policies shall be used to achieve these objectives:

Policy C-PF-9a: Public spaces shall be designed to reflect the needs of children, youth, families, seniors, and persons with disabilities; and to protect their safety. In designing park and recreational facilities, recognize that accessibility will vary depending on the location and purpose of the facility, consistent with State and Federal guidelines. (GP2020)

Policy C-PF-9b: Consider the potential negative impacts of proposed projects involving the selling or serving of alcohol or tobacco products or any other controlled substance of a similar nature. When reviewing new proposals, consider the site's proximity to other such uses and to youth serving facilities, and consider denial of Use Permit applications that would result in negative impacts. (GP2020)

Policy C-PF-9c: Encourage and support the availability of sites for community based health services, including school based health services and facilities. (GP2020)

Policy C-PF-9d: Encourage and support the availability of sites for alcohol, drug, and mental health treatment; as well as housing for persons receiving such treatment. (GP2020)

Policy C-PF-9e: Encourage opportunities for safe physical activity as an important component in the design and development of parks and public spaces. (GP2020)

Policy C-PF-9f: Child care facilities shall be allowed in all land use designations and encouraged in underserved areas. (GP2020)

Policy C-PF-9g: Child care facilities shall be allowed in new housing or office/industrial developments, and required in large projects where a legal nexus between the new development and the need for childcare can be established. (GP2020)

Policy C-PF-9h: Consider the needs of youth in transportation planning. Seek youth participation in such decisions. (GP2020)

Policy C-PF-9i: New housing and public facilities which provide youth, family, and senior services shall be sited near transit stops when feasible. (GP2020)

Policy C-PF-9j: Consider the needs and limitations of senior citizens and persons with disabilities when planning for public transit routes and equipment. (GP2020)

Policy C-PF-9k: Consistent with the Land Use Element, provide seniors and persons with disabilities with access to affordable housing by continuing to assist in the planning and construction of such housing. (GP2020)

II IMPLEMENTATION PROGRAMS

II.1 PUBLIC FACILITIES AND SERVICES PROGRAMS

Program C-PF-1: Work with the County Service Areas and Special Districts to provide local parks and recreation, public education, fire and emergency medical, law enforcement, solid waste management, and public utilities facilities and services. (GP2020)

Program C-PF-2: Develop and implement programs that include obtaining grants for supporting and assisting communities in upgrading failing OWTs or developing on-site wastewater maintenance and management districts, community leachfields, or community wastewater treatment systems. (GP2020)

Program C-PF-3: Consider development of on-site wastewater maintenance and management districts in areas with OWTs problems. (GP2020)

Program C-PF-4: Where there is an unmet need for local park facilities in an area, and County Regional Parks does not have plans for facilities in the area, encourage the existing or formation of new County Service Areas or other Special Districts to meet the need, if economically feasible. (GP2020)

Program C-PF-5: Establish an adequate and reliable source of funding for fire protection agencies that would provide for adequate staffing, adequate volunteer support, and purchasing and maintaining modern fire equipment. Consider new or amended impact fees for new subdivisions or development as a means of funding improved fire protection services and facilities in the Coastal Zone. (GP2020 REVISED)

Program C-PF-6: Support establishment of a regional fire protection district that provides adequate and reliable sources of funding for fire protection services. (NEW)

Program C-PF-7: Support the work of the County Fire Services Advisory Committee and its rural firefighting network assessment. Prepare a Fire Services Master Plan for urban and rural areas in cooperation with the State and other fire service agencies. The Master Plan shall be incorporated into the Local Coastal Plan. The minimum contents necessary for an adequate Master Plan are:

- (1) A statement of objectives, policies, and programs.
- (2) A forecast of growth.
- (3) Projected fire protection and emergency medical service needs.
- (4) A level of service assessment.

- (5) A discussion of fire regulations and policies for “defensible space” consistent with California Coastal Act sections applicable to Environmentally Sensitive Habitat Areas (ESHAs). (GP2020)

Program C-PF-8: Consider streamlining zoning regulations, for which a Local Coastal Plan Amendment would be required, and reducing fees for large family child care homes and day care centers. Cooperate with the Sonoma County Child Care Planning Council and non-governmental organizations in creating a uniform and simplified review process for childcare facilities. (GP2020)

Program C-PF-9: Consider installing charging stations for, electric, or other alternative fuel vehicles at public facilities and other visitor serving uses. (NEW)

Program C-PF-10: Consider the following and develop improvement plans where appropriate:

- (1) A community leachfield at Duncans Mills.
- (2) Relocation of the OWTs at Bridgehaven and Rancho del Paradiso.
- (3) A community wastewater collection and treatment system or a package wastewater treatment plant at Jenner.
- (4) A community wastewater collection and treatment system or a package wastewater treatment plant at Carmet.

At Salmon Creek and Wrights Beach: construction of a package wastewater treatment plant, relocation of the OWTs away from houses, or construction of a community leachfield. (NEW)

11.2 OTHER INITIATIVES

Other Initiative C-PF-1: Consider preparation on a regular basis of a total water supply and use budget for the Sonoma County Coastal Zone to aid in land use planning and decision-making. Encourage Coastal Zone water service providers to prepare individual water supply and use budgets on a regular basis to provide the necessary information for the total water supply and use budget. (NEW)

Other Initiative C-PF-2: Work with Community Service Districts, Park & Recreation Districts, and School Districts to meet local community park needs. (GP2020)

Other Initiative C-PF-3: Assist school districts in estimating the amount, rate, and location of projected population growth in their attendance areas. (GP2020)

Other Initiative C-PF-4: Promote State funding of costs for patrolling new parks and public accessways which are mandated by the California Coastal Act. (EXISTING LCP REVISED)

Commented [A20]: This seems like an important initiative for the future management of water in Sonoma County, especially considering future impacts on water including, but not limited to: loss of groundwater to salt water intrusion, potential droughts, increased water usage for increased development, fire management, etc. Consider including this as an actionable policy instead of a “other initiative”.

Other Initiative C-PF-5: Encourage the providers of telecommunication services, including broadband, to expand and improve services to the Sonoma County coast, [based on areas of identified need](#), including closure of the gap in existing fiber-optic cable between the north and south coast. (NEW)

Other Initiative C-PF-6: Support the Sonoma County Economic Development Board and the Broadband Alliance of Mendocino County in their efforts to expand and improve wireless broadband services on the Sonoma and Mendocino County coasts. (NEW)

Other Initiative C-PF-7: Encourage schools to offer recreation programs and before-school and after-school care whenever possible. (GP2020)

Other Initiative C-PF-8: Collaborate with stakeholders to establish long-term goals for improving the living conditions of children, youth, families, senior citizens, and persons with disabilities; and continue to monitor available data regarding their status. (GP2020)

Other Initiative C-PF-9: Work with school districts to provide safe walking and bicycle paths around schools and neighborhoods. (GP2020)

Figure C-PF-1a. School Districts – SubAreas 1 - 3
(11x17)

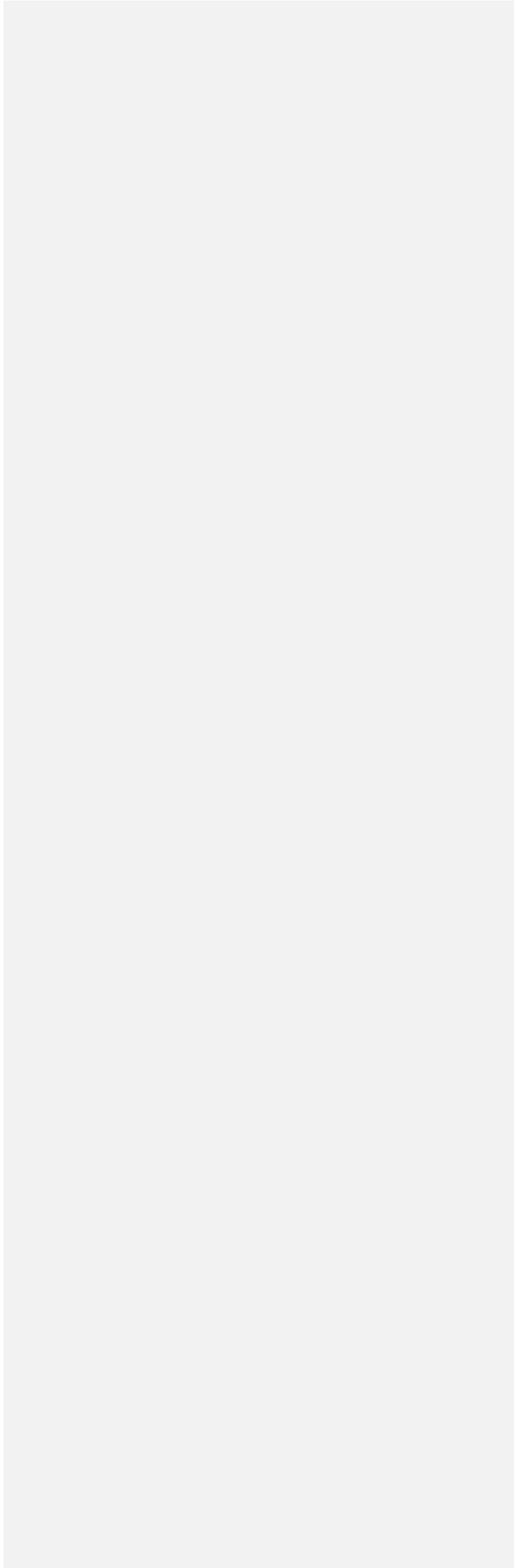


Figure C-PF-1b. School Districts – SubAreas 4 - 6
(11x17)

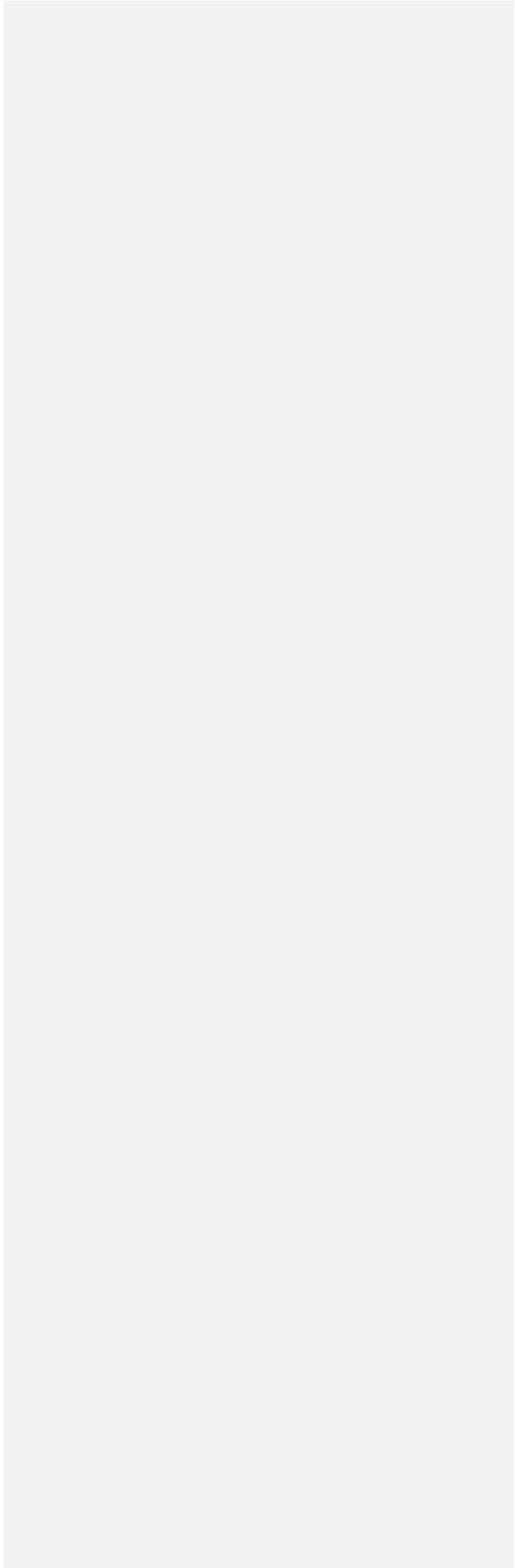


Figure C-PF-1c. School Districts – SubAreas 7 - 10

(11x17)

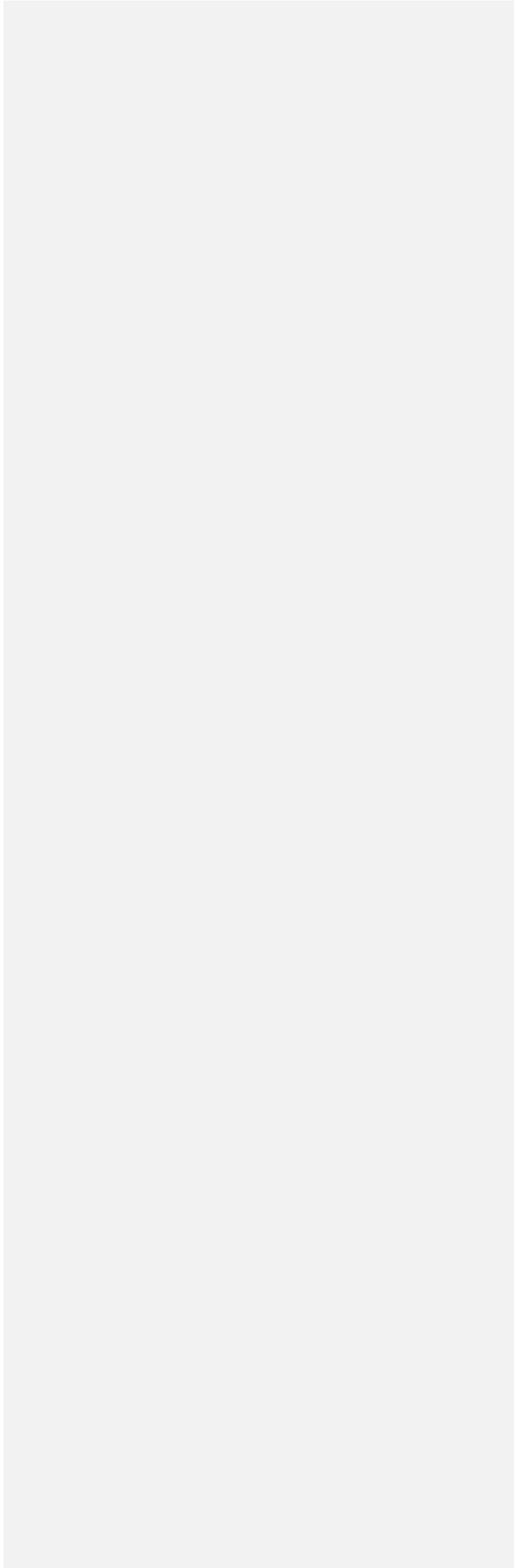


Figure C-PF-2a. Fire Districts – SubAreas 1 - 3
(11x17)

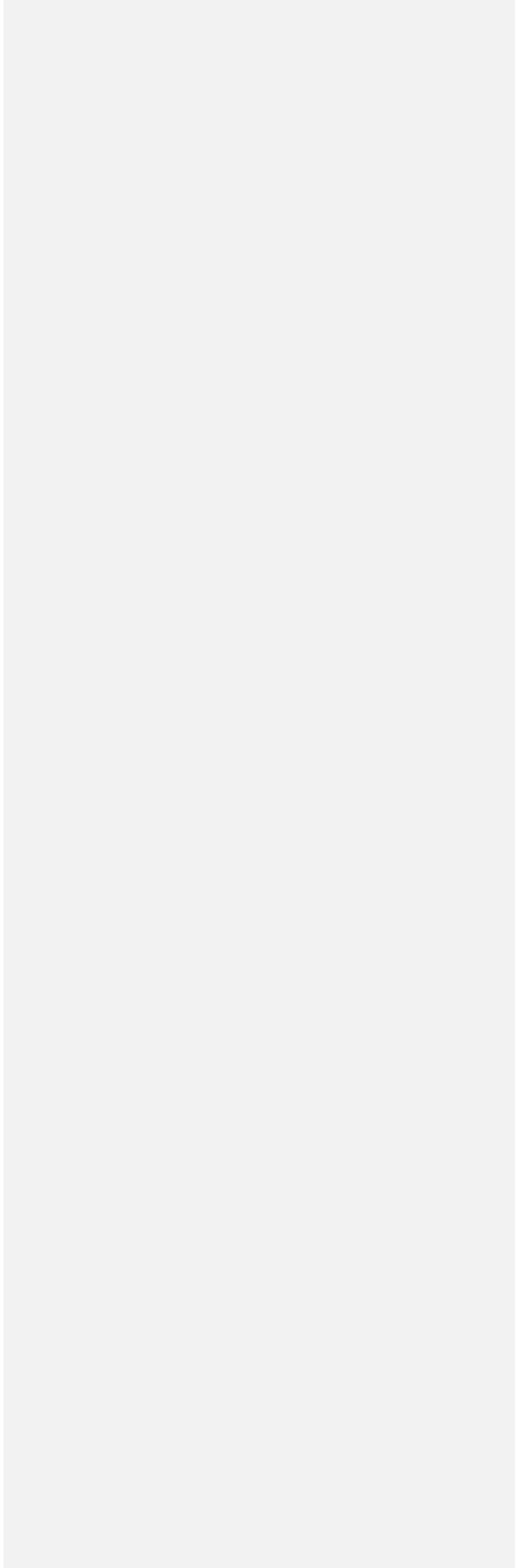


Figure C-PF-2b. Fire Districts – SubAreas 4 - 6
(11x17)

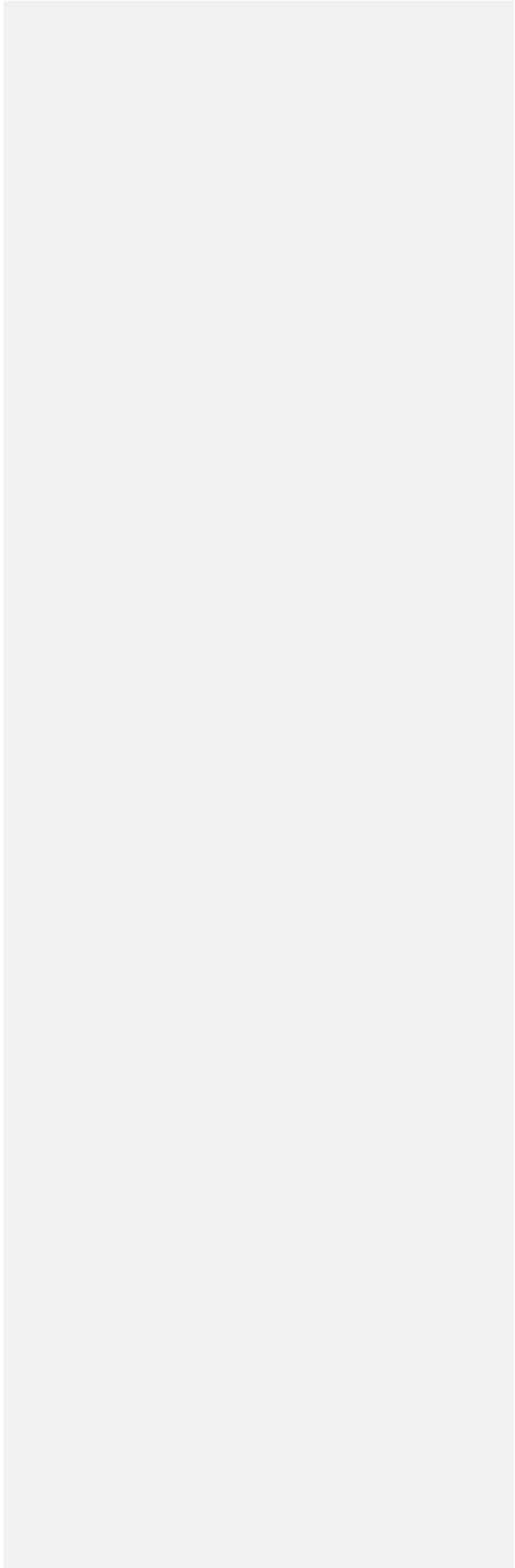
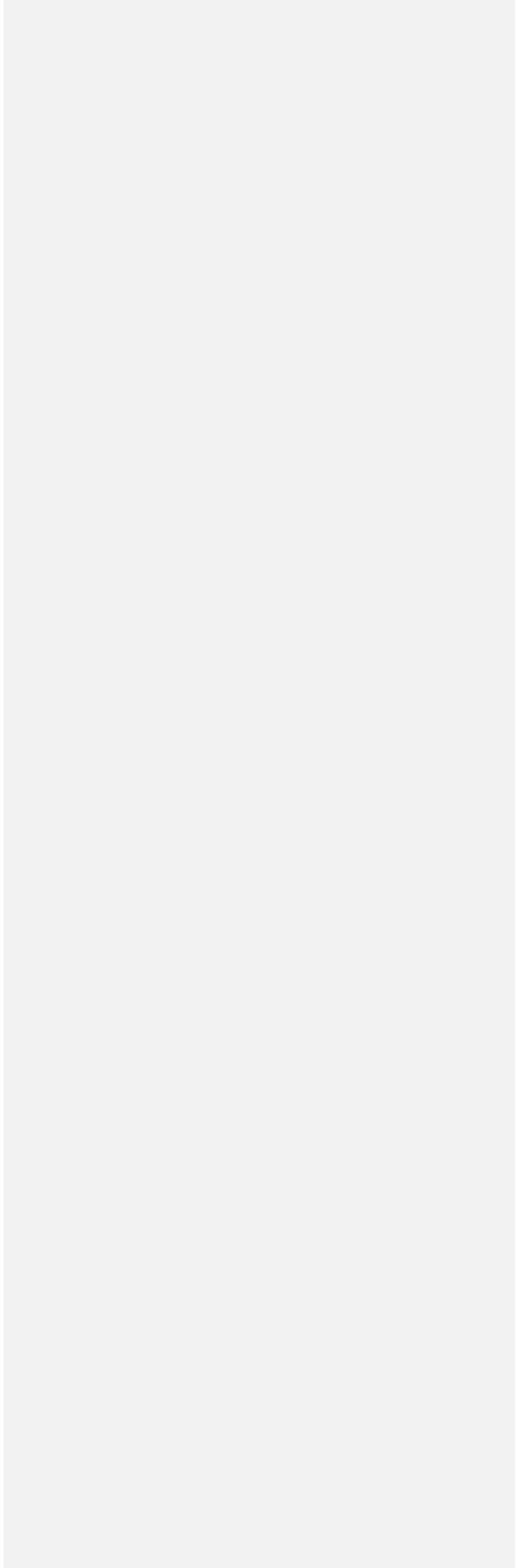


Figure C-PF-2c. Fire Districts – SubAreas 7 - 10
(11x17)



CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
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November 15, 2021

County of Sonoma
Planning Department
Attn: Cecily Condon, Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95403

**Subject: County of Sonoma Draft Local Coastal Program Land Use Plan Update:
Cultural Resources Chapter**

Dear Mr. Helfrich:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). We want to thank the staff involved in this update for their hard work, and for coordinating with us during this process. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission. The comments and recommendations below summarize the overarching feedback on Chapter 10: Cultural Resources.

- 1. Discovery and Monitoring of Sensitive Sites.** Policy C-CH-1d requires studies for development with new ground disturbance, however this chapter lacks policies for monitoring if the study itself identifies archeological or paleontological resources. In addition, there is no policy for if archeological or paleontological resources are encountered during the course of development. We would recommend adding these two policies below in order to ensure protection of these important resources. Sample language is included below from the Certified 2021 Half Moon Bay LCP:

8-10. Archaeological and Paleontological Resources Monitoring. *Require, where a pre-development survey identifies the potential to affect known or newly discovered archaeological, Native American, or paleontological resources, the submittal of a monitoring and reporting plan that identifies methods and describes the procedures for selecting archeological and Native American monitors and procedures that will be followed if additional or unexpected resources are encountered during development of the site. Procedures may include, but are not limited to, provisions for cessation of all grading and construction activities in the area of the discovery that has any potential to uncover or otherwise disturb cultural deposits in the area of the discovery and all construction that may foreclose mitigation options to allow for significance testing, additional investigation and mitigation.*

8-11. Discovery of Archaeological and Paleontological Resources. *Regardless of site location, require all development to halt work if subsurface archaeological or paleontological resources are discovered during construction. The developer shall notify*

the City and retain a qualified professional to identify any necessary handling and notification procedures and mitigation measures. Work shall not resume until these measures have been reviewed and approved by the City and all appropriate entities have been notified. Consult with the appropriate Native American tribe(s) on if and how to rebury any discovered tribal resources

The list above is intended as a complement to the in-line edits and comments provided for the Cultural Resources Element, but is not exhaustive of every comment and edit included. Therefore, edits and comments in the chapter itself should be treated as the primary source of feedback, with this letter serving as guidance containing some of the major themes of our recommendations. We anticipate discussing these issues in more detail during staff-to-staff coordination meetings with Sonoma County staff:

Again, we thank you for your efforts to date on the update to the LUP, and we look forward to continued coordination toward this end.

Sincerely,

Peter Benham

Peter Benham
Coastal Planner
North Central Coast District Office
California Coastal Commission

Cultural and Historic Resources Element: Table of

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1.1 Purpose.....	1
1.2 Goals, Objectives, and Policies Cultural and Historic Resource Protection	2

Commented [A1]: Please also include a policy the process on if these is discovery of archaeological or paleontological resources. Sample language from the Half Moon Bay Certified LCP:

Discovery of Archaeological and Paleontological Resources. Regardless of site location, require all development to halt work if subsurface archaeological or paleontological resources are discovered during construction. The developer shall notify the City and retain a qualified professional to identify any necessary handling and notification procedures and mitigation measures. Work shall not resume until these measures have been reviewed and approved by the City and all appropriate entities have been notified. Consult with the appropriate Native American tribe(s) on appropriate avoidance and mitigation measures."

Cultural and Historic Resources Element

I INTRODUCTION

I.1 PURPOSE

The Sonoma County Coastal Zone has a rich cultural history and contains significant archaeological and paleontological resources as well as historic structures and sites. These resources serve important social, commercial, recreational, and educational roles in the community while evoking the unique heritage of the Sonoma Coast.

This element provides policies for protection and enhancement of Sonoma County cultural and historic resources within the Coastal Zone.

"Cultural resources" refers collectively ~~is used~~ to archaeological and paleontological resources, including Native American cultural and sacred sites, tribal cultural resources, artifacts, and remains. In addition "Tribal cultural resources" includes but is not limited to viewscapes, living vegetation, and species used for cultural practices and subsistence.

Commented [A2]: Please include relevant coastal act policy Section 30244 "Archaeological or paleontological resources"

Commented [A3]: Encourage County to reach out to the Tribes and Nations with ancestral ties to these lands and waters, if it has not already done so. The Tribes should have an opportunity to look at this chapter before it is approved to ensure there are no adverse effects to their rights or resources (some of which may/not be specifically outlined in treaties or other laws/regulations).

Commented [A4]: Please also note the importance of those resources to Tribes, not just the general Sonoma County community. Cultural resources are tied to the identity and practices of tribal peoples, and their relationship to these resources is much different than the relationship the general non-native community has to them.

“Historic resources” refers to structures, sites and artifacts associated with colonization, settlement, and development of the Coastal Zone. Historic resources are generally structures, sites and artifacts associated with non-Native American cultures during and after the Russian and Spanish colonial periods, but these sites may also contain cultural resources.

Commented [A5]: Consider adding background on the cultural context (Tribes that inhabit/inhabited the coastal zone), as well as a more in-depth description of what archeological and paleontological resources might consist of.

1.2 GOALS, OBJECTIVES, AND POLICIES | CULTURAL AND HISTORIC RESOURCE PROTECTION

GOAL C-CH-1: Protect and preserve historical, archaeological and paleontological resources, including Native American cultural and sacred sites, tribal cultural resources, artifacts, and remains.

Objective C-CH-1.1: Establish and maintain a respectful and effective means of communicating and consulting with Tribes with regard to identification, protection, and preservation of these resources.

Objective C-CH-1.2: Require coastal development projects to identify, preserve, and protect Historic and Native American cultural resources, sacred sites, places, features, and objects, including historic or prehistoric ruins, burial grounds, cemeteries, and ceremonial sites. Ensure appropriate treatment of Native American and other human remains discovered during the project.

Commented [A6]: In line with identification and preservation, there should be a policy that requires some sort of reporting when new cultural resources are discovered.

Sample Language from the certified 2021 HMB LCP states:

Policy C-CH-1a: Refer applications for coastal development permits resulting in new ground disturbance, including but not limited to building, grading, or demolition projects, to the Northwest Information Center at Sonoma State University to determine if the project site may contain archaeological or historic resources. If a site is likely to have archaeological, cultural or tribal resources, a field survey and an archaeological resources report that contains the results of the survey and includes appropriate mitigation measures shall be required. If the site is likely to have historic resources, a field survey and an historic resources report that contains an evaluation of whether the historic resources are significant under state and federal criteria shall be required. (EXISTING LCP REVISED)

“**Cultural Resources Reporting.** Require all known and newly discovered cultural resources to be reported to the appropriate tribe or tribal community, agency, or organization. These may include but are not limited to the California Native American Heritage Commission, the State Historical Resources Commission, or the California Office of Historic Preservation.”

Commented [A7]: This policy seems to conflict with policy C-CH-1d. Is there a difference btw a field survey and study? For consistency, we suggest placing policy C-CH-1a and C-CH-1d next to each other as they deal with related issues.

Policy C-CH-1b: Refer applications for development permits that involve the removal, demolition, or alteration of a building, structure, site, cemetery, feature, or object identified in a Historic Resource Survey to the Sonoma County Landmarks Commission for review and mitigation, with the exception of such projects within The Sea Ranch, which shall be referred to the Sea Ranch Design Committee. Measures for removal or demolition may include reuse, relocation, preparation of as-built drawings, and photo-documentation. (GP2020)

Commented [A8]: Does this center contain adequate information and staffing to determine this? Do they contain all the existing information on these resources in the coastal zone? Does this center have any tribal expertise? If not, is there another organization that has tribal expertise? Consider referring CDP that result in new ground disturbance to the State Historic Preservation Office and/or Tribal Historic Preservation Offices as well.

Policy C-CH-1c: State law regarding tribal consultation shall be considered the minimum standard of review for Local Coastal Program amendments, implementation of programs and initiatives, review of coastal development permits, and CEQA review and shall follow the principles found in Policy C-CH-1e. (GP2020 REVISED)

Commented [A9]: Please include an overview of the Northwest Information Center at Sonoma Center in the introduction.

Policy C-CH-1d: Development projects resulting in new ground disturbance, including but not limited to building, grading, or demolition projects shall provide a study prepared by a qualified professional evaluating historical, archaeological and paleontological resources, including Native American cultural and sacred sites, tribal cultural resources, artifacts, and remains. This policy may not apply to sites where an adequate study was previously prepared and is determined to adequately evaluate cultural and historic resources that may be affected by the project. Previous studies will be referred to Tribes for [early and frequent](#) comment and confirmation of adequacy. (NEW)

Policy C-CH-1e: To establish and maintain a respectful and effective means of communicating and consulting with Tribes the following principles shall be followed when evaluating coastal development projects: (NEW)

- (1) Communicate and consult with federally and non-federally recognized California Native American Tribes (Tribes) in a manner that is considerate and respectful. Seek tribal input regarding the identification of potential issues, possible means of addressing those issues, and appropriate actions, if any, to be taken by the County.
- (2) Assess the potential impact of proposed County actions on Tribal [rights and](#) interests and ensure, to the maximum extent feasible [and required by law](#), that tribal concerns are considered before such actions are taken, such that impacts are avoided, minimized, or mitigated in conformity with Coastal Act and other applicable legal requirements.
- (3) Provide Tribes with [meaningful opportunities](#) to respond and participate in County decision-making processes that affect Tribal [rights and](#) Interests.
- (4) Acknowledge and respect both the confidential nature of information concerning cultural practices, traditions, beliefs, tribal histories, and Tribal lands, and legal protections of the confidentiality of certain tribal cultural information (e.g., Gov. Code §§ 6254(r), 6254.10, Pub. Res. Code § 21082.3(c)). The County will take all lawful and necessary steps to ensure confidential information provided by a Tribe is not disclosed without the prior written permission [from](#) the Tribe.
- (5) Encourage collaborative and cooperative relationships with Tribes in matters affecting coastal resources.
- (6) Acknowledge and seek ways to accommodate Tribes with limited financial and staffing resources, and staffing resources of the County and the California Coastal Commission to ensure effective communication and consultation, including joint consultation with the Coastal Commission Tribal Liaison staff.

Commented [A10]: This policy is a good start, but there should be a complementary policy that requires monitoring when a site is identified to have archaeological or paleontological resources. Example language from HMB certified LCP: In addition, consider including in the IP or appendix, standardized monitoring requirements for development projects like these.

Archaeological and Paleontological Resources Monitoring. Require, where a pre-development survey identifies the potential to affect known or newly discovered archaeological, Native American, or paleontological resources, the submittal of a monitoring and reporting plan that identifies methods and describes the procedures for selecting archeological and Native American monitors and procedures that will be followed if additional or unexpected resources are encountered during development of the site. Procedures may include, but are not limited to, provisions for cessation of all grading and construction activities in the area of the discovery that has any potential to uncover or otherwise disturb cultural deposits in the area of the discovery and all construction that may foreclose mitigation options to allow for significance testing, additional investigation and mitigation.

Commented [A11]: Please clarify this language

Commented [A12]: Please be more specific here, how would tribes be incorporated in relevant county decision making processes?

- (7) Identify and recommend means to remove procedural impediments to working directly and effectively with Tribes.
- (8) Consultation should not be viewed as a one-time, one-meeting activity, but rather an iterative process.

Policy C-CH-1f: New development shall avoid impacts to cultural resources through siting and design measures to the extent feasible or required by law. Any unavoidable impacts, disturbance, or substantial adverse changes caused by development on cultural resources shall be mitigated through measures such as preservation in place or site sampling and salvage. The preferred and required alternatives for mitigating impacts, if feasible, are avoidance or preservation in place. Consult with affected Tribe(s) Native American representatives on appropriate alternatives. (EXISTING LCP REVISED)

Policy C-CH-1g: Continue to apply standard conditions requiring notification and evaluation in the event of the discovery of a burial or suspected human remains or other cultural resources, including consultation with the Most Likely Descendant as identified by the California Native American Heritage Commission, in the event that the remains are determined to be Native American. (GP2020 REVISED)

Commented [A13]: Sampling and salvage should also be coordinated with the appropriate Native American representatives (those with ancestral ties to the area are preferable). Often times these artifacts end up in museums rather than with the appropriate Tribe/Nation where they originated and with whom they belong. Therefore, there should be standards related to how the artifacts will be kept/taken care of, that should not be devised in coordination with the appropriate Tribe/Nation.

Commented [A14]: Consider adding a policy on the impacts of environmental hazards on cultural resources. Sample Language from the Half Moon Bay LUP:

Impacts of Environmental Hazards on Cultural Resources. Ensure that cultural resources are protected from the impacts of environmental hazards, including sea level rise. Work with the State Historic Preservation Officer to identify actions such as mitigation and monitoring programs to protect archaeological and paleontological resources including Native American artifacts at risk from hazards such as erosion, inundation, and sea level rise in a manner consistent with the policies of the LCP and other applicable provisions of the Coastal Act.

Resolution Number 22-04

County of Sonoma
Santa Rosa, California

June 29, 2022
PLP13-0014 (Local Coastal Plan Update)

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS ADOPT THE LOCAL COASTAL PLAN UPDATE CONSISTENT WITH EXHIBIT A PENDING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION AND FINDING THE PROJECT EXEMPT FROM CEQA.

WHEREAS, pursuant to the California Coastal Act, Sonoma County maintains a Local Coastal Program to regulate land use, and protect coastal resources in compliance with the Coastal Act; and

WHEREAS, the Local Coastal Plan serves as the “Land Use Plan” of the Sonoma County Local Coastal Program for all County properties within the Coastal Zone, defined as land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting the Coastal Act, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. In Sonoma County this includes all parcels designated with the CC Combining District, regulated by Chapter 26C Coastal Zoning Code; Supervisorial District No. Five; and

WHEREAS, the current Sonoma County Local Coastal Plan was certified on December 12, 2001, and Sonoma County is currently considering an update (the “Project”).

WHEREAS, the Sonoma County Board of Supervisors adopted Resolution No. 08-0808 approving General Plan 2020 and Land Use Program 1 Local Coastal Plan Update, to recognize the update effort and assure that the General Plan and Local Coastal Plan are properly integrated; and

WHEREAS, the Sonoma County Board of Supervisors adopted Resolution No. 08-0808 approving General Plan 2020 and Land Use Program 1 Local Coastal Plan Update, to recognize the update effort and assure that the General Plan and Local Coastal Plan are properly integrated; and

WHEREAS, the California Environmental Quality Act (CEQA) does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program as per CEQA Guidelines, Section 15265; and

WHEREAS, the Board of Supervisors are expected to consider the Project for adoption in 2022;

and

WHEREAS, the Project will not be effective until certified by the California Coastal Commission;
and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on July 26, 2021 that was reopened on October 7, 2021, November 10, 2021, December 9, 2021, January 13, 2022, March 3, 2022, March 28, 2022, and June 29, 2022 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The foregoing recitals are true and correct, and incorporated into the findings herein.
2. CEQA. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.
3. Coastal Act Consistency. The proposed Local Coastal Plan goals, objectives, policies, programs, and incentives are in conformance with the policies and requirements of Chapter 3 of the California Coastal Act of 1976.
4. General Plan Consistency. The proposed Local Coastal Plan implements General Plan Land Use Element and programs to protect and enhance coastal resources while guiding future development. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act. The Project will not create an internal inconsistency in the General Plan, or inhibit the implementation of any other General Plan policies or program.
5. Additional Findings
 - a. A notice of the public hearing was duly published for public review and comment at least 10 days prior to the public hearing.
 - b. The Planning Commission has reviewed and considered the staff report and presentation, and all comments, materials and other evidence presented by member of the public prior to and during the public hearing held by the Commission on July 26, 2021, and reopened on October 7, 2021, November 10, 2021, December 9, 2021, January 13, 2022, March 3, 2022, March 28, 2022, and June 29, 2022.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA, consistent with the policies and

requirements of Chapter 3 of the California Coastal Act of 1976, and adopt the requested Local Coastal Plan Update for Certification by the California Coastal Commission.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Koenigshofer who moved its adoption, seconded by Commissioner Deas and adopted on roll call by the following vote:

Commissioner District 1 Cornwall	Aye
Commissioner District 2 Reed	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Ocana	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.



SONOMA
COUNTY
REGIONAL
PARKS

BERT WHITAKER
DIRECTOR

MEMORANDUM

DATE: August 30, 2022

TO: Cecily Condon, Project Review Manager
Sonoma County Permit Sonoma

FROM: Steve Ehret, Planning Manager

SUBJECT: Local Coastal Plan – Planning Commission Recommended Draft

Thank you for the opportunity to provide further comments on the current proposed draft LCP. We appreciate the careful listening, cross-checking, editing and thoroughness by Permit Sonoma staff. The draft has come an incredibly long ways since Regional Parks began working on it with Permit Sonoma more than 14 years ago.

Please find the attached proposed minor edits for limited select items.

We welcome the opportunity to meet and discuss the details further with Permit Sonoma staff. If you have any questions, please contact me at Steve.Ehret@sonoma-county.org.

Enclosure

C: Bert Whitaker, Director
Verne Ball, County Counsel

2300

County Center Drive

Suite 120A

Santa Rosa

CA 95403

Tel: 707 565-2041

Fax: 707 579-8247

sonomacountyarks.org

LCP Planning Commission Recommended Draft

Sonoma County Regional Parks' comments

August 30, 2022

Circulation Element

Program C-CT-1-P4: Classify, designate, and design roadways and trails according to meet or exceed the current version of guidelines for road, bicycle and pedestrian facilities, including the Caltrans Highway Design Manual, the State Parks Trails Handbook, publications of the National Association of City Transportation Officials, and the American Association of State Highway Transportation Officials. Use flexibility provisions in these standards to reduce adverse impacts on coastal resources and provide maximum safety and convenience for bicyclists and pedestrians. (PC REVISED - GP2020 REVISED)

Commented [SE1]: Regional Parks uses designs that are more progressive than the State Park Trails Handbook. We blend National Parks, National Forest, BLM, State Parks, National Access Board's ADA standards for outdoor undeveloped trails, combined with our own experience for backcountry trails. Maybe make clear that the standards are for bikeways and sidewalks but not undeveloped trails?

Objective C-CT-2.5: Develop bicycle and pedestrian facilities consistent with the Sonoma County Bicycle and Pedestrian Plan, LCP Public Access Plan, and adopted State and County park master plans to provide alternatives to automobile use. (GP2020 REVISED)

Objective CT-3.5: Provide a diverse range of recreational opportunities through a well-designed network of bikeways, multi-use trails, single-use trails, sidewalks, and related support facilities. (GP2020)

Policy CT-3a: Use the adopted Sonoma County Bicycle and Pedestrian Plan, LCP Public Access Plan, and adopted State and County park master plans as the detailed planning documents for existing and proposed bikeways and pedestrian facilities in the Coastal Zone. (GP2020)

Commented [SE2]: The County Bike & Ped Plan does not include countless recommendations located in these other documents. The doc is a bikeway focused, and leaves out multi-use paths (that have appeared in both the General Plan, existing LCP access plan, and adopted county park master plans and state park general plans.

Policy CT-3b: Use the policies of the Bicycle and Pedestrian Plan, LCP Public Access Plan, and adopted State and County park master plans whenever reviewing development projects to insure that projects are consistent with the Bicycle and Pedestrian Plan and incorporate necessary bicycle and pedestrian improvements identified in the Bicycle and Pedestrian Plan as a condition of project approval. (GP2020)

Policy CT-3d: The Regional Parks Department shall be responsible for establishing and maintaining Class I bikeways, and the Department of Transportation and Public Works (TPW) shall be responsible for establishing and maintaining Class II, III, and IV bikeways and pedestrian facilities along County rights-of-way in unincorporated areas. Where the Coastal Trail or a trail is connecting park properties through right of way, agencies shall coordinate and determine appropriate entity for developing and maintaining the facility. (PC REVISED GP2020)

Commented [SE3]: Regional Parks pulls encroachment permits on TPW/Caltrans ROW for trails – both Class 1 and other trails, and sometimes remains responsible for improvements within ROWs.

Policy CT-3i: Use the following standards for selection of new routes: (GP2020 REVISED)

- (1) If the primary purpose of the route is transportation, then Route-route shall be located along the most direct line of travel that is convenient and safe for bicyclists and pedestrians.
- (2) Routes and bikeway design shall be ADA compliant.
- (3) Avoid/Minimize routes that cross driveways serving commercial and visitor serving uses. Where no alternative route can be identified, consider reconfiguration of on-street parking and other treatments in these areas to improve safety.
- (4) Pavement surface quality - Bikeways shall be free of surface defects that compromise bicycle safety. Utility covers and drains shall align with the bikeway surface and be located outside of the bikeway when feasible. Drainage grates shall be aligned perpendicular to the direction of travel in order to avoid catching bicycle wheels.
- (5) Where bus stops are located along bikeways, design bus turnouts and the bike lane to conflicts between passengers, buses, and bicycles.
- (6) Identification of a reliable source of funds to support maintenance and operation shall be considered before identifying a new Class I Bikeway alignment.
- (7) Bikeway design and route selection shall maximize public benefit and safety per dollar invested.

Commented [SE4]: The purpose of some bikeways, multi-use trails, and other pedestrian routes is often recreational, not transportation.

Commented [SE5]: Often there are other routes, but the overall tradeoffs are worth it. This policy elevates the driveway crossing issue above all other considerations. It needs to be balanced with all other considerations.

Policy CT-3w: Caltrans, State Parks, Sonoma County Regional Parks, Sonoma County Transportation and Public Works shall coordinate efforts to close gaps in the bikeway network and ensure the system is constructed, and maintained. (GP2020 REVISED)

Commented [SE6]: Some Class 1 and multi-use trails are located on State Parks.

Policy CT-3x: Require dedication or purchase of right of way for Class I bikeways-when a nexus can be established between the proposed development and Class I bikeway, Coastal Trail, -or other trail projects identified by the Sonoma County Bicycle and Pedestrian Plan.

LCP Public Access Plan or adopted park master plan. If right of way already exists, require improvements appropriate for the nexus. (GP2020 REVISED)

Policy CT-3gg: Provide high-visibility crosswalk marking at all pedestrian crossings when traffic studies determine it is necessary. ~~Whenever possible~~ When necessary, install pedestrian signalization, refuge islands and signage warning vehicles to stop for pedestrians and watch for bicyclists. (GP2020)

Commented [SE7]: Signalized pedestrian crossings are easily \$1M, potentially conflict with many other LCP policies. There are several existing trail crossings – where a fully signalized crossing is an overkill. If policy points to project specific traffic report, then it doesn't need to address road type – Hwy 1 vs other types of roads

Objective C-CT-4.2: Develop a Heritage Road Program for coastal roadways in consultation with the Coastal Commission, Sonoma County Transportation and Public Works, State Parks, and Caltrans. This program will identify criteria for selecting heritage roads and create special design guidelines to protect the unique character of these roads while maintaining safety, and protecting coastal resources. (CCC REVISED)

Policy C-CT-4m: Implement the following safety improvements along State Route 1:

- (1) Reduce vehicle speeds where Highway 1 passes through developed areas to the maximum extent permitted by State law. (EXISTING LCP REVISED)
- (2) Restrict turning movements at parking areas where necessary to promote safe entry and exit.
- (3) Construct turning lanes and entry improvements at parking areas listed in The Public Access Plan when traffic studies determine it is necessary. (EXISTING LCP REVISED)

Commented [SE8]: There are many existing and planned parking areas that are very small (5-15 cars) where turn lanes could exceed the cost of the development of the parking area, the road is low volume, line of site is great, and traffic report doesn't say it is needed. Obtaining funding for turn lanes is often very hard due to grant restrictions.

Public Facilities

Program C-PF-1-P1: Install charging stations for, electric, or other alternative fuel vehicles at public facilities, and other visitor serving uses, and park facilities where compatible. (CCC REVISED – WAS PROGRAM)

Commented [SE9]: Installing significant utilities at every park staging area/trailhead will result in many LCP conflicts.

Table C-PF-1. Characteristics of Public Water Systems

Information supplied by system operator and California Water Resources Control Board Division of Drinking Water

Stillwater Cove Regional Park	Transient Non-Community	Recreation (campground w/22 sites, Ranger residence, office)	2	0	Canyon well – winter & spring (next to Regional Parks office driveway) Creek well – summer & fall (next to Stockholm Creek)	Adequate for existing use <u>but vulnerable to drought. May be inadequate for and</u> future development <u>of existing campground.</u>
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Land Use Element

Table C-LU-4 North Coast Overnight Accommodations

Facility	Hotel/Motel Rooms	Campground Spaces
Gualala Point Regional Park		824

Commented [SE10]: Gualala Point Regional Park has 24 camping sites, not counting the camp host site.

Agricultural Element

I. PROTECTION OF AGRICULTURAL LANDS

Open space acquisitions by the California Coastal Conservancy, the Sonoma Land Trust, the Sonoma County Agricultural Preservation and Open Space District, ~~Sonoma County Regional Parks~~, and the California Department of Parks and Recreation have taken some agricultural lands out of production, but in many cases, land managers have demonstrated that working farms and ranches are compatible with recreational use and retaining the agricultural use on site can be a significant benefit for environmental resource management and cultural interpretation.

Commented [SE11]: Regional Parks is unaware of an acquisition by Regional Parks in the Coastal Zone that has taken ag land out of production. We graze Gualala Pt RP and Wright Hill RP, and our other facilities were not grazed or had commercial ag to our knowledge.

Initiative C-AR-1-I4: Work with California State Parks and Sonoma County Regional Parks, Sonoma County Agricultural Preservation and Open Space District, and other government and non-profit partners to avoid minimize conversion of agricultural land to incompatible uses, and to address impacts to and protection of agricultural lands. (NEW)

Public Access Element

Policy C-PA-2c: Provide a safe, continuous walking and hiking trail consistent with the principles of proximity, connectivity, integrity, respect and feasibility established by

California Coastal Conservancy 2003 plan, “Completing the California Trail”. Wherever feasible, the Coastal Trail should be within sight, sound, or at least the scent of the sea. The traveler should have a persisting awareness of the Pacific Ocean. It is the presence of the ocean that distinguishes the seaside trail from other visitor destinations.

Consistent with these principles, trail segments to the sight, smell and sound of the ocean as possible, or using the following standards: (CCC REVISED)

- (1) Where it is not feasible to locate the trail along the shoreline due to natural landforms or legally authorized development that prevents passage at all times, inland bypass trail segments located as close to the shoreline as possible should be used.
- (2) Shoreline trail segments that may not be passable at all times, or that are not passable by bicycles, should be augmented by inland alternative routes that are passable and safe for pedestrians and bicycles.
- (3) New lateral trails along the bluff edge shall be set back a sufficient distance from the bluff edge to avoid impacts from erosion and sea level rise, generally 50 feet, and native vegetation shall be established and maintained between the trail and the edge to stabilize the blufftop if practical. (CCC REVISED)
- (4) Outlooks and other trail amenities shall be incorporated to discourage damage from informal trails. (CCC REVISED)

Policy C-PA-2e: Avoid locating the California Coastal Trail along or on roads with motorized traffic where feasible. In locations where it is not possible to avoid siting the trail along or on a roadway, the trail should be located off of the pavement, and separated from traffic by a safe distance or by physical barriers that ~~do not obstruct, or detract from~~ minimize obstruction or detraction from the scenic views and visual character of their surroundings. In locations where the trail must cross a roadway, safe under- or over-crossings or other alternative at-grade crossings should be considered in connection with appropriate directional and traffic warning signage. (NEW)

Commented [SE12]: Almost every barrier will have some obstruction and detraction. There will always be posts even if there are just wires.

Policy C-PA-2i: Provide low cost overnight camping and lodging facilities at reasonable intervals along the California Coastal Trail corridor to support long ~~term~~ distance and other hiking and bicycling excursions. (CCC REVISED - NEW)

Policy C-PA-3q: Provide clear directional signs at all public access facilities to indicate the location of trail heads and public parking at the minimum number of signs necessary for easy navigation by the public. ~~If the trail begins on State Highway 1, only one directional sign on~~

~~the highway is necessary.~~ Signs shall be compatible with surrounding views and visual resources, consistent with County Visual Resource Assessment Guidelines. ~~If the trail begins off the highway, there should be a directional sign on State Highway 1 and other directional signs to the trail head.~~ (NEW)

Commented [SE13]: There's often a southbound and a northbound sign before the turn. Without it, u-turns and other traffic impacts may increase as the visitor has no warning of the turn.

Policy C-PA-3r: At trailheads with parking lots provide information, such as information about regulations, contacts in case of an emergency, natural resources, the potential for fires, and the need for user cooperation. (NEW)

Commented [SE14]: There are many trails that do not have informational kiosks located on highway 1.

Policy C-PA-4e: Provide and maintain free or low cost parking for users of public access facilities and public access points, subject to restrictions necessary to protect coastal resources, such limiting number of parking spaces to avoid impacts. (CCC REVISED - NEW GP2020 REVISED)

Commented [SE15]: To make consistent with **Objective C-PA-4.1:** Ensure that adequate parking facilities, including no-or -low cost parking improvements, are provided for each new or expanded public access facility.



Sonoma County Coast Municipal Advisory Council

Sonoma County Fifth District Supervisor Lynda Hopkins
575 Administration Drive, Suite 100-A, Santa Rosa, CA 95403

November 9, 2022

Supervisor Lynda Hopkins, District 5
Director Tennis Wick, Permit Sonoma

Dear Supervisor Hopkins and Director Wick,

I am writing to share feedback from the Sonoma County Coast MAC about your review of the current LCP at last month's October 4 meeting. Most, but not all, of the substantive issues were already discussed with you at our meeting in Bodega Bay on September 14. We ask that you consider these comments in preparation for the LCP briefing meeting on November 15.

Objective C-LU-5.1 Commercial Services

As you know, the Coast MAC discussed this section in our July meeting. No one spoke in favor of retaining this outdated section, which outlines businesses which existed or were anticipated in 1980. In the meeting materials for October 4, the Summary Report proposed removing this section, and provided a mark-up and new language in Attachment 9. As the meeting was about to end, and after the Public Comment period, Supervisor Hopkins brought this up, recommending that the Planning Commission's version (which included this language) should prevail.

Because the revised language was included in the meeting materials, those of us from the MAC attending the meeting expected this section to either be included, or to be brought up for discussion by the Supervisors and the public. We respectfully ask that this issue be reconsidered at the next Board of Supervisors review of the LCP, and that Permit Sonoma's staff language from Attachment 9 be approved instead. Given the current and future regulatory environment, any expanded use of these properties would be subject to extensive review both by Permit Sonoma and by the Coastal Commission. Retaining this language serves no purpose at all. It also contains errors, misrepresenting the current state of some of the properties.

Fire Fuel Management Program C-OSRC-7

This section, described in the Summary Report, would "streamline vegetation management programs that reduce fire fuel risk and improve the health of coastal forest ecosystems." I was unable to find this Program in the version of the LCP provided for the meeting, or in the attachments included in the agenda materials. It's possible that I just was unable to find this section—the document is unsearchable. We have not discussed this in the MAC, since we have not met since October 4, but I'm sure that we would all definitely support language similar to this in the LCP. We urge you to ensure that it is in the document.

Workforce Housing

We welcome your having moved affordable housing up in the food chain of priorities. But we continue to be concerned about the lack of housing for workers who might make more money

than would qualify them for this subsidized housing. And we of course would welcome more subsidized housing on the coast as well.

Administrative Manual

All of us in the Coastal region are looking forward to the development of this Manual, which will include concrete information about the treatment of ESHA's, in addition to other important sections.

The Summary Report mentions on Page 1 that this Manual is expected to be developed early next year, then be reviewed by the Planning Commission and Board of Supervisors. There's no mention of regional presentations similar to the ones we received for the LCP. We respectfully request that Permit Sonoma proactively share these drafts with the public in various regional meetings so that the public can comment on the details before they are at a final draft stage, when public comments would have less bearing.

In addition, if the fire-hardening regulations are included in this Manual, it is vital that the public in the Coastal areas be able to comment on what is being proposed.

Process

Finally, we request that the next, and presumably the last, meeting with the Board of Supervisors be conducted more thoughtfully, with a clear presentation of proposed changes still under discussion, so that the Supervisors and the members of the public can weigh in, and so that the Supervisors specifically know what they're voting on.

Respectfully,

Marti Campbell
Chair, Sonoma County Coast Municipal Advisory Council

cc:

Leo Chyi, District 5
Cecily Condon, PS
Scott Farmer, SCCMAC
Gary Helfrich, PS
Brian Leubitz, SCCMAC
Brian Oh, PS
Scott Orr, PS