



# Local Coastal Plan Workshop

Sonoma County Board of Supervisors  
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# Local Coastal Program Components

## **Local Coastal Plan (Part I)**

Land Use Plan

- Currently being updated
- Long-range planning document

## **Coastal Zoning Code (Part II)**

Implementation Plan

Chapter 26C of the County Code

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

## **Administrative Manual (Part III)**

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

# The Local Coastal Program



- Required for all coastal jurisdictions
- Implements the California Coastal Act
- Allows for local control of most land use decisions
- Policies and regulation only apply within the Coastal Zone

# Coastal Act Priority of Use

<div>High</div> <div>↑</div> <div>Priority of Use</div> <div>↓</div> <div>Low</div>	<div>Undeveloped Areas</div> <div>←</div> <div>→</div> <div>Developed Areas</div>		
	Agriculture (Prime coastal-dependent), forestry (productive timberland), coastal-dependent <sup>1</sup> public recreation	Coastal-dependent <sup>1</sup> public recreation	Coastal-dependent industry and commerce, commercial fishing, coastal-dependent <sup>1</sup> public recreation and special communities
	Water-dependent <sup>1</sup> public recreation		
	Non-coastal <sup>1</sup> - or non-water-dependent public recreation		
	Visitor-serving <sup>1</sup> commercial recreation (lower cost)		
	Visitor-serving <sup>1</sup> commercial recreation (higher cost)		
		Affordable, low- and moderate-income residential, general industrial, or commercial development <sup>2</sup>	

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.

2 = Concentration of development policies limit development in rural areas.

# Local Coastal Plan Update Goals

Comply with the provisions of the Coastal Act

Create a modern, up-to-date, web-accessible and easy-to-use document with digital maps

Update information and policies in six key areas:

- Hazards
- Sea Level Rise
- Climate Change
- Water Quality
- Public Access
- Biotic Resources



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# Project Timeline



- 1 Project Launch
- 2 Preliminary Draft
- 3 Preliminary Draft (2015) Workshops
- 4 Public Review Draft Release
- ★ 5 Public Review Draft Workshops
- 6 Planning Commission Hearings \*January 2021
- 7 Board of Supervisors Hearings \*March 2021
- 8 Coastal Commission Hearings \*May 2021
- 9 Certification

★ = We are here!  
\* = Tentative

# 2015 Preliminary Draft

- 5 Public Workshops: Summer 2015
- Review of comments and policy with Coastal Commission input
- Develop 2017 Public Review Draft of the Local Coastal Plan based on public and agency input



# 2017 Public Review Draft

- ❑ 6 Public Workshops: Nov 2019 – Nov 2020
- ❑ Public Comments still being received
- ❑ Ongoing partnership with Coastal Commission to develop policies responsive to local input
- ❑ Concurrent development of policy options for Planning Commission Draft of the Local Coastal Plan



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# 2017 Public Review Draft



# Land Use

Change from 2015

- Changes to Land Use categories
  - ▣ Remove Land Intensive Agriculture (LIA)
    - No parcels currently zoned LIA meet land use criteria
  - ▣ Naming Changes
    - Dedicated Open Space
    - Recreation
    - Commercial Fishing
    - Commercial Districts
- Principally Permitted Uses
  - ▣ Added discussion for Coastal Act consistency



# Principally Permitted Uses

**(Principal Uses):** Currently described in the County Coastal Zoning Code. Not a change in zoning

- ❑ Coastal Act requires identification of Principally Permitted Uses
- ❑ Coastal Permit for principal use is not appealable to the Coastal Commission under the Coastal Act, but still subject to permitting by, and appeal to the County
- ❑ Requires a discretionary Coastal Permit, unless exempt or otherwise categorically excluded by order of the Coastal Commission
- ❑ Nothing is principally permitted in an environmentally sensitive habitat area or major view designated in the Open Space and Resource Conservation Element
- ❑ Subject to site development standards. Outside commercial zones all commercial uses that require a coastal permit are appealable to Coastal Commission

# Agricultural Resources

Change from 2015

Allowed Use	Required Permits
<b>Grazing, Row Crops</b>	Principally Permitted* “By-Right”
<b>Vineyard, Orchard</b>	Principally Permitted* Coastal Permit
<b>Agricultural Processing</b>	Use Permit and Coastal Permit
<b>Agricultural Services</b>	Use Permit and Coastal Permit
<b>Small-Scale Farm Retail Sales</b>	Coastal Permit
<b>Farmstands</b>	Principally Permitted* “By-Right”
*Principally Permitted Uses are not appealable to the Coastal Commission	
<b>Non-Agricultural Uses</b>	
<b>Tasting Rooms</b>	Not allowed – commercial zone only
<b>Visitor Serving Uses such as promotional events and restaurants</b>	Not allowed – commercial zone only

# Open-space & Resource Conservation

Change from 2015

- Improved ESHA mapping
- Expanded resource protection policies, definitions
- Clarified definitions and standards
- Separated guidelines from policies
  - ▣ Design Guidelines (Appendix)
  - ▣ Habitat Protection Guidelines (Appendix)

# Public Safety Element

Change from 2015



- Incorporated new data and resources
  - ▣ Coastal Erosion and Sea Level Rise
  - ▣ Coastal Commission Guidance on Adaptation
- Focused Vulnerability Assessment for Bodega Bay
  - ▣ Added recommendations and updated projections

# Public Access Element

Change from 2015

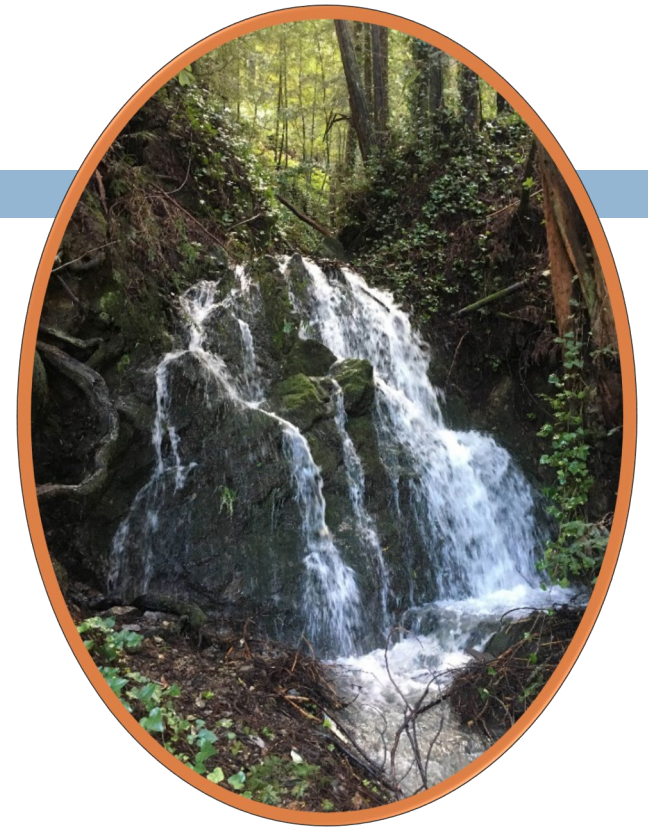
- New acquisitions added to Public Access Plan
- Visitor Serving Commercial policies moved to Land Use



# Other Elements

Change from 2015

- Circulation and Transit
  - ▣ Changed conditions
  - ▣ Emphasis on safety for all users
  - ▣ Caltrans Hwy 1 Guidelines
- Water Resources
  - ▣ New data and resources
- Public Facilities and Services
  - ▣ Changed conditions new Waste-Water Manual (OWTS)
- Noise
  - ▣ Clarifications and new data



# What we have heard:



- ❑ Public Review Draft is not well organized, uses inconsistent terminology, and is difficult to read
- ❑ Insufficient time has been provided to review and comment on Public Review Draft
- ❑ Tracking and understanding policy changes between the Local Coastal Plan and the Public Review Draft is not clear
- ❑ It is unclear what Goals, Objectives, Policies, and Programs are and how they relate to each other
- ❑ Principally Permitted Uses allow new development without adequate review

# What we have heard (cont):



- ❑ Coastal Zoning Ordinance and Local Coastal Plan should be updated concurrently
- ❑ Public Review Draft relies on outdated science and does not take advantage of local resources such as U.C. Davis Bodega Marine Laboratory
- ❑ Environmentally Sensitive Habitat Area mapping is inaccurate and Sanctuary Preservation Areas are not shown on Local Coastal Plan maps
- ❑ The Public Review Draft does not provide adequate consideration of climate change and associated impacts on coastal resources
- ❑ Reduce wildfire risk by better land use policy and forest management practices

# What we have heard (cont):



- ❑ Insure adequate capacity for emergency response
- ❑ Provide adequate Affordable Housing, Workforce Housing, and streamlined permitting for Accessory Dwelling Units
- ❑ Prohibit offshore off-shore gas and oil exploration and related on-shore support facilities
- ❑ Regulate vacation rentals
- ❑ Limit or prohibit use of pesticides
- ❑ Regulation of cannabis and hemp production
- ❑ Limit development of vineyards, tasting rooms, and event centers

# Discussion/Comment



# Thank You

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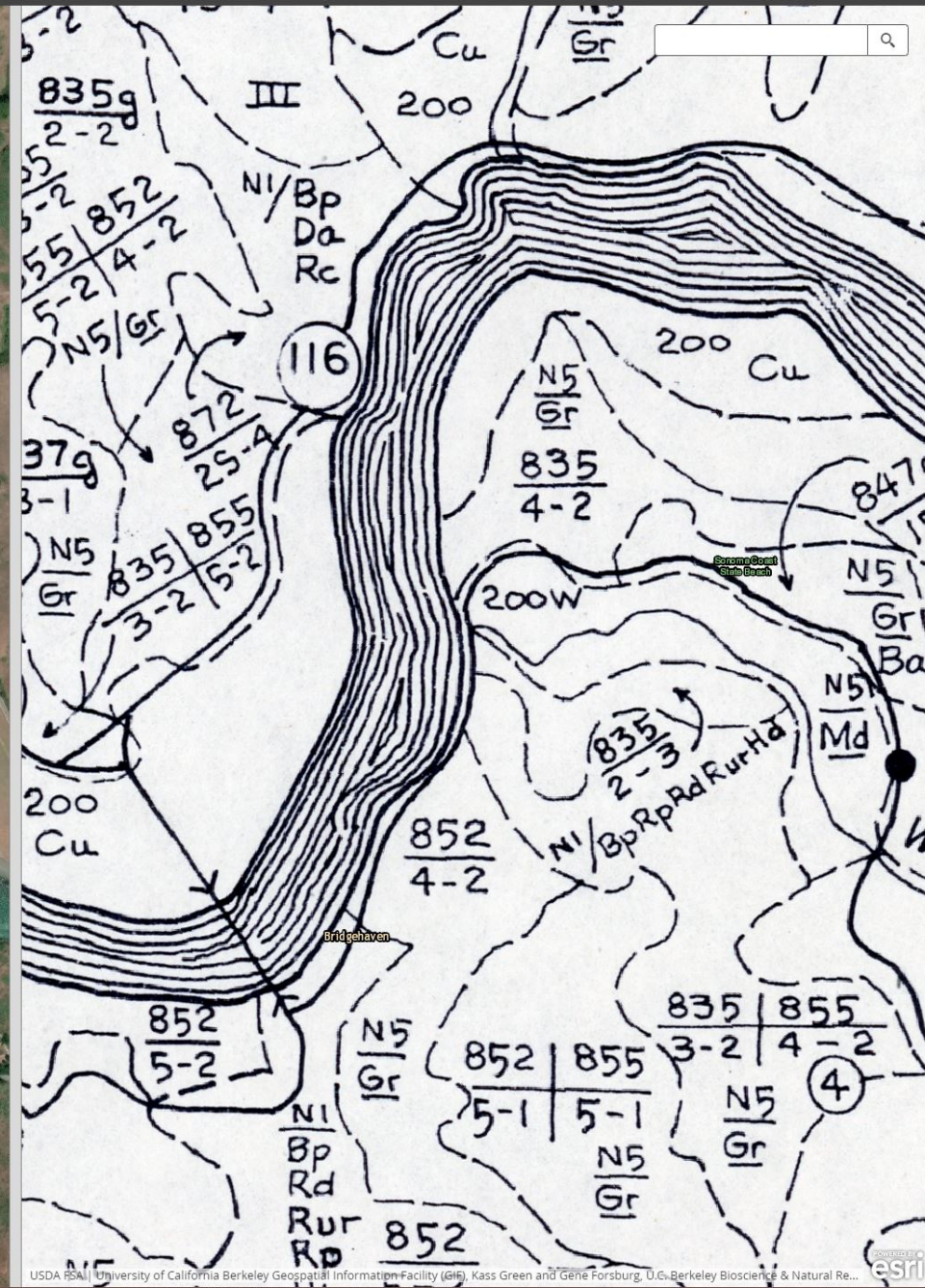


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<b>Land Use Category</b>	<b>Applicable Zone Districts</b>
<b>Land Extensive Agriculture (LEA)</b>	Land Extensive Agriculture (LEA)
<b>Diverse Agriculture (DA)</b>	Diverse Agriculture (DA)
<b>Recreation (R)</b>	Planned Community (PC) Resources and Rural Development (RRD)
<b>Resources and Rural Development (RRD)</b>	Resources and Rural Development (RRD)
<b>Timber (T)</b>	Timber Preserve (TP) Resources and Rural Development (RRD)
<b>Open Space (OS)</b>	Planned Community (PC) Rural Residential (RR)
<b>Commercial Fishing (CF)</b>	Commercial Fishing (CF)
<b>Commercial Tourist (CT)</b>	Commercial Tourist (CT) (formerly Visitor-Serving Commercial)
<b>Commercial Services (CS)</b>	Commercial Services (CS) (formerly Rural Services) Community Commercial (C2)
<b>Public Facilities (PF)</b>	Public Facilities (PF)
<b>Rural Residential (RR)</b>	Rural Residential (RR) Agriculture and Residential (AR) Planned Community (PC)
<b>Urban Residential (UR)</b>	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)

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- View this [blog post](#) with details on the maps
- Download a [TIF](#) of the Soil-Veg maps
- Download a [list of species abbreviations](#)



# Energy Exploration and Oil Drilling

## Land Uses Section 3.1.1

- ❑ Offshore facilities are discouraged though outside of jurisdiction
- ❑ Onshore support facilities are prohibited without voter approval (Policy C-LU-1 a)
- ❑ Under U.S. Coastal Zone Management Act of 1972, Coastal Commission is review authority for offshore drilling within 3 miles of coast.

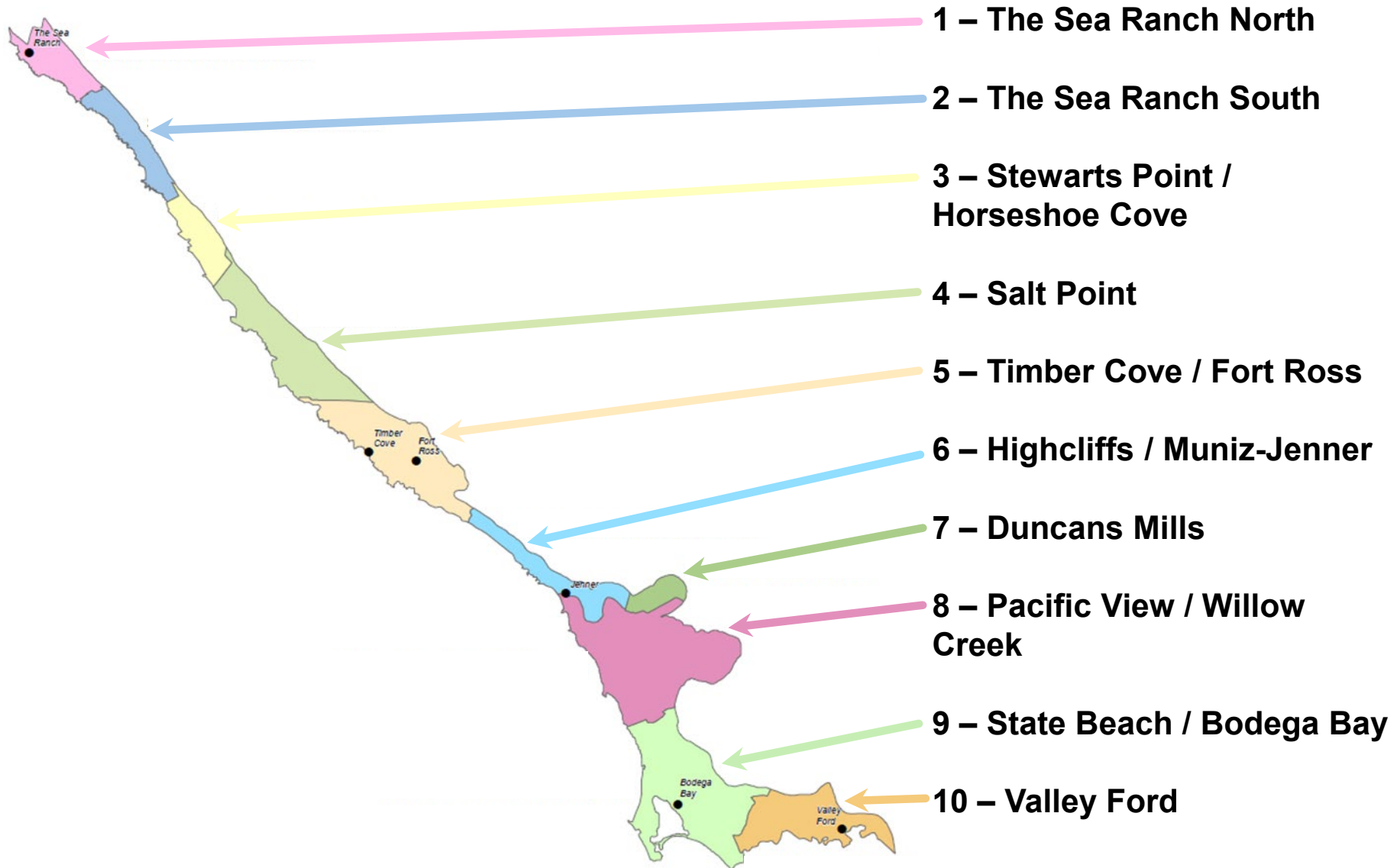
# Environmentally Sensitive Habitat Areas

## ESHA

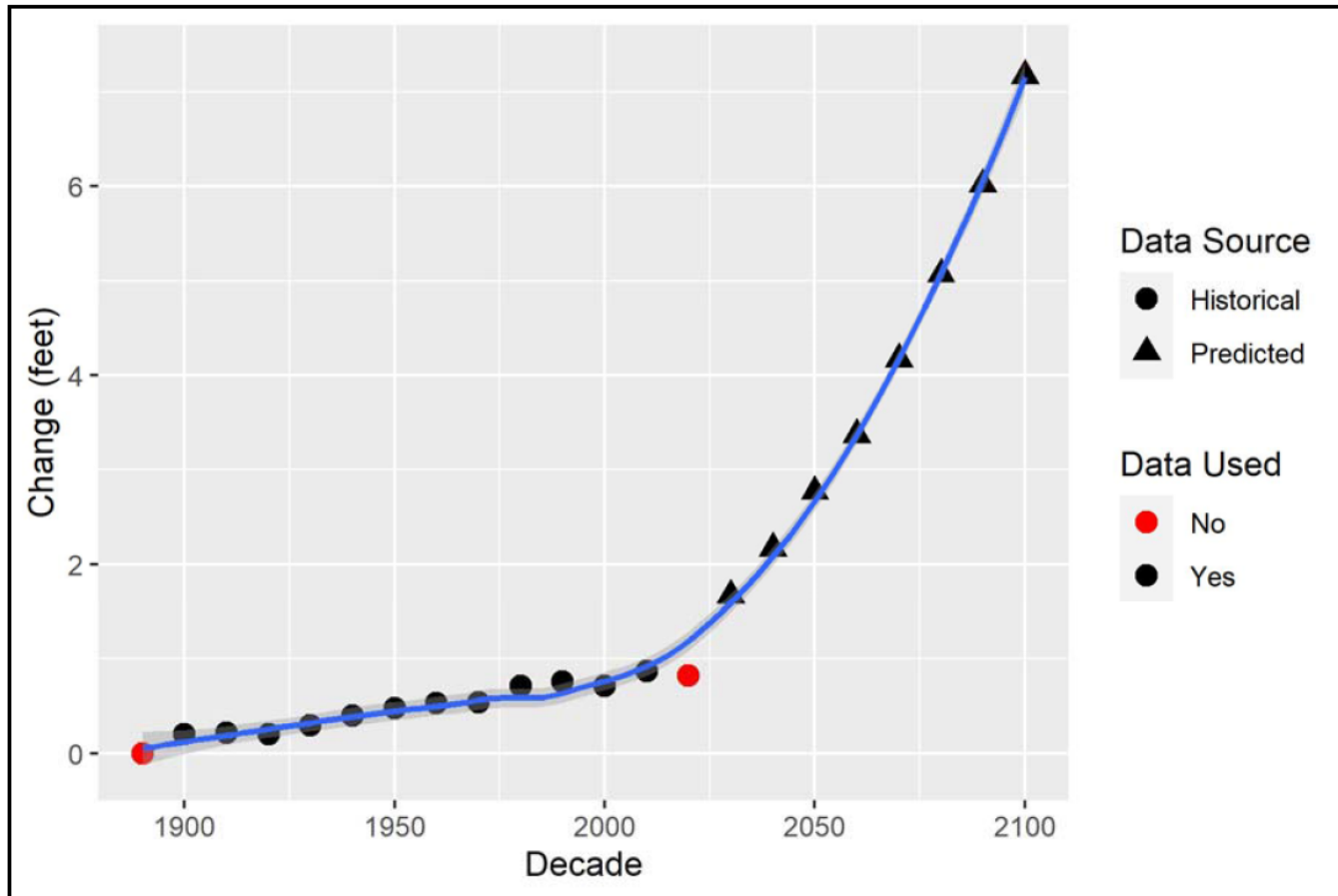
- Expanded ESHA definition
- Anything meeting new definition of ESHA, including potential ESHA are considered/protected as ESHA
- Policy for minimum buffers around habitat areas
- Updated mapping based on LiDAR and current listed species [C-OSRC-2 (a-k)]



# Figures Organization - Subareas



# Sea Level Rise



**Figure 6. Sea-Level Rise with Base Year 1900**

Source: NOAA Gage 9414290 and State of California Sea-Level Rise (2018)

# Local Coastal Plan vs Specific Plan

## Local Coastal Plan

- ❑ Certified by Coastal Commission after local adoption
- ❑ Categorical Exclusion Order by Coastal Commission

## Specific/Area Plan

- ❑ Adopted by local agency
- ❑ Typically requires Environmental Impact Report