APPENDIX B

HEIGHT, SITE AND BULK CRITERIA FOR THE SEA RANCH

(Adopted by Board of Supervisors' Resolution #71611, April 20, 1982)

Subsection 30610.6 (e) of the Coastal Act charges the Executive Director with the duty of specifying design criteria for the height, site and bulk of any developments visible from areas where scenic view easements have been established. The purpose of such criteria is to ensure that new development will not substantially detract from the scenic view areas identified in compliance with Subsection 30610.6 (d). Below are the criteria designated pursuant to this new portion of the Coastal Act. Enforcement of these standards shall be the responsibility of the County of Sonoma.

(1) Site

a) Structures should be located upon lots to take maximum advantage of topographical features and existing tree masses. This is particularly true of those lots nearest to Highway One, since a poorly sited structure in close proximity to a public viewing area may have a substantial adverse impact on views to the coast. When sites are designated as 'tree' or 'topo' sites, this means that special attention to the noted condition of the lot shall be incorporated into the design of the project. Similarly, 'frontage' or 'low' site designations indicate that a proposed dwelling must be placed on the identified portion of the lot (generally the point furthest away from Highway One), in order to minimize obstruction of coastal views.

b) Definitions

- Low Site Designates lots on which the home shall be sited on the lowest portion of the lot.
- ii) Frontage Site Designates lots on which the house shall be sited on the portion of the lot nearest the frontage road.
- iii) Topo Site Designates lots on which the home shall be sited in such a manner as to promote shielding of the home from public view by the terrain.
- iiii) Tree Site Designates lots on which the home shall be sited to promote shielding of the home from public view by hedgerows and other existing trees.

(2) Height

Height is measured as follows: From the natural grade on the highest side of the improvement to the highest point of the roof or any projection therefrom.

(3) Bulk

Bulk is determined by calculating the gross square footage of the proposed structure or structures (i.e., garages are included). Bulk control is basically intended to reduce visual impacts on the landscape; therefore different categories have been developed to reflect the degree of exposure of the site under consideration. Bulk limits in each category are as follows:

Category 1: 1250 square feet (highly visually sensitive lots)

Category 2: 1760 square feet (less visually sensitive lots adjacent to Highway One)

Category 3: 2250 square feet

Absent a specific designation of either Category 1 or 2, Category 3 shall apply to all lots west of Highway One.

(4) Specific Designations

Specific design criteria have been established using the definitions and policies discussed above for each lot which is both visible from a scenic view easement and subject to a design recommendation in the Commission's Overall Conditions and Findings. Subject to the exception detailed below, houses on sites for which specific design criteria have been established must conform to these designations. The County shall have the responsibility for enforcing these criteria, using whatever review process it deems most effective.

A variance to a height, site and/or bulk designation may be allowed where the County makes a written finding that the house design is consistent with Coastal Act view protection objectives. Such variances, however, shall be subject to the following restrictions:

Height and Bulk - variations in these categories shall not exceed 25% of the height or bulk limit designated for the site.

Siting - alternate siting is permissible where the designated portion of the lot is the only area feasible for installation of a septic system. However, even in this situation the siting of the house shall attempt as far as possible to conform with the site designation.

SPECIFIC HEIGHT, SITE AND BULK DESIGNATIONS

Unit 1	Block 1 Block 5 Block 6 Block 7	Lots 1-4, 7-9 Lots 1-5 Lots 2-5, 7, 8 Lots 4, 6, 13, 14	tree site 16' height, Category 2 16' height tree site
Unit 7	Block 1 Block 2	Lots 1, 3-5 Lots 1, 2, 4-9	16' height frontage site, 16' height Category 2
	Block 3	Lots 7, 8 Lots 10-14	16' height tree site
	Block 4	Lots 1-4, 6-8	16' height
	Block 5	Lots 1-4, 12-16 Lots 5-7	24' height 16' height
Unit 15		Lots 3-5 Lots 6, 7 Lots 9, 10	16' height topo site, 16' height 16' height
Unit 17		Lots 44-46, 48	frontage site, 16' height, Category 2
		Lots 53-55 Lot 56	16' height topo site, 16' height
Unit 18		Lots 14, 15, 18, 19 Lots 20-24	tree sites low site, `16' height

	Lots 25-28, 30, 32, 33, 35 Lot 36 Lots 39-42 Lot 43 Lots 44-45 Lots 46-48 Lots 97, 98 and 99 Lots 101 and 102	16' height 24' height frontage site, 16' height, Category 2 16' height topo site, 16' height 16' height tree sites, 24' height frontage site, 16' height, Category 2
Unit 21	Lots 1-4	frontage site, 16' height,
	Lata 6.0, 12, 14, 16	Category 2 16' height
	Lots 6-9, 12, 14, 16 Lots 16, 17, 19-23, 25-27	24' height
	Lots 29-32, 34	16' height
	Lots 36-40	frontage site, 16' height,
		Category 2
	Lot 42	tree site, 16' height,
		Category 2
	Lots 43-44	frontage site, 16' height,
	1 ata 45 46	Category 2
	Lots 45-46 Lots 52-58	16' height, 24' height tree sites, 24' height
	Lots 59, 61, 65	16' height
	Lot 68	tree site
	Lots 70, 72-75, 77-83, 85,	
	87-92	16' height
	Lot 94	24' height
	Lots 95-98, 104-107, 109,	
	111-117, 119, 120, 123, 125,	401
	127, 128	16' height
	Lot 130 Lots 132-141-143	tree site, 24' height topo site, 24' height
	Lot 146	24' height
	Lot 147	topo site, 16' height
	Lot 148-152	16' height
	Lot 154	frontage site, 16' height
11-404	Lot 1	16' height
Unit 24	Lot 1 Lots 36, 38-42	24' height
	Lots 52-54-56, 62-67, 73-76	16' height
	Lots 78-79	24' height
	Lots 81-87-89	16' height, Category 2
	Lots 95-99, 101-103, 105-112,	<u> </u>
	114-118, 120, 121, 124-127,	
	129-131, 133-135	16' height
	Lots 136-148	24' height
	Lots 158, 159	16' height, Category 2
Unit 28	Lot 2	frontage site, 16' height,
		Category 2

Lots 4, 6, 7, 9-11 topo site, 16' height, Category 2 16' height Lots 15-17 tree site, 24' height Lot 19 Lots 21-23, 25-28, 30-31, 33-44, 48-70, 72-78, 81-97, 99-114, 117-120 16' height 24' height Lot 124 tree site, 24' height Lot 125 topo site Lot 126 Lots 128-130, 132, 135, 136, 138 tree site, 24' height Lots 139, 140 frontage site, 16' height, Category 2 frontage site, 16' height, Lots 141-147 Category 1 frontage site, 16' height Lots 148-150