

Local Coastal Plan Workshop

The Sea Ranch
November 17, 2019
12 PM - 2 PM

Cecily Condon
Planner III
Permit Sonoma

Gary Helfrich
Planner III
Permit Sonoma

Jane Riley
Comprehensive Planning Manager
Permit Sonoma



Agenda

Welcome

Staff Presentation (30 Minutes)

- Project timeline and process
- What is a Local Coastal Plan?
- Purpose of the Local Coastal Plan Update
- 2015 Preliminary Draft- Review
- Public Review Draft

Public Comment/Questions (60 Minutes)

Closing Statements (10 Minutes)

- Recap and next steps

Project Timeline

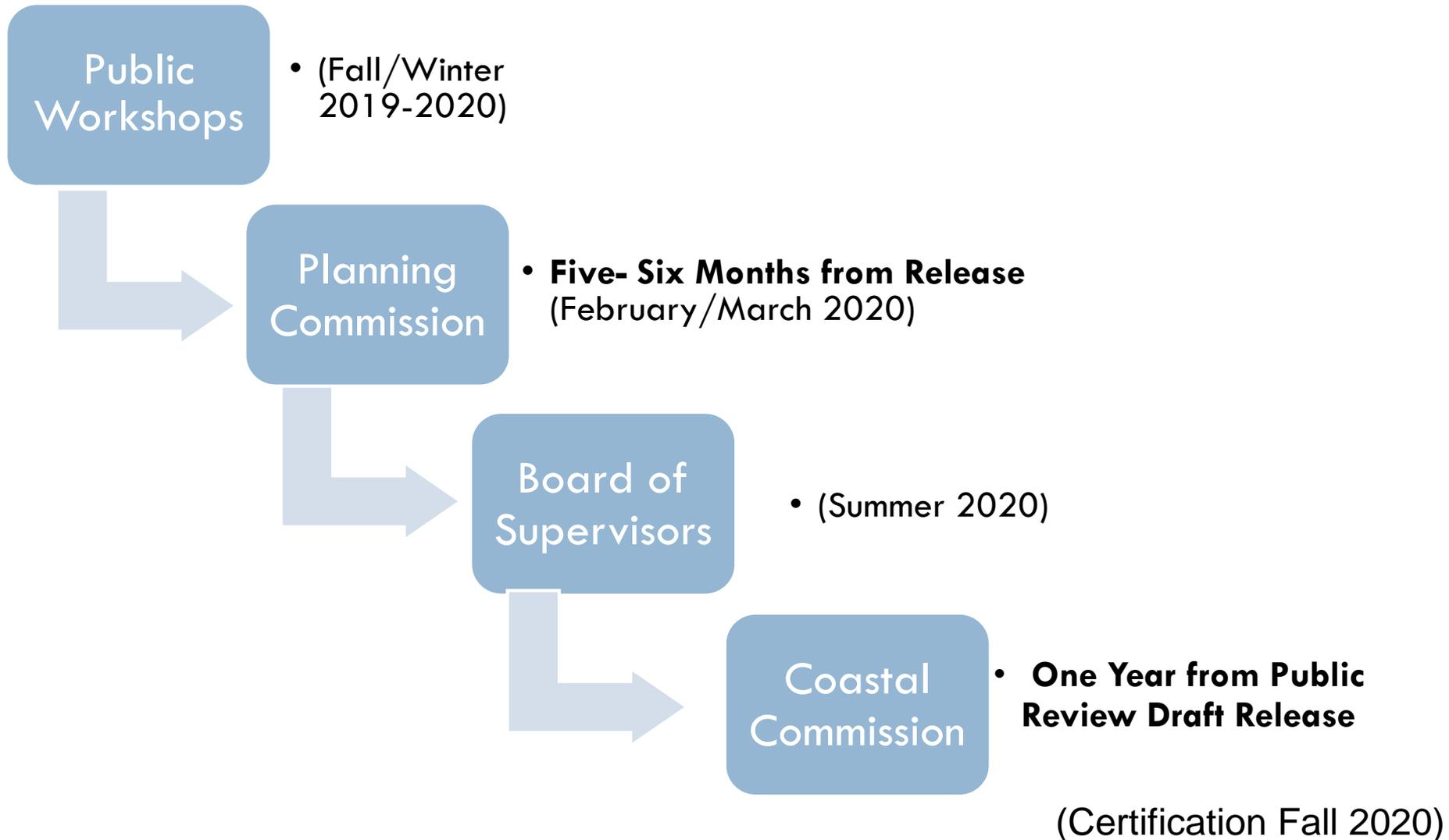


- 1 Project Launch
- 2 Preliminary Draft
- 3 Preliminary Draft (2015) Workshops
- 4 Public Review Draft Release
- ★ 5 Public Review Draft Workshops
- 6 Planning Commission Hearings *February/March 2020
- 7 Board of Supervisors Hearings *Summer 2020
- 8 Coastal Commission Hearings *Fall 2020
- 9 Certification

★ = We are here!
* = Tentative

From Public Review Draft Release Date

September 25, 2019





Local Coastal Program

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
- Not within the scope of update
- Will be amended as implementation of update
- Future changes will have separate public outreach

Administrative Manual (Part III)

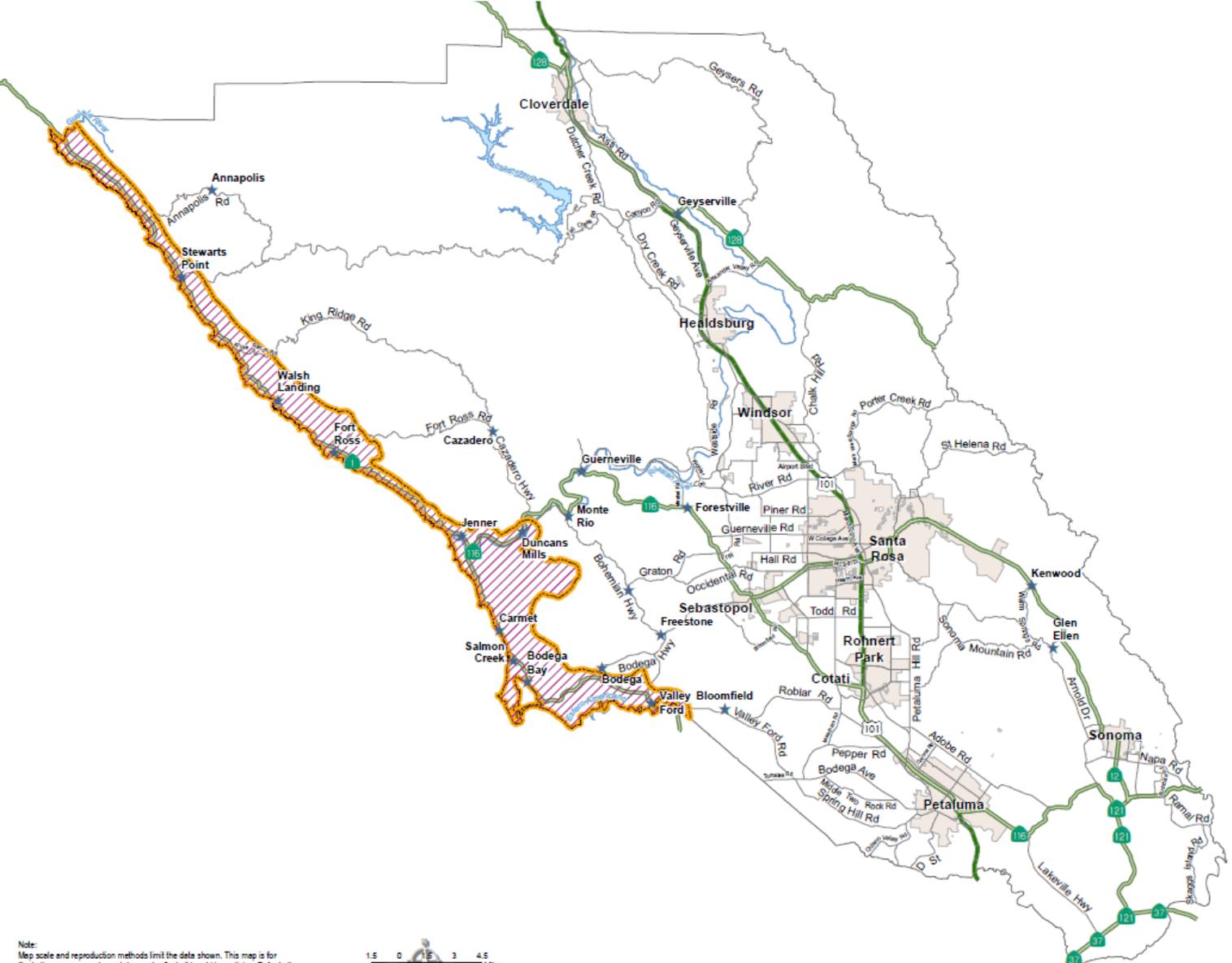
- Describes procedures, guidelines, and standards
- Assists in processing applications for development
- Not required to be separate document

Local Coastal Plan

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

Local Coastal Plan Coastal Zone Extent

- Sonoma Coastal Zone Boundary 
- City Limits 
- Main Arterial 
- Community 



Note: Map scale and reproduction methods limit the data shown. This map is for illustrative purposes only, and does not reflect all Land Use policies. Refer to the official Land Use maps on file at the Permit and Resource Management Department.



Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



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

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 five key areas:

- Geologic Hazards
- Sea Level Rise
- Water Quality
- Public Access
- Biotic Resources



Local Coastal Program
Permit Sonoma

Implementation of the Coastal Act

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

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.

² Concentration of development policies limit development in rural areas.



2015 Preliminary Draft

- Public Workshops: Summer 2015
- Agency Review
 - ▣ California Coastal Commission



The Public Review Draft of the Local Coastal Plan was prepared based on public and agency input

What we heard in 2015

Principle Uses

**NO Tasting Rooms in Ag
Public Access**

NO Winery Events
Agriculture

Sea Level Rise
Resources

Less Inland Policies

ESHA

Public Review Draft

- Project was periodically on hold since 2015
 - ▣ Staff shortages and changes
 - ▣ Sonoma Complex Fire 2017
 - ▣ Placed on hold by Board of Supervisors action
- Policy Comparison Tables compare adopted Local Coastal Plan (2001) to Public Review Draft policies



Public Review Draft



Revised based on public and agency comments

Updated for current data and references

- ▣ Populations Statistics
- ▣ Changing Conditions

Re-evaluated applicable General Plan 2020 Policies

Reduced lengthy Coastal Act recitations and formatting

Plan Organization



Introduction

Elements

1. Land Use

2. Agricultural Resources

**3. Open Space & Resource
Conservation**

4. Public Access

5. Water Resources

6. Public Safety

7. Circulation & Transit

**8. Public Facilities &
Services**

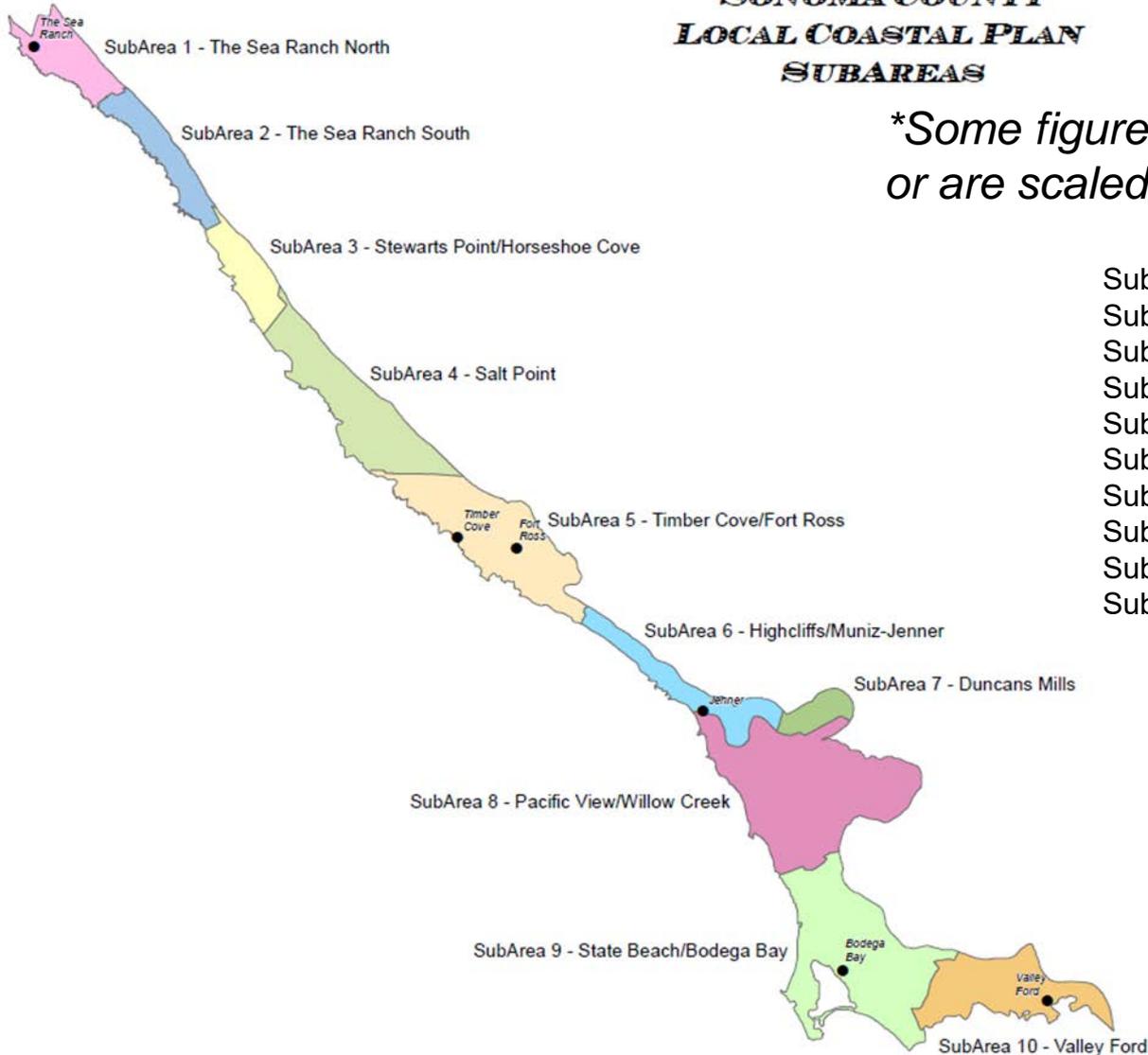
9. Noise

Appendices A-j

Figures Organization

SONOMA COUNTY LOCAL COASTAL PLAN SUBAREAS

**Some figures have multiple subareas
or are scaled to provide more detail*



- SubArea 1 - The Sea Ranch North
- SubArea 2 - The Sea Ranch South
- SubArea 3 - Stewarts Point/Horseshoe Cove
- SubArea 4 - Salt Point
- SubArea 5 - Timber Cove/Fort Ross
- SubArea 6 - Highcliffs/Muniz-Jenner
- SubArea 7 - Duncans Mills
- SubArea 8 - Pacific View/Willow Creek
- SubArea 9 - State Beach/Bodega Bay
- SubArea 10 - Valley Ford

Changes from the 2015 Draft

The following slides highlight changes made to each element since the release of the Preliminary Draft in 2015



Land Use Element

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



Agricultural Resources Element

Allowed Use	Required Permits
Grazing, Row Crops	Principally Permitted* "By-Right"
Vineyard, Orchard	Principally Permitted* Coastal Permit
Agricultural Processing (e.g., creamery, winery)	Use Permit Coastal Permit
Agricultural Services (e.g., farm equipment, veterinary)	Use Permit Coastal Permit
Small-Scale Farm Retail Sales	Coastal Permit
Farm Stand	Principally Permitted* "By-Right"
* = Principally Permitted Uses are not appealable to the Coastal Commission	
Non-Agricultural Uses: Only allowed in commercial zones	
Tasting Rooms	Not Allowed
Other Visitor-Serving Use (e.g., promotional events, restaurant)	Not Allowed

Change from 2015

Open-space & Resource Conservation

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

Public Safety Element



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

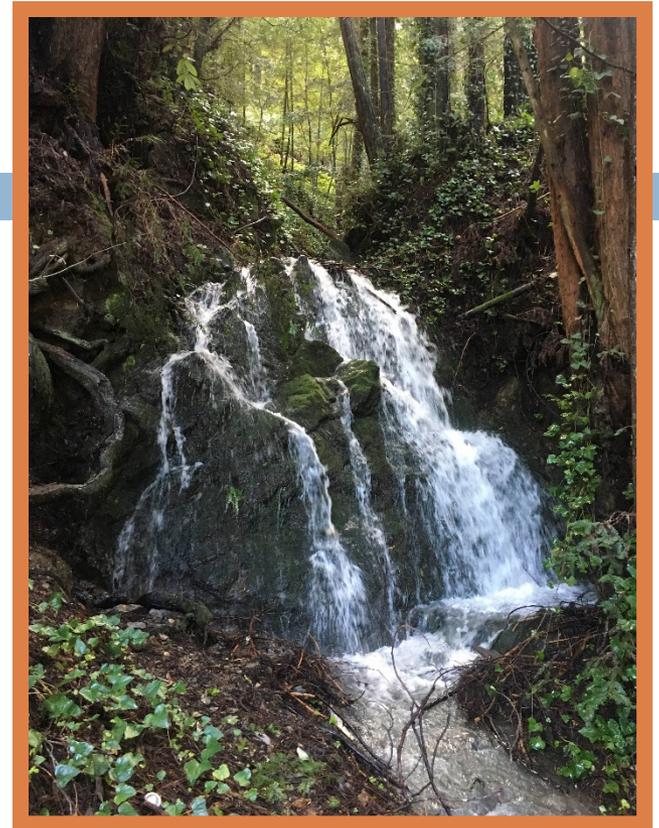
Public Access Element

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



Other Elements

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



Discussion/Comment



Next Steps

Bodega Bay
December 14
10 AM - 12 PM
Bodega Bay Fire Station

Monte Rio
January 7
6 PM- 8 PM
Monte Rio Community Center

Coastal MAC: Timber Cove
January 2020
PM
Timber Cove

Santa Rosa
January 30
1:15 PM
Permit Sonoma

Planning
Commission

February/March 2020

Board of
Supervisors

Summer 2020

Coastal
Commission

Fall 2020

Thank You

Contact: Cecily Condon, Planner

Email: PRMD-LCP-Update@sonoma-county.org

Project Website: sonomacounty.ca.gov/LCP-Update

Phone: (707)565-1958



Local Coastal Program
Permit Sonoma