

PUBLIC REVIEW DRAFT

Sonoma County Local Coastal Plan

LAND USE ELEMENT September 2019



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 19-XXXX
of the Sonoma County Board of Supervisors
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LAND USE ELEMENT

TABLE OF CONTENTS

| | | |
|-----------|--|-----------|
| 1. | INTRODUCTION | 1 |
| 1.1 | Purpose | 1 |
| 1.2 | California Coastal Act | 2 |
| 1.3 | Sonoma County Coastal Setting | 2 |
| 1.4 | Relationship to Other Elements | 3 |
| 1.5 | Scope and Organization | 4 |
| 2. | LAND USE DESCRIPTION | 5 |
| 2.1 | Priority of Land Uses | 5 |
| 2.2 | Land Use Categories | 5 |
| 3. | LAND USE POLICY | 28 |
| 3.1 | Outer Continental Shelf Development Policy | 28 |
| 3.2 | Community Policies | 30 |
| 3.3 | Affordable Housing Policy | 43 |
| 3.4 | Visitor-Serving Commercial Facilities Policy | 48 |
| 4. | IMPLEMENTATION PROGRAMS | 55 |
| 4.1 | Land Use Implementation Programs | 55 |
| 4.2 | Other Initiatives | 56 |

LIST OF TABLES

| | | |
|---------------|--|----|
| Table C-LU-1: | 2010 Populations for Rural Communities | 3 |
| Table C-LU-2: | Priority of Coastal Land Uses | 6 |
| Table C-LU-3: | Land Use Categories and Applicable Zones | 7 |
| Table C-LU-4: | North Coast Overnight Accommodations | 52 |
| Table C-LU-5: | South Coast Overnight Accommodations | 52 |

LIST OF FIGURES

| | | |
|-----------------|--|----|
| Figure C-LU-1a: | Land Use – SubArea 1 – The Sea Ranch North | 57 |
| Figure C-LU-1b: | Land Use – SubArea 2 – The Sea Ranch South | 58 |
| Figure C-LU-1c: | Land Use – SubArea 3 – Stewarts Point/Horseshoe Cove | 59 |
| Figure C-LU-1d: | Land Use – SubArea 4 – Salt Point | 60 |
| Figure C-LU-1e: | Land Use – SubArea 5 – Timber Cove/Fort Ross | 61 |

LIST OF FIGURES (continued)

| | |
|--|----|
| Figure C-LU-1f: Land Use – SubArea 6 – Highcliffs/Muniz-Jenner | 62 |
| Figure C-LU-1g: Land Use – SubArea 7 – Duncans Mills | 63 |
| Figure C-LU-1h: Land Use – SubArea 8 – Pacific View/Willow Creek | 64 |
| Figure C-LU-1i: Land Use – SubArea 9 – State Beach/Bodega Bay | 65 |
| Figure C-LU-1j: Land Use – SubArea 9 – Bodega Bay Vicinity | 66 |
| Figure C-LU-1k: Land Use – SubArea 10 – Valley Ford | 67 |

LAND USE ELEMENT

1. INTRODUCTION

1.1 Purpose

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.

Below is the section of the Coastal Act addressing Land Use Plans:

Section 30108.5

Land use plan. "Land use plan" means the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

The County recognizes that the policies of the Local Coastal Plan represent a legislative balance between the individual rights of property owners and the requirements of the California Coastal Act. Decisions made pursuant to the Local Coastal Plan shall further community goals and objectives while not unconstitutionally abridging property rights.

The Local Coastal Plan incorporates the relevant General Plan policies into a single Land Use Plan for the Coastal Zone. Its goals, objectives, and policies are consistent with the Coastal Act and further define and guide permitted development on the Sonoma County coast. Sonoma County is blessed with a rugged 55-mile coastline, with expansive open spaces and recreational opportunities, extremely low population densities and rich natural resources that are protected by engaged residents, public ownership and the stewardship of the agricultural and timber industries. The Land Use Element provides the framework for land uses that serves to protect the abundant natural resources and provide for enhanced public access and recreation serving the greater community while balancing the needs of local residents, farmers and resource managers.

1.2 California Coastal Act

Most policies of the California Coastal Act relate in some degree to land use. Policies concerning protection of coastal resources, provision of public access and recreation, and encouragement of coastal-dependent uses, which directly affect land use decisions, are cited in other Elements of the Local Coastal Plan. All of these policies were evaluated in preparing this Land Use Element. The Coastal Act includes a framework for development on the coast, to protect coastal resources and maintain public access.

1.3 Sonoma County Coastal Setting

The Local Coastal Plan covers a portion of the area referred to in the Sonoma County General Plan as the Sonoma Coast/Gualala Basin Planning Area. The Sonoma Coast planning area is the most sparsely populated of the nine Sonoma County Planning areas. The Sonoma County coast runs the 55-mile length of the Pacific Coast from the Gualala River to the Estero Americano. The Coastal Zone includes several coastal communities and extends inland to include the communities of Duncans Mills and Valley Ford. Roughly paralleling the San Andreas Fault Zone, the rugged Sonoma Coast is a scenic area of regional, state, and national significance, with nearly vertical sea cliffs and sea stacks along the shoreline, dunes, marine terraces, coastal uplands, and headlands. In the north, the Gualala River South Fork extends inland into the coniferous forests of the western Mendocino Highlands.

Outside of the nine rural communities indicated in **Table C-LU-1**, settlement in the coastal zone is very sparse. The region's economy is primarily oriented to recreation and tourism, commercial fishing, timber production, and sheep ranching. Residences, originally planned as second homes, including The Sea Ranch and Bodega Harbor, are now often occupied by permanent residents. In addition, many residents utilize home offices. The greatest gains in employment in the Planning Area are associated with the recreation and tourism industries.

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). This data reflects the loss of commercial fishing operations along the coast and may indicate a trend away from permanent residency towards vacation homes and tourism industry. Table C-LU-1 lists the 2010 population of nine communities in the Coastal Zone. In summer 2014 approximately 110 homes in the coastal zone were registered to pay Transient Occupancy Tax. By June of 2017 approximately 550 residences were registered,

indicating that the vacation rental industry has become an integral part of the tourist industry on the coast.

Table C-LU-1: 2010 Populations for Rural Communities

| Community | 2010 Population¹ |
|---|------------------------------------|
| Bodega Bay | 1,077 |
| Carmet | 47 |
| Duncans Mills | 175 ² |
| Jenner | 136 |
| Salmon Creek | 86 |
| Sereno Del Mar | 126 |
| The Sea Ranch | 1,305 |
| Timber Cove | 164 |
| Valley Ford | 147 |
| Estimated Population Outside Community Boundaries | 122 |
| Total | 3,385 |
| Notes: | |
| ¹ 2010 Census | |
| ² 2000 Census (only available data) | |

Between 2000 and 2014, 560 new residential units were constructed. Minimum lot sizes outside of rural communities range from 160 to 640 acres over most of the coast. The region's economy is primarily oriented to recreation and tourism, commercial fishing, timber production, and ranching. 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. The greatest gains in employment would be those associated with the recreation and tourism, and professional services industries.

1.4 Relationship to Other Elements

The Land Use Element reflects the various goals, objectives, and policies of other elements of the Local Coastal Plan. The Elements are internally consistent because:

- (1) All Elements use the same population, housing, and employment projections.
- (2) The policies in the Land Use Element support policies in the other Elements.
- (3) The Land Use Maps and accompanying text represent a consciously selected balance among the various goals and objectives included in all of the Elements.

Site specific factors may result in a less intensive use or lower density than allowed by the Land Use Plan maps.

- (4) Where necessary, policies in other Elements are cross-referenced.

1.5 Scope and Organization

The Land Use Element consists of five sections – an Introduction, Land Use Policy, Community Policy, Visitor Serving Commercial Policy, and Affordable Housing Policy. The Land Use Policy section contains descriptions of the land use categories that are applied to the Land Use Maps for each of the ten Subareas of the Sonoma County Coast. The ten SubArea Land Use Maps (**Figures C-LU-1a to C-LU-1k**) show the applicable land use categories and maximum permitted residential densities. They are displayed at the end of the Land Use Policy section and are also available at the Permit Sonoma office and website.

The Land Use Maps and Land Use Policy, Community Policy, Visitor Serving Commercial Policy, and Affordable Housing Policy must be used together with the policies and maps of the other elements in order to fully understand the policies applicable to any particular situation. The Land Use Maps reflect the Goals, Objectives, and Policies of all of the Elements and on an evaluation of the natural and cultural characteristics of the lands along the coast.

Changes to the Land Use Maps, whether to change the land use category or permitted residential density, may be accomplished only through the Local Coastal Plan Amendment process, subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. Changes in land use or density must be consistent with the other elements and policies of the Local Coastal Plan and the designation criteria noted in each land use category below.

Applications for Local Coastal Plan Amendments may be filed with the County. However, if at any time the Director of Permit Sonoma determines that the proposed amendment is substantially inconsistent with Local Coastal Plan Goals, Objectives, or Policies or the policies of Chapter 3 of the Coastal Act, they may submit the application directly to the Planning Commission and Board of Supervisors for summary denial on policy grounds.

Where parcels that are the subject of a lot line adjustment are located in different land use categories or Local Coastal Plan designations, the following guidelines should be applied:

- (1) If the adjustment would result in a parcel having a split land use designation and split zoning of different densities and intensities of land use, require a concurrent

filing of a Local Coastal Plan Amendment to avoid the creation of new split land use/zoning parcels.

- (2) If the adjustment would not result in a parcel having a split land use designation and split zoning of different densities and intensities of land use, it may be determined to be consistent with the Local Coastal Plan through the coastal development permit approval process.
- (3) In processing the adjustment consider that no new adverse impacts may result from the adjustment or required concurrent amendment, if any.

2. LAND USE DESCRIPTION

2.1 Priority of Land Uses

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. The Coastal Act sections 30241, 30243, and 30240 prioritize land uses in the coast. Resource uses are generally highest priority land uses, specifically regarding uses that maximize the amount of prime agricultural land in production, and the long-term productivity of timberlands. Additionally, only resource dependent uses may be allowed in environmentally sensitive habitat areas. Coastal-dependent development which requires a site on or adjacent to the sea has the next priority. Finally, opportunities for coastal recreation on suitable sites have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry (Coastal Act Section 30222).

The Local Coastal Plan establishes a prioritization of land uses, consistent with the Coastal Act as shown in **Table C-LU-2**. The Local Coastal Plan seeks to concentrate new development in already developed areas and avoid development in sensitive coastal resource areas.

2.2 Land Use Categories

The Local Coastal Program contains 13 base zone districts twelve land use categories in five general use categories. **Tables C-LU-3** shows the Local Coastal Plan Land Use categories and applicable Zones under the Coastal Zoning Ordinance.

Table C-LU-2: Priority of Coastal Land Uses

| <p style="text-align: center;">High</p> <p style="text-align: center;">↑</p> <p style="text-align: center;">Priority of Use</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">Low</p> | Undeveloped areas | | Developed areas | |
|---|--------------------------|--|--|---|
| | | Agriculture (Prime coastal dependent), forestry (productive timberland), coastal dependent public recreation [30213, 30241, 30242, 30243, 30250(a), 30250(b)]. | Coastal dependent ¹ public recreation [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)] | | |
| | | | 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> | | | | |

Table C-LU-3: Land Use Categories and Applicable Zones

| Land Use Category | Applicable Zones |
|---------------------------------------|---|
| Land Extensive Agriculture (LEA) | Land Extensive Agriculture (LEA) |
| Diverse Agriculture (DA) | Diverse Agriculture (DA) |
| Recreation (R) | Planned Community (PC) Resources and Rural Development (RRD) |
| Resources and Rural Development (RRD) | Resources and Rural Development (RRD) |
| Timber (T) | Timber Preserve (TP) Resources and Rural Development (RRD) |
| Open Space (OS) | Planned Community (PC) Rural Residential (RR) |
| Commercial Fishing (CF) | Commercial Fishing (CF) |
| Commercial Tourist (CT) | 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) |
| 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) |

2.2.1 Land Use Definitions

Below are the definitions for the two categories of potential uses under each land use category:

Principally Permitted Uses: Principal Uses as described in the Coastal Zoning Code and consistent with the primary purpose of the land use category. All development within the Coastal Zone requires a discretionary Coastal Development Permit, unless exempt or otherwise categorically excluded by order of the Coastal Commission. Principally permitted uses are not appealable to the California Coastal Commission, pursuant to Section 30603(a)(4) of the Coastal Act, although such development is subject to review and permitting by the County and may be appealed to the County. 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. All principally permitted uses are subject to site development standards. Outside of commercial land use designations all commercial uses that require a coastal development permit are appealable to the Coastal Commission.

Appeal Jurisdiction: The appeal jurisdiction area includes, but is not limited to: areas west of Highway 1, areas within 100 feet of a wetland, estuary or stream, and development located in a sensitive coastal resource area. Only resource-dependent uses may be permitted within an environmentally sensitive habitat area. All clearing of vegetation, grading, excavation, fill or construction are subject to the site development standards contained in the Open Space and Resource Conservation Element.

Other Permitted Uses: 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.

2.2.2 Agriculture Land Use

Agricultural uses remain a high priority land use type on the coast. The purpose of this land use type is to preserve and protect appropriate coastal agriculture including grazing and livestock uses. The Agriculture Element further describes policy regarding agricultural uses on the coast. The land use plan includes two agricultural use categories, Land Extensive Agriculture, and Diverse Agriculture. The agricultural land use categories vary in the type of agricultural uses and support uses allowed, and by allowable residential density. Agricultural uses are among the highest priority uses within the Coastal Zone.

Land Extensive Agriculture Areas

Purpose and Definition

The Land Extensive Agriculture land use category enhances and protects land best suited for non-intensive agriculture of relatively low production on relatively large parcels (i.e., mainly dairy and other livestock production and grazing). Residential uses within this land use category must be occupied by the owner, farm operator or persons engaged in the farming operation. The objective in Land Extensive Agricultural areas shall be to establish densities and parcel sizes that are conducive to continued agricultural production.

Permitted Uses

The principal permitted use on lands designated Land Extensive Agriculture is agricultural production including those agricultural uses defined in the Coastal Zoning Code for lands designated Land Extensive Agriculture.

Lands designated Land Extensive Agriculture are intended primarily for low intensity agricultural uses on large parcels including grazing, farm animal husbandry, and outdoor row crop production with essential support uses including incidental preparation and storage of crops grown on site and limited farm related residential development.

Additional agricultural and agricultural industry 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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development. In addition, 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.

Permitted Residential Densities. Land divisions shall be permitted only for the purpose of increasing or enhancing agricultural production and must result in a minimum lot size of 640 acres. Allowable residential density is 160 acres per unit.

A maximum of four dwelling units may be allowed per parcel, including all types of units. A farm family dwelling, full-time agricultural employee dwellings, seasonal and year-round farmworker housing, and an accessory dwelling unit are permitted in addition to the dwellings consistent with permitted residential density, provided that no more than four dwellings are permitted per parcel. "Farm family dwelling" means an additional single family dwelling incidental to the main dwelling in terms of size, location and architecture which is not leased, subleased, rented or sub-rented separately from the main dwelling nor divided by sale, and which is inhabited by a member of the farm operator's family. 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.

Land Extensive Agriculture 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. A Local Coastal Plan Amendment to apply the Land Extensive 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:

- (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.
- (4) Qualifies for Non-Prime Agricultural Land Conservation Act Contract.
- (5) Areas which may not meet the above criteria but which are surrounded by lands in farming.

Diverse Agriculture Areas

Purposes and Definition

The Diverse Agriculture land use category enhances and protects 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. The primary purpose of this category is to protect a variety of agricultural uses of scale and intensity to be compatible with coastal resources and to limit the conversion of agricultural parcels to non-agricultural use.

Permitted Uses

Principally permitted uses on lands designated Diverse Agriculture are limited to agricultural production including those agricultural uses defined in the Coastal Zoning Code for lands designated Diverse Agriculture.

Lands designated Diverse Agriculture are intended primarily for a variety of agricultural uses on relatively small agricultural parcels including grazing, farm animal husbandry, and outdoor row crop production with essential support uses including incidental preparation and storage of crops grown on site and limited farm related residential development. In addition, all allowed 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.

Additional agricultural and agricultural industry 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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Permitted Residential Densities. Land divisions shall be permitted only for the purpose of increasing or enhancing agricultural production with a minimum lot size of 160 acres. Allowable dwelling unit density is 40 acres per dwelling unit.

A maximum of four farm related dwelling units may be allowed per parcel. One farm family dwelling per lot, full-time agricultural employee dwellings, seasonal and year-round farmworker housing, and one accessory dwelling unit per lot are permitted in addition to dwellings consistent with permitted residential density, provided that no more than four dwellings are permitted per parcel. 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.

Diverse Agriculture 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:

- (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.

2.2.3 Recreation and Natural Resources Land Use

The purpose of Recreation and Natural Resources Land Use Policy is to accommodate recreational facilities for County residents and tourists, and to protect lands used for timber production and natural resource conservation. The intent of the policy is to ensure natural resource production and coastal dependent public recreation uses are priority land uses over other land use types and that natural resource areas be conserved and managed to avoid depletion and promote renewable resources.

Recreation Land Use Areas

Purpose and Definition

The Recreation land use category encompasses lands accommodating private or public recreational facilities. This land use category allows for application of a Planned Community (PC) zone and Resources and Rural Development (RRD).

Principally permitted uses on lands designated for Recreation are limited to those defined in the Coastal Zoning Code for the designated zoning district, Planned Community (PC) or Resources and Rural Development (RRD).

Permitted Uses

Planned Community. Zoning for Recreation Lands designated as Planned Community (PC) zoning with an underlying land use of Recreation are intended for use as prescribed in the community's Precise Development Plan, if any, and consistent with the approval for the Planned Community. Common recreation uses in a Planned Community include uses such as golf courses and tennis courts, and other miscellaneous recreational development. Development of new residential uses on lands designated Planned Community (PC) with an underlying land use designation of Recreation requires an amendment of the Planned Community approval and a Local Coastal Program amendment to the land use designation, unless previously prescribed as a permitted use in the Precise Development Plan and Planned Community Approval.

The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Resources and Rural Development Zoning for Recreation. Lands zoned Resources and Rural Development with an underlying land use of Recreation are intended primarily for a variety of resource and coastal dependent recreation activities, and limited agricultural uses and related single family dwelling unit. The principally permitted use for lands zoned Resources and Rural Development is land management for the purposes of resource conservation including passive recreation, as described in the Coastal Zoning Code for Resources and Rural Development.

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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development. In addition, all allowed 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.

Recreation Permitted Residential Densities. Land divisions for Resources and Rural Development parcels with an underlying land use of Recreation shall be permitted only for the purpose of increasing or enhancing recreation or resource uses with a minimum lot size of 640 acres. Permitted residential density is 160 acres per dwelling unit. A maximum of four resource- or recreation-related dwelling units may be allowed per parcel, including all types of units. All dwelling units shall be clustered in relation to physical land features and property management conditions. All dwelling units shall be subordinate to and compatible with recreation and resource related activities. Land divisions or development of new residential uses for lands zoned Planned Community with an underlying land use designation of Recreation require amendment to the Precise Development Plan or planned community approval and require a Local Coastal Program amendment.

Recreation Designation Criteria. 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:

- (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.

Resources and Rural Development Land Use Areas

Purpose and Definition

The primary objective of the Resources and Rural Development land use category is to protect lands needed for use and production of natural resources (e.g., water, timber, geothermal steam, or aggregate production); to protect water resources, scenic resources and biotic resources; and to protect from intensive development lands constrained by geologic, flood, or fire hazards or other constraints.

Permitted Uses

Principally permitted uses on lands designated Resources and Rural Development are limited to 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.

Additional resource, recreation, agriculture, 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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Permitted Residential Density. Land divisions shall be permitted only for the purpose of increasing or enhancing natural resource uses with a minimum lot size of 640 acres. Maximum residential density is 160 acres per dwelling unit.

A maximum of four resource-related dwelling units may be allowed per parcel, including all types of units. A farm family dwelling, full-time agricultural employee dwellings, seasonal and year-round farmworker housing, and an accessory dwelling unit are permitted in addition to the dwellings consistent with permitted residential density, provided that no more than four dwellings are permitted per parcel. 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.

Resources and Rural Development Designation Criteria. 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:

- (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 Land Use Areas

Purposes and Definition

The primary purpose of the Timber land use category is to protect timberland needed for commercial timber production under the California Timberland Productivity Act. This land use category allows for application of Timberland Production (TP), and Resources and Rural Development (RRD) zones.

Permitted Uses

Principally permitted uses on lands designated Timber Production are limited to those defined in the applied zoning district, either Timberland Production (TP) or Resources and Rural Development (RRD). The principally permitted use on lands designated and zoned for Timber is land management for the continued operation and protection of Timber Preserves. 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. Additionally, 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.

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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development. In addition, all allowed 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.

Permitted Residential. Land divisions shall be permitted only for the purpose of increasing or enhancing timber production, with a minimum lot size of 640 acres. Residential densities shall be limited to one dwelling unit per 160 acres. A maximum of four resource-related dwelling units may be allowed per parcel consistent with permitted residential density.

Timber Designation Criteria. 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:

- (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 Areas

Purpose and Definition

Designated common areas which are committed to perpetual open space in planned developments are in the Dedicated Open Space land use category. This land use category allows for application of the Planned Community (PC) zone for The Sea Ranch planned development and Rural Residential (RR) zone for the Bodega Harbor and other planned developments.

Permitted Uses

The Dedicated Open Space land use category is reserved for application in planned developments and designated rural communities, which are intended to allow diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces. Lands designated as Dedicated Open Space are intended to remain as common area without structures. Uses allowed on Dedicated Open Space areas are limited to those prescribed in the planned development or applicable planned community approval. Approved uses may include grazing, outdoor crop production, and passive recreation.

Development of new uses that are not prescribed in the planning community approval on lands designated Dedicated Open Space requires an amendment of the Precise Development Plan or planned community approval and a Local Coastal Program amendment to the land use designation. The Coastal Zoning Code further describes the process for development of parcels in a Planned Community and provides additional standards for such development.

Designated Open Space Designation Criteria. 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:

- (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.

2.2.4 Commercial Land Use

The Land Use Plan includes three commercial land use categories – Commercial Fishing, Commercial Tourist, and Commercial Services. The Commercial Fishing land use category encompasses land to accommodate a variety of commercial, light to medium industrial, and service uses which support the commercial fishing and other coastal dependent industries. The Commercial Tourist category is intended to accommodate visitor-serving commercial uses. The primary purpose of the Commercial Services category is to accommodate the day-to-day needs of local residents. While other land use categories may permit limited or incidental commercial use, only these three categories shall be considered commercial land use designations.

The Sonoma County coast is generally not an ideal location for industrial uses due to the distance from population centers, limited work force, minor road system, and exceptional scenic resources and recreation potential, however, limited coastal dependent industrial uses would be acceptable on the coast, within the Commercial Fishing land use category. In Sonoma County coastal-dependent industrial uses would be primarily related to the fishing industry or other industries associated with the marine environment; and otherwise related to timber and agriculture. Most of the Commercial Fishing facilities required on the coast would be accommodated in Bodega Bay.

The Commercial Fishing land use category must be located within an Urban Service Area. Commercial Tourist and Commercial Services land use categories may be applied in Rural Communities and to urban areas within an Urban Service Area.

All commercial uses requiring a coastal development permit are not considered principally permitted uses. Commercial land uses located by an environmentally sensitive habitat area, habitat buffer area, or within a major view shed designated in the Open Space and Resource Conservation Element require a use permit. All clearing of vegetation, grading, excavation, fill or construction are subject to the site development standards contained in the Open Space and Resource Conservation Element.

Commercial Fishing Areas

Purpose and Definition

The Commercial Fishing land use category encompasses land to accommodate a variety of commercial, light to medium industrial, and service uses which support the commercial fishing and other industries which depend on the marine environment and resources. This land use category allows for application of the Commercial Fishing (CF) zone.

Permitted Uses

Principally permitted uses on lands designated Commercial Fishing are limited to fish buying and selling and related fishing industry commercial uses including those defined in the Coastal Zoning Code for Commercial Fishing (CF). Lands designated as Commercial Fishing are intended primarily for a variety of marine dependent commercial uses, but may also be used for limited marine dependent industrial and support uses. Commercial fishing uses include 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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

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. In addition, all uses requiring a Coastal Development Permit and principal permitted uses allowed in an environmentally sensitive habitat area, habitat buffer, riparian corridor, critical habitat area, major view, or cultural resource area shall be considered other permitted uses.

Building Intensity. The maximum building intensity is determined by multiplying the lot area by the maximum lot coverage and the maximum building height.

Lot Size: New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water and septic. When public sewer is provided, new lots shall not be smaller than 10,000 square feet.

Lot Coverage: The maximum lot coverage is 50 percent.

Height Limits: In areas west of Highway 1, the height limit is 24 feet for commercial and 16 feet for residential with some limited exceptions. In areas east of Highway 1, the maximum height is 24 feet for residential and commercial uses; up to 35 feet for agricultural structures or structures not visible from scenic roads or that are no higher than 24 feet above the corridor and will not block coastal views.

Designation Criteria. 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:

- (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.
- (4) Lands shall be in close proximity and no more than one-half mile to a harbor, marina, bay, or the ocean.
- (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.
- (6) Lands shall not be located in a Scenic Landscape Unit or Scenic View Corridor.

Commercial Tourist Areas

Purpose and Definition

The Commercial Tourist land use category encompasses land to accommodate visitor-serving facilities such as lodging, restaurants, retail shops principally serving tourists,

and recreation facilities. This land use category allows application of the Commercial Tourist (CT) zone.

Permitted Uses

Principally permitted uses on lands designated Commercial Tourist are limited to visitor serving commercial uses including those defined in the Coastal Zoning Code for Commercial Tourist (CT). Lands designated as Commercial Tourist are intended primarily for a variety of visitor serving commercial uses. Commercial tourist uses include hotels, motels, inns, resorts, bed and breakfast inns; limited retail shops, bars, restaurants, guest ranches; art galleries, and visitor information centers. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Additional resource, residential, 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. In addition, all uses requiring a Coastal Development Permit and principal permitted uses allowed 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.

Building Intensity. The maximum building intensity is determined by multiplying the lot area by the maximum lot coverage and the maximum building height.

Lot Size: New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water and septic. When public sewer is provided, new lots shall not be smaller than 10,000 square feet.

Lot Coverage: The maximum lot coverage is 50 percent.

Height Limits: In areas west of Highway 1, the height limit is 24 feet for commercial and 16 feet for residential with some limited exceptions. In areas east of Highway 1, the maximum height is 24 feet for residential and commercial uses; up to 35 feet for agricultural structures or structures not visible from scenic roads or that are no higher than 24 feet above the corridor and will not block coastal views.

Commercial Tourist Designation Criteria. 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:

- (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.

Commercial Services

Purpose and Definition

The Commercial Services land use category encompasses land to accommodate the day-to-day retail business, service, recreational, and professional service needs of local residents. This land use category allows application of Commercial Services (CS) and Community Commercial (C2) zones which provide general retail and personal services.

Permitted Uses

Principally permitted uses on lands designated Commercial Services are limited to commercial uses as defined in the Coastal Zoning Code for Commercial Services (CS), and Community Commercial (C2). Lands designated Commercial Services are intended primarily for a variety of local serving commercial uses. Commercial service uses include limited retail business, recreational, and professional service to meet the needs of local residents. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Additional resource, residential, 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. In addition, all uses requiring a Coastal Development Permit and principal permitted uses allowed 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.

Building Intensity. The maximum building intensity is determined by multiplying the lot area by the maximum lot coverage and the maximum building height.

Lot Size: New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water and septic. When public sewer is provided, new lots shall not be smaller than 10,000 square feet.

Lot Coverage: The maximum lot coverage is 50 percent.

Height Limits: In areas west of Highway 1, the height limit is 24 feet for commercial and 16 feet for residential with some limited exceptions. In areas east of Highway 1, the maximum height is 24 feet for residential and commercial uses; up to 35 feet for agricultural structures or structures not visible from scenic roads or that are no higher than 24 feet above the corridor and will not block coastal views.

Commercial Services 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 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:

- (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.

2.2.5 Public/Institutional Land Use

Public Facilities Areas

Purpose and Definition

The Public Facilities land use category consists of land accommodating 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. However, 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 these other land use categories. This land use category allows for application of one zone (Public Facilities – PF).

Permitted Uses

Principally permitted uses on lands designated Public Facilities are limited to utility and public service facilities including those defined in the Coastal Zoning Code for Public Facilities (PF). 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. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Additional resource, recreational, 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. In addition, all allowed 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.

Reuse of Public Properties. The County should evaluate, as appropriate, any federal, state, and school properties on the coast that may become surplus properties; and identify those properties that the County may be interested in acquiring. If the County receives the notice of sale of surplus federal, state, or state school property, the Sonoma County Administrator's Office and appropriate County Departments should be notified in a timely manner.

In addition, the County should work with the U.S. General Services Administration for federal properties, California Department of General Services (DGS) for state properties, and DGS and School Districts for state school properties for early notice of properties declared as surplus and offered for sale; and for early consultation regarding potential land use implications of future uses.

Building Intensity. The maximum building intensity is determined by multiplying the lot area by the maximum lot coverage and the maximum building height.

Lot Size: New lots shall not be smaller than 6,000 square feet.

Lot Coverage: The maximum lot coverage is 50 percent.

Height Limits: In areas west of Highway 1, the height limit is 24 feet for commercial and 16 feet for residential with some limited exceptions. In areas east of Highway 1, the maximum height is 24 feet for residential and commercial uses; up to 35 feet for agricultural structures or structures not visible from scenic roads or that are no higher than 24 feet above the corridor and will not block coastal views.

Public Facilities Designation Criteria. A Land Use Map Amendment to apply the Public Facility 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:

- (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.

2.2.6 Residential Land Use

The Land Use Plan has two residential land use categories - Rural Residential and Urban Residential. The Urban Residential land use category may only be used within an Urban Service Area where public services for sewer and water are available. Maximum residential densities are shown on the Land Use Map. While other land use designations may permit limited or incidental residential use, only these two categories will be considered residential land use designations. The designation criteria shall be applied when considering future Local Coastal Plan Amendments. Additional standards applicable to development on residential lands may be included in the Coastal Zoning Ordinance and local area design guidelines.

Rural Residential Areas

Purpose and Definition

The Rural Residential land use category provides for very low density residential development on lands which have few if any public services but which have access to county maintained roads. These lands are generally suitable for only relatively low density residential land uses that are consistent with maintaining open space in order to preserve and manage natural resources, provide outdoor recreation, and protect public health and safety. This land use category allows application of the Rural Residential (RR) zone which allows limited crop and farm animal husbandry; an Agricultural and Residential (AR) zone which allows unlimited crop and farm animal husbandry on parcels of 2 acres or more; and a Planned Community (PC) zone in which the allowable land uses are based on an approved precise development plan.

Permitted Use

Principally permitted uses on lands designated Rural Residential are limited to single family residential uses including those defined in the Coastal Zoning Code for the applicable zoning district, Rural Residential (RR), Agricultural Residential (AR). Allowable uses on lands zoned Planned Community (PC) are limited to those described in the approved precise development plan for the planned community. Lands designated Rural Residential not within a planned development are intended for low densities of residential development and associated accessory structures and uses including accessory dwelling units and limited agricultural uses. The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.

Additional resource, recreational, or neighborhood 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. In addition, all allowed 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.

Permitted Residential Density. Allowable residential density for Rural Residential areas ranges from 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. Lots smaller than 1.5 acres shall not be created if the residence is to be served by an individual well and septic system. New lots may be as small as 1 acre if the residence is to be served by a public water system.

Designation Criteria. 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:

- (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) Lands have sufficient permeability for individual septic systems.

Urban Residential Areas

Purpose and Definition

The Urban Residential land use category includes land with public services for low and medium density residential development. It accommodates a variety of housing types depending on the density assigned on the Land Use Map. This land use category allows application of three residential zones including: Low Density Residential (R1) which allows only one single-family dwelling per lot; Medium Density Residential (R2) which allows multi-family dwelling units; and, Planned Community (PC) in which the allowable density is based on an approved precise development plan.

Permitted Use

Uses allowed on lands designated Urban Residential are limited to those defined in the Coastal Zoning Code for the applicable zoning district. Principally permitted uses on lands zoned Low Density Residential (R1) are limited to single family residential uses. Principally permitted uses on lands zoned Medium Density Residential (R2) are limited to medium density single family and multifamily housing as described in the Coastal Zoning Code for the designation. Principally permitted uses on lands zoned Planned Community (PC) are limited to those described in the precise development plan or approval for the planned community. 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. The Coastal Zoning Code further describes the uses and densities that are permitted within this category and provides additional standards for such development.

Additional resource, recreational, or neighborhood 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. In addition, allowed 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.

Permitted Residential Density. Allowable residential density for Urban Residential areas ranges from 1 to 6 units per acre in low density residential zones and 6 to 12 units per acre in medium density residential zones. Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, and neighborhood character. New lots shall not be smaller than 6,000 square feet. 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.

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. Low Density Residential parcels with a mapped density of 4 units per acre may be increased to a maximum of 11 units per acre as a Housing Opportunity Ownership project. Mapped densities of 7 to 8 units per acre may be increased to a maximum of 16 units per acre as a Housing Opportunity Rental project. 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.

Designation Criteria. 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:

- (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.

3. LAND USE POLICY

3.1 Outer Continental Shelf Development Policy

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.

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.

3.1.1 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. Section 31-3(a) of the ordinances states:

When any person proposes to undertake the development within Sonoma County of any on-shore energy facility relating to the exploration or development of off-shore oil or gas resources and requests an amendment of the County's Certified Local Coastal Program to facilitate such development, a determination by the Board of Supervisors pursuant to Public Resources Code section 30515 that the proposed amendment is in conformity with the policies of the Coastal Act and that the Certified Local Coastal Program should be amended to incorporate such

development shall not be effective unless a majority of the electors of Sonoma County in a general or special election, approve the proposed amendment. The decision on whether to call a special election or a general election shall be in the discretion of the Board of Supervisors.

Following adoption of Ordinance 3592R, the County initiated a more detailed study of the potential impacts of onshore support facilities on the Sonoma County coast. This study, entitled "*Offshore Oil Development: Onshore Support Facilities Feasibility Study*" was completed.

One of the primary findings of the study is that no suitable sites exist on the Sonoma County coast for industrial onshore oil support facilities. The study indicates that onshore support facilities for offshore oil production are inappropriate due to a number of constraints, which include:

- (1) Bodega Bay, the only existing harbor on the Sonoma County coast, has insufficient space and infrastructure to accommodate a crew or supply base;
- (2) Public services such as water and sewer are inadequate;
- (3) Over 50 percent of the Sonoma County coast is in State and County parks, where development could preempt coastal access and conflict with recreational activities;
- (4) County and State policies protect sensitive biological habitats and scenic corridors, which could be adversely affected by development;
- (5) There is a lack of affordable or market housing to accommodate a substantial new employment force;
- (6) Local Coastal Plan policies support ecosystem and habitat protection and coastal dependent visitor serving and recreation uses over other uses on the Sonoma County coast; Sonoma County's coastal dependent industries include commercial fishing and recreation and tourism; and
- (7) No land use designation in the Local Coastal Plan allows development of onshore oil and gas support facilities.

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 Local Coastal Plan Amendment, including voter approval pursuant to Ordinance 3592R, would be required.

In 2015, the Greater Farallones National Marine Sanctuary was expanded to approximately 3,295 square miles and envelopes the Cordell Bank National Marine

Sanctuary of 1,286 square miles, encompassing the entire Sonoma County coastline extending from just south of the Bolinas Lagoon in Marin County to a few miles north of Point Arena Lighthouse in Mendocino County. This area encompasses one of the most productive upwelling zones along the Pacific Coast providing nutrients that fuel an incredibly productive ocean area protected by the Marine Sanctuaries. Offshore oil drilling is prohibited within the Sanctuary's boundaries. Thus, any potential future offshore oil drilling would be limited to areas beyond the Greater Farallones National and Cordell Bank National Marine Sanctuary boundaries.

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.

The following policies shall be used to achieve these objectives:

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 category. **(Existing LCP Revised)**

3.2 Community Policies

Adequate housing and commercial development is 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. The previous Local Coastal Plan limited residential development in Bodega Bay based on

construction of a State Highway 1 Bypass, but that project is no longer planned for construction and is not included in the General Plan or the Local Coastal Plan.

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. Too many facilities in sensitive scenic areas may harm the unique qualities of the coast which are protected under the California Coastal Act and by the Local Coastal Plan.

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.

Objective C-LU-2.1: Provide most of the new housing in Bodega Bay. Provide 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.

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.

The following policies shall be used to achieve these objectives:

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 may not require a Local Coastal Plan Amendment. **(GP2020)**

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)**

Policy C-LU-2i: Continue to 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: Continue to designate as Rural Communities the lands within existing residential subdivisions Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleason Beach, Carmet, and Salmon Creek. **(Existing LCP Revised)**

Policy C-LU-2k: Continue to designate as Rural Communities the Timber Cove, Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store. **(Existing LCP Revised)**

Policy C-LU-2l: Continue to designate as Rural Communities existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. **(Existing LCP Revised)**

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. **(Existing LCP Revised)**

Policy C-LU-2n: Provide for commercial development only within 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)**

3.2.1 The Sea Ranch

Background

The northern 10 miles of the Sonoma County coast is occupied by The Sea Ranch, a planned community of 5,200 acres conceived and designed by Oceanic California, Inc. (OCI) in the mid-1960s in the early days of the environmental movement. The Sea Ranch, now famous for its distinctive architecture and sensitive integration of the built and natural environments, is the most populous community on the coast and has become a major tourist destination.

Although planned primarily for second homes, The Sea Ranch now contains a community of full-time and part-time residents. All residential lots at The Sea Ranch are in a homeowners' association governed by one of the nation's first set of Codes, Covenants, and Restrictions (CC&Rs) that set forth the conditions of ownership. All aspects of development in the community must be reviewed and approved by a semi-autonomous Design Committee composed of architects and landscape architects. The work of the Design Committee is guided by The Sea Ranch Design Manual and Rules updated and adopted by the Board of Directors in 2007 and recorded with Sonoma County.

Sonoma County approved the concept plans for The Sea Ranch planned community in two phases, 1964 and 1968, and subsequently adopted a Precise Development Plan for all 5,200 acres. The Precise Development Plan called for 5,200 residential lots, golf course, lodge, recreational facilities, commercial area, airport, equestrian facilities, timber preserves, and more than half of the property as common area (Commons).

California Coastal Act and Bane Bill

Development at The Sea Ranch was underway when in 1972 passage of the California Coastal Initiative stopped the progress of development at The Sea Ranch. In 1976 the State Legislature enacted the California Coastal Act, establishing the California Coastal

Commission and approving the State Coastal Plan. In 1979 the Coastal Commission adopted Overall Conditions that were to be met before allowing further development of lots at The Sea Ranch. Most of the conditions were incorporated into the Bane Bill, enacted by the State Legislature in 1980 to resolve issues regarding residential density, house design, views to the ocean, public access, State Highway 1, and water storage and septic systems. Under the Bane Bill, OCI reduced the number of residential lots by 55 percent from 5,200 to 2,029; but the final decision on the maximum number of lots was left to be determined by Sonoma County and included in its Local Coastal Plan.

In addition to a reduction in the number of houses that could be built at The Sea Ranch, The Bane Bill established other land use requirements and standards which have resulted in the following:

- (1) *Public Access:* Oceanic California, Inc. and The Sea Ranch Association granted to Sonoma County easements for parking areas and public access trails from State Highway 1 to each of five beaches, and for public access to the northern third of the Coastal Bluff Trail, in addition to the 75 acres OCI had already deeded to the County for the regional park and campground along the Gualala River (Gualala Point Regional Park; see Public Access Plan in **Appendix B**).
- (2) *View Corridor Easements:* OCI and The Sea Ranch Association granted easements allowing Sonoma County to remove trees to preserve views in 15 view corridors from State Highway 1 to the ocean.
- (3) *Design Criteria:* Sonoma County imposed limits, established by the California Coastal Commission, on the height, size, and bulk of houses on lots within view corridors.
- (4) *State Highway 1 Easements:* Sonoma County acquired easements along State Highway 1 for highway improvements including left-turn lanes, turnouts, and a bicycle lane north of Walk-on Beach.
- (5) *Water Storage:* The Sea Ranch increased its water storage capacity to protect Gualala River flows for coho salmon and steelhead trout.
- (6) *Septic Systems:* The Sea Ranch established a program for monitoring septic systems.

In exchange for accepting these changes to its approved development plan, The Sea Ranch received \$500,000; the right for owners to build on residential lots without obtaining a Coastal Development Permit; and a guarantee from the County that no further public access would be required.

Sonoma County Plan

In 1982 Sonoma County revised its 1981 Local Coastal Program to incorporate the provisions of the Bane Bill, and adopted *The Sea Ranch Geographic Area of the Land Use and Implementation Plan*. The Plan included four major changes to land use at The Sea Ranch:

- (1) *Additional Lots*: An additional 300 residential lots permitted.
- (2) *Affordable Housing*: Designation of 15 percent or 45 of the 300 lots for employee housing in Unit 35D.
- (3) *Transfer Site*: Designation of Unit 39 as the transfer site, to be subdivided into 100 lots and deeded to the Coastal Conservancy. The policy was to transfer density from old subdivisions elsewhere on the Sonoma Coast to this site. The total number of residential lots permitted would increase to 2,429.
- (4) *Lodge Expansion*: Addition of 100 rooms to The Sea Ranch Lodge contingent on construction of the employee housing.

In 1982 the above land use modifications plus the Bane Bill provisions were incorporated into *The Sea Ranch Precise Development Plan*.

Property Sale and Developer Exit

After a period of eight years, building again proceeded at The Sea Ranch. Oceanic California, Inc. was sold, and in 1988 the new owner attempted to recoup some losses by selling off some of its Sea Ranch holdings including the Sea Ranch Lodge; the golf course; and the South, Central, and North Timber Production Zones. The Sea Ranch Association became the owner of the corporation yard, its office on Annapolis Road, and a 147-acre parcel along State Highway 1, named the remnant lands, which contain a site reserved for a school by Horicon School District. Only the residential lots are included in The Sea Ranch Association, but the Design Committee continues to have design review authority over development of the original Sea Ranch parcels with the exception of the Timber Production Zones. By the mid-1990s, OCI and its successor were no longer associated with The Sea Ranch.

Development

Residential

In 2018, The Sea Ranch included 1818 housing units, about 1,500 full-time residents, and 480 residential lots remaining to be developed.

The 30-acre transfer site was subdivided and deeded to the Coastal Conservancy (Conservancy). No density transfer took place; instead the Conservancy sold the

property. The new owner subdivided 7 acres into 7 lots that have been sold and developed. The remaining 23 acres is now a single parcel – the only parcel of significant size remaining for residential development at The Sea Ranch. Development on this parcel is constrained by environmental issues evaluated in an Environmental Impact Report prepared at the time the Conservancy sold the property resulting in conservation easements encumbering a significant portion of the property.

The site at the intersection of State Highway 1 and Annapolis Road was designated as a future church site. By 2000 it was apparent that no church was interested in developing the site, therefore The Sea Ranch Association re-designated it and sold it as a single-family residential lot. It will become part of the Association when the owner decides to build.

Affordable Housing. Adoption of the California Fair Housing Act in 1985 made it illegal to allocate subsidized housing units according to the source of income. Therefore, the employee housing became affordable housing open to anyone meeting the income criteria. Oceanic California, Inc. built the first 15 affordable housing units in the late 1980s, and then deeded these units and the remaining lots to a local consortium that purchased The Sea Ranch Lodge and golf course. The consortium built the remaining 30 affordable units and rebuilt one of the original 15 units that had burned down. The entire affordable housing project was acquired by the non-profit affordable housing developer, Burbank Housing Development Corporation (Burbank Housing), which has since owned and managed the affordable housing complex either directly or through a subsidiary.

Burbank Housing later found that increases in The Sea Ranch Association homeowners' association dues made it difficult to finance needed maintenance and repairs to the affordable housing units. Under its governing documents, The Sea Ranch Association must treat all owners equally and, therefore, could not reduce dues on the 45 affordable housing lots. In 2008 The Sea Ranch Association, Burbank Housing, and Sonoma County began a multi-year process to seek a solution. They reached an agreement in 2015 under which The Sea Ranch Association reduced the homeowners' association dues for the affordable housing units so that Burbank Housing can continue to provide the affordable units.

Recreational

The Bane Bill required The Sea Ranch Association and Oceanic California, Inc. to dedicate public access easements for five new vertical accessways with lateral connections to beaches, and a bluff top trail in the northern three units of The Sea

Ranch. These accessways have been dedicated and accepted, and are maintained by Sonoma County Regional Parks.

The Sea Ranch contains a public 18-hole golf course. The public has access to the five largest beaches and more than 3 miles of trail along the coastal bluffs. The Sea Ranch Lodge has 19 rooms, and The Sea Ranch contains about 400 houses for rent. A chapel located off State Highway 1 is open to the public.

Private recreational development at The Sea Ranch includes over 50 miles of hiking, equestrian, and bike trails; and three recreation centers with swimming pools, tennis courts, meeting rooms, and space for other activities. The Del Mar Center, One-eyed Jack, Knipp-Stengel Barn, and Hot Spot facilities provide space for community gatherings. A private airstrip and hangars are located near Annapolis and Timber Ridge Roads.

Commercial

The Sea Ranch Lodge and Golf Course are now under separate ownership, but bound by a 1991 agreement establishing the development potential and limits on each property. Under this agreement, up to 40 of the lodge rooms could be built at the golf course. Expansion of The Sea Ranch Lodge was approved by both The Sea Ranch Design Committee and Sonoma County. No expansion has taken place, and the Design Committee approval has expired.

Most commercial services for residents and visitors to The Sea Ranch are located in Gualala in Mendocino County, about one mile north of The Sea Ranch. Commercial services on or near The Sea Ranch include a building supply store, bakery and coffee shop, and offices on Verdant View Way just off Annapolis Road; a post office, restaurant, and gift shop at The Sea Ranch Lodge; and a grocery store, deli, and restaurant at the historic Stewart's Point Store, about four miles south of The Sea Ranch.

Infrastructure

Water. The Sea Ranch Water Company (a wholly owned publicly regulated subsidiary of The Sea Ranch Association) completed a \$7 million upgrade of its water storage and transmission infrastructure in 2014. The project included the following components: an upgrade to the water treatment plant to improve filtration and pumping; replacement of over two miles of high capacity water transmission lines; a new pumping station to improve fire flows to 11 square miles at the south end of The Sea Ranch; and a new concrete storage tank of 900,000 gallons to serve as the master water supply between the water system wells and reservoir and The Sea Ranch neighborhoods.

Wastewater. Two sewage treatment plants operated by The Sea Ranch Water Company under contract with the Sonoma County Water Agency serve units at The Sea Ranch North and The Sea Ranch Central. About 1,700 units could be connected to the sewer system under build-out of these areas.

The remainder of The Sea Ranch is served by septic systems. About 1,600 lots could be developed on individual septic systems. An on-site wastewater management district oversees the monitoring and compliance of the septic systems and reports annually to the North Coast Regional Water Quality Control Board and Permit Sonoma.

Telecommunications. In 2014, The Sea Ranch Association began work on a \$5.5 million community-wide telecommunications network (Fiber to the Home Telecommunications Network) to provide fast, reliable, high capacity, and affordable internet and telephone service to The Sea Ranch. The Association estimates the project will be constructed and operational in 2016.

Programs and Plans

Scenic View Easements. The Bane Bill required the California Coastal Commission to establish scenic view easements along State Highway 1. Within these easements removal of trees to restore and preserve scenic views from the highway would be allowed. In 1980 the California Coastal Commission designated the locations and established the design criteria for the "Scenic Views." In 1982 the Scenic Views and associated design criteria were incorporated into the Local Coastal Plan. In 1983 the County acquired the easements for the Scenic Views, maintained by Sonoma County Regional Parks.

Height, Site, and Bulk Criteria. The Bane Bill also required the California Coastal Commission to specify design criteria for any development visible from areas with Scenic Views. Adopted by the Coastal Commission in 1982, the Height, Site, and Bulk Criteria specify certain lots that are subject to height restrictions, volume or bulk limits, and/or siting limitations due to topography and/or the location of trees. The criteria are enforced by the County through the permit process and the Sea Ranch Design Review Committee.

Comprehensive Environmental Plan. In 1988 The Sea Ranch Association hired an environmental planner to help members prepare an environmental plan for The Sea Ranch. The Sea Ranch Comprehensive Environmental Plan was adopted in 1996 and updated in 2004 and 2013. The Environmental Plan provides detailed information and guidelines on land use, building design, landscape, community facilities, infrastructure, public safety, and regional relationships. It is used by The Sea Ranch staff, committees, and Board of Directors to guide decisions.

Fuel Management Plan. In 2002 The Sea Ranch Association hired a fire management consultant to assist with development of a Fuel Management Plan to reduce fuel load and increase fire safety. The focus of the Plan is treatment of areas adjacent to State Highway 1 and in the neighborhoods to ensure roads are safe for evacuation, egress, and movement of fire control vehicles and equipment. A major component of the Plan is a sheep grazing program in which a herd of 350 – 400 sheep are moved every few days among the west side meadows, along the highway, and on the uphill eastern side of The Sea Ranch where the fire hazard is greatest.

Biotic Resource Inventories. In 2013, The Sea Ranch Association Planning Committee formed a Biotic Resources Subcommittee, the mission of which is to document and preserve the rare, endangered, and unique plant and animal species at The Sea Ranch. Plant surveys were conducted in 2014 and 2015, and animal surveys are planned for 2016.

GOAL C-LU-3: Design and approve new development at The Sea Ranch according to the Bane Bill.

Objective C-LU-3.1: Apply the Bane Bill design criteria to development on the designated “Bane Bill” lots at The Sea Ranch.

The following policies shall be used to achieve these objectives:

Policy C-LU-3a: The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) shall be applied to all new development subject to design review. **(Existing LCP Revised)**

Policy C-LU-3b: Building and other permits or subdivision approvals for properties subject to design review by The Sea Ranch Design Committee shall not be issued unless the applicant has first received final approval from The Sea Ranch Design Committee. **(New)**

3.2.2 Bodega Bay

Background

Bodega Bay, the largest general commercial center on the South Sonoma Coast, had a permanent population of about 1,077 in 2010. There were a total of 533 occupied housing units out of a total of 1,060 available in 2010, which generated a vacancy rate of 49.7 percent. The majority of the vacant housing units (40.2 percent) were designated for seasonal, recreational, or occasional use, while the remaining 9.5 percent were for sale, for rent, or for other uses. The Harbor View Subdivision, completed in 2005, added 70 single-family parcels and one multi-family parcel for 14 affordable apartments. The

14 apartments were constructed in 2008. The subdivision site improvements were completed, though none of the single-family units have been constructed as of 2017.

The issues associated with development in Bodega Bay include lands with sensitive biotic resources and geologic hazards, water supply, and traffic. Traffic congestion is already severe on summer weekends through Bodega Bay. Traffic volumes on State Highway 1 will continue to increase through Bodega Bay due to increases in general recreational traffic on the coast.

Under the previous Local Coastal Plan, a phased Land Use Plan comprised of Phases I and II was proposed to coordinate the population and development of Bodega Bay with development of a road off State Highway 1 that would bypass the center of town – the Bodega Bay Bypass. The Bodega Bay Bypass would provide significant relief to congestion problems in Bodega Bay and allow for expanded development in the community. Phase II was dependent on construction of the Bodega Bay Bypass. Phasing was accomplished by placing a holding zone of Rural Residential with a frozen lot size (RR B8) on all Phase II development lands, and in no case were Phase II lands to be rezoned to their maximum potential under the Land Use Plan until all the requirements for Phase II development were met, mainly the Bodega Bay Bypass. Due to the lack of available highway funding, regulatory constraints, and other competing priorities, construction of the bypass is unlikely to be realized in the reasonably foreseeable future. As a result, the Bypass and the associated Phase II development it would have facilitated are no longer included in the Local Coastal Plan. **Figure C-LU-1j** shows the Bodega Bay Land Use Plan based on the Phase I Land Use Plan as described in the previous Local Coastal Plan. The Land Use Plan proposes a level of development consistent with current traffic and natural resource constraints in Bodega Bay.

The Bodega Bay Public Utilities District provides water supply and wastewater treatment for Bodega Bay. Water supply is a constraint to development at Bodega Bay. Water supply is adequate for existing and some additional development, but has not been sufficient for total approved development. The new Sand Dunes Well constructed in 2007 is expected to increase Bodega Bay Public Utility District water supply by 50 percent, sufficient for the planned population and development without the by-pass or additional Phase II units. The wastewater treatment plant is adequate for substantial additional development and is not a constraint to moderate future development.

Commercial Development. The California Coastal Act requires that visitor-serving commercial facilities have priority over private residential, general industrial, or general commercial development but not over agriculture or coastal dependent industry. The Land Use Plan proposes three types of commercial development for Bodega Bay: fishing

related in the Commercial Fishing land use category, visitor-serving in the Commercial Tourist land use category, and village commercial in the Commercial Service land use category.

The Land Use Plan accommodates a marina expansion of up to 300 berths, including Spud Point Marina; and designates 20 acres of land for fishing support facilities in the "Fishing Commercial" land use category. Fishing support facilities generally are to be located on the north and west sides of Bodega Bay, away from visitor-serving commercial facilities to minimize conflicts between commercial fishing and tourist activities.

Additional visitor-serving facilities are accommodated in the "Commercial Tourist" land use category. The Bodega Bay Land Use Plan recognizes existing facilities, including expansion of the Tides east of Highway 1, and designates six acres of land on Eastside Road as "Commercial Tourist".

Commercial facilities to meet the needs of local residents are currently inadequate. The Land Use Plan calls for development of a small Village Commercial center between Taylor Tract and the major proposed residential development area. The center would accommodate a post office, fire station, retail shops, bank, community center, and similar uses. This location minimizes need for vehicular travel.

Residential Development. Residential development in Bodega Bay would be accommodated through buildout of existing vacant residential lots in the community at the edge of town. To encourage construction of new affordable and moderate housing in Bodega Bay, the Local Coastal Plan proposes three approaches:

- (1) Designate the Urban Residential area located immediately south of the Inn at the Tides as a Housing Opportunity Area where a density bonus, consistent with the Affordable Housing Policy may provide additional affordable housing units.
- (2) Provide areas for temporary camping in RVs for transient fishermen on lands designated Commercial Fishing.
- (3) Encourage the development of Accessory Dwelling Units on qualifying residential parcels in the Coastal Zone.

Design guidelines for the area adjacent to Bodega Bay are proposed to maintain the character of the existing town in the new development area by limiting building size and height, road widths, and improvements.

Rural residential land use designations on the edge of Bodega Bay provide a transition between agriculture and urban levels of development. The rural residential designation with five acre densities between the older town and Bodega Harbor is essentially to

reserve this area for possible future urban development once planned development areas buildout.

The Bodega Bay Urban Service Boundary Area generally includes the approved units of the Bodega Harbor Subdivision, developed areas of Bodega Bay, newly designated residential areas south of the existing town between State Highway 1 and the former Bodega Bay Bypass route, and land within the Bodega Bay Public Utilities District service area between the former bypass route and Bodega Harbor.

GOAL C-LU-4: Plan and design new development in Bodega Bay for appropriate lands, contingent on availability of public services, and so as to maintain local resources.

Objective C-LU-4.1: Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.

Objective C-LU-4.2: 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.

Objective C-LU-4.3: Designate Bodega Bay the major retail and service center for the Coastal Zone.

Objective C-LU-4.4: Limit new industrial development in Bodega Bay primarily to the commercial fishing and other industries which depend on the marine environment and resources.

The following policies shall be used to achieve these objectives:

Policy C-LU-4a: All new development within the Urban Service Area Boundary of Bodega Bay shall be served by the Bodega Bay Public Utility District. **(Existing LCP Revised)**

Policy C-LU-4b: Encourage the provision of new affordable housing units by the following means: 1) designate the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Commercial Fishing. **(Existing LCP Revised)**

Policy C-LU-4c: New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits according to

the available water supply, or the development shall be contingent upon provision of additional water supplies. **(Existing LCP Revised)**

Policy C-LU-4d: A commercial tourist project in the Recreation land use category in Bodega Bay may be allowed if it can meet all LCP provisions, visual design guidelines, preserve on-site trees for wildlife habitat, and mitigate adverse traffic impacts. Any commercial tourist project proposed for Harbor Loop Road (also known as Smith Brothers Road) area shall be considered only in connection with a comprehensive development plan for the entire Harbor Loop Road area. **(Existing LCP Revised)**

Policy C-LU-4e: A Commercial Tourist (CT) land use category has been applied on the parcels occupied by the Bodega Harbor Inn (Assessors Parcels 100-080-070, 100-080-016 and 100-080-017) only to accommodate the historic and ongoing use of the property as a 15-unit motel. To ensure compatibility with the surrounding residential area, no other uses permitted in the CT Zone are allowed and any structures that exceed 16 feet in height shall not be permitted. Design review shall be required on any new construction outside of the existing building footprints. **(Existing LCP Revised)**

Policy C-LU-4f: Consider requiring intersection improvements at State Highway 1 and Eastside Road and/or Bay Flat Road as a condition of approval of development along Eastside Road. **(Existing LCP)**

3.3 Affordable Housing Policy

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, are all, to varying degrees, dependent on the availability of accessible seasonal and year round housing opportunities for persons operating or employed in these industries. 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. High coastal property values and the remote nature of the Sonoma County Coastal Zone are unique considerations for affordable and workforce housing policies. This Local Coastal Program is intended to encourage housing opportunities for persons of low and moderate income, improve coastal access, and to support workforce housing opportunities related to agriculture, visitor serving, and coastal dependent resource uses.

The County's General Plan Housing Element sets out countywide goals, objectives, policies and programs to encourage a diverse housing stock to meet the needs of households at all income levels, especially for the lower income and special needs populations. Relevant housing policies from the state-certified Housing Element which are applicable in the Coastal Zone have been incorporated into this section.

A review of permit records from 2000 to 2014 shows that 562 dwelling units have been built in the Coastal Zone. Of the new dwelling units there were 532 single-family dwelling units, 1 second unit, 28 multi-family housing of 2-4 units, and one agricultural employee unit. Two dwelling units were demolished over the 14-year period for a net increase of 560 units. Over this time period no manufactured homes or multi-family housing greater than 4 units were constructed.

Existing affordable housing units in the Sonoma County Coastal Zone can be found at The Sea Ranch and in Bodega Bay. There are 45 lower income rental units that were required as part of a 300-unit expansion of The Sea Ranch development. In July 1982, The Sea Ranch Precise Development Plan and Policy Statement as adopted by the Sonoma County Board of Supervisors included a requirement for 45 units of "employee housing," subsequently changed to "affordable housing," to be located in Unit 35-D at the northeast corner of The Sea Ranch. In 1985 Oceanic California Inc. recorded annexation of The Sea Ranch expansion lots with affordability covenants to implement The Sea Ranch Employee Housing Program for 45 units. Built in 1993 by the Burbank Housing Sea Ranch Corporation, the 45 units consist of the following: 8 very low income (at or below 50 percent of median income) units, 31 low income (at or below 60 percent of median income) units, and 12 low income (at or below 80 percent of median income) units. The subdivision agreement for the affordable housing development requires 22 of the 45 units to be rentals; as of June 2015, all 45 units were affordable rentals.

The affordable housing at the Harbor View Subdivision in Bodega Bay was required under Coastal Permit CP93-289 for the subdivision of 25 acres into 70 single-family residential parcels averaging 7,300 square feet. Built in 2009 by the developer Harbor View Village consists of 14 low income (80 percent of medium income) rental units on one parcel.

Two of the available affordable housing sites listed in the Type C Housing Site Inventory compiled as part of the 201 Housing Element Update are located in the Coastal Zone. Both sites are in Bodega Bay (APNs 100-200-037 and 100-180-022); they have a combined net potential for 150+ Type C units if the units are clustered.

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.

The policies below shall be used to achieve these objectives:

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)**

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)**

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. **(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)**

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)**

Policy C-LU-5g: Prohibit the use of Accessory Dwelling Units for Transient Occupancy, occupancy of less than 30 days. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1i)**

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) The Type "A" Rental Housing Opportunity Program allows a density between 12 and 30 units/acre as long as affordability levels are met - at least 40% of total units as affordable to Low or Very Low Income households. Type "A" Rental Housing Opportunity Areas are established on sites which have a Local Coastal Plan medium density residential designation (Urban Residential 6-12 dwelling units/acre) and are zoned R2 (Medium Density Residential). The residential density for a Type "A" project may be increased to 100 percent above the mapped designation to a maximum density of 24 dwelling units/acre. 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 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 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)**

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 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)**

Policy C-LU-5m: Concentrate housing production efforts in areas where public sewer and water service are available. **(Existing LCP)**

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)**

Policy C-LU-5p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities unless the conversion provides a greater affordable housing opportunity. **(Existing LCP)**

Policy C-LU-5q: Consistent with state law, the following criteria shall be considered when evaluating an application for condominium conversion:

- (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)**

Policy C-LU-5r: Allow Accessory Dwelling Units as specified in the Coastal Zoning Ordinance. **(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)**

3.4 Visitor-Serving Commercial Facilities Policy

Recreational uses require support facilities such as motels, restaurants, grocery stores, auto service stations, and public restrooms. This section of the Public Access Element inventories 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.

Ocean-dependent industry, which includes coastal tourism and recreation, makes a substantial contribution to the State's economy. The California coastline includes a diverse group of ocean-dependent economies ranging from densely populated urban areas such as Los Angeles to small rural communities such as Bodega Bay in Sonoma County. These coastal economies all depend on the ocean to varying degrees. While coastal recreation activities themselves have direct commercial value, they also result in significant consumer expenditures on food, transportation, accommodations, and other recreation-related goods and services. In 2018, 24 percent of all tourism business was located in unincorporated Sonoma County and not in one of the nine incorporated jurisdictions. These unincorporated communities include the coastal communities of Bodega Bay, Jenner, and The Sea Ranch, along with other smaller towns. Based on a

respondent generated survey, lodging, which includes a wide variety of classifications like full service lodging, vacation rentals, and campgrounds, contained the greatest percentage of tourist industry business for the County, at 25 percent and just above wineries at 33 percent.

3.4.1 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).

The Sea Ranch

The Sea Ranch has very limited commercial facilities and depends primarily on neighboring Gualala in Mendocino County to serve residents' needs. Appropriate locations for additional commercial development to serve The Sea Ranch are the clubhouse at the golf course, Annapolis Road near the Sea Ranch Airstrip where existing commercial uses are located, and adjacent to The Sea Ranch Lodge. Many homes at The Sea Ranch are rented out through a vacation home rental program.

Stewarts Point

North of Jenner and two miles south of The Sea Ranch on State Highway 1, Stewarts Point has public restrooms and a general store that sells gasoline. Some expansion of these visitor-serving uses, including lodging, may be appropriate at Stewarts Point if it is designed to be consistent with the historic character of the area.

Timber Cove/Fort Ross Area

Ocean Cove. The Ocean Cove Resort is located immediately south of Salt Point State Park and the Salt Point Lodge and restaurant. The property contains a small general store, cabins, and residence on the east side of State Highway 1; and a developed campground with 100 sites, gas pumps, parking lot, and boat launch access to the cove on the west side of State Highway 1. A suitable location for a new facility on the property would be east of State Highway 1, near the Ocean Cove Store and behind a grove of eucalyptus trees that would provide screening. Indoor accommodations or camping should be considered at this location combined with public day use of the sheltered cove. A public horse stable may also be an appropriate use for a small portion of the grassland near the store because Salt Point State Park has miles of riding trails that are immediately accessible from this location. The day use area on the west side of State Highway 1 should include improving the boat launch and picnic facilities with parking on the east side of State Highway 1.

Stillwater Cove. Just south of Ocean Cove Resort is Stillwater Cove Ranch, a former boys' school now open as a small guest ranch. The Ranch is situated away from State Highway 1 and has room for modest expansion of the existing facilities. This parcel also has room for a public horse stable if connecting access through the Ocean Cove property to Salt Point State Park riding trails can be obtained.

Timber Cove. The Timber Cove Inn is the largest overnight facility between The Sea Ranch Lodge and Bodega Bay, and includes a major restaurant and bar. Except for improved public access and parking facilities, the potential for expanding the Inn at this location is limited by septic capability, proximity to the bluff and potential habitat area. The Timber Cove Boat Landing and campground provides comprehensive services to divers on the Sonoma County coast.

Fort Ross. The Fort Ross Store is located at Windermere Point, south of Timber Cove and north of Fort Ross. It is the only grocery between these two points and includes a deli with seating. West of State Highway 1 in this location and adjacent to Fort Ross State Park is the Fort Ross Lodge, a motel with 16 units.

Jenner

Jenner has a restaurant, motel, two bed and breakfast inns, post office, gas station, and other community services. 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.

Duncans Mills

Duncans Mills is primarily a visitor service center, providing basic tourist support facilities including a general store, restaurant, wine tasting room, bakery, shops, post office, rodeo site, three campgrounds, and sportsmen's club. A private water system serves the community, but there is no sewer system and flooding is a seasonal problem. Expanding the commercial facilities may be possible if septic system requirements can be met.

Bridgehaven

Bridgehaven once had a restaurant, motel, and camping, but presently has only several permanent mobile homes and trailers. Neither public access nor camping is allowed. If changes to this use are requested, efforts shall be made to acquire public access, particularly if the existing trails are prescriptive.

Bodega Bay

Bodega Bay contains several motels, many of which have been expanded since the last Local Coastal Plan was adopted. There may be opportunities for expanding motels, bed and breakfast inns, and guest ranches provided adequate public services are available. Bodega Bay also provides many local and visitor-serving commercial services such as grocery stores, restaurants, gift shops, and art galleries. Many homes in the Bodega Harborview Subdivision are vacation homes.

Valley Ford

Valley Ford is a small community center for dairies in southwestern Sonoma County, providing basic commercial and tourist services. A restaurant, café, market, and hotel provide food service; and gasoline and vehicle repair are available. Valley Ford has a moratorium on connections to its water system. Modest expansion of commercial services would be appropriate if water service becomes available and septic system requirements can be met. One inn, Sonoma Coast Villas, has been developed on agricultural land between Valley Ford and Bodega Bay. There may be other sites with potential for lodging in the area.

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; most of which are located at The Sea Ranch, Jenner and Bodega Bay.

Tables C-LU-4 and **C-LU-5** provide summaries of visitor serving overnight accommodations in the Coastal Zone.

Table C-LU-4: North Coast Overnight Accommodations

| Facility | Hotel/Motel Rooms | Campground Spaces |
|--|-------------------|-------------------|
| 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-5: South Coast Overnight Accommodations

| Facility | Hotel/Motel Rooms | Campground Spaces |
|-------------------------------|-------------------|-------------------|
| 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 |

Table C-LU-5: South Coast Overnight Accommodations (continued)

| Facility | Hotel/Motel Rooms | Campground Spaces |
|---|--------------------------|--------------------------|
| 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 |

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.

The following policies, in addition to those in the Agricultural Resources Element, and Public Access Element, shall be used to achieve these objectives:

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: 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. **(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)**

Policy C-LU-6h: Encourage modest scale 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. **(Existing LCP Revised)**

Policy C-LU-6i: Limit development west of State Highway 1 at the Ocean Cove Resort to a strictly controlled 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)**

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: Encourage modest scale 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 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)**

4. IMPLEMENTATION PROGRAMS

4.1 Land Use Implementation Programs

Program C-LU-1: Establish standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider; requirements for designated property managers, safety, the number of guests allowed for day time and nighttime occupancy, parking, noise, and advertisements. **(New: HCD certified General Plan 2014 Housing Element Policy HE-1k Revised)**

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. **(New)**

Program C-LU-3: Consider developing a parking management program for Bodega Bay commercial areas. **(New)**

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)**

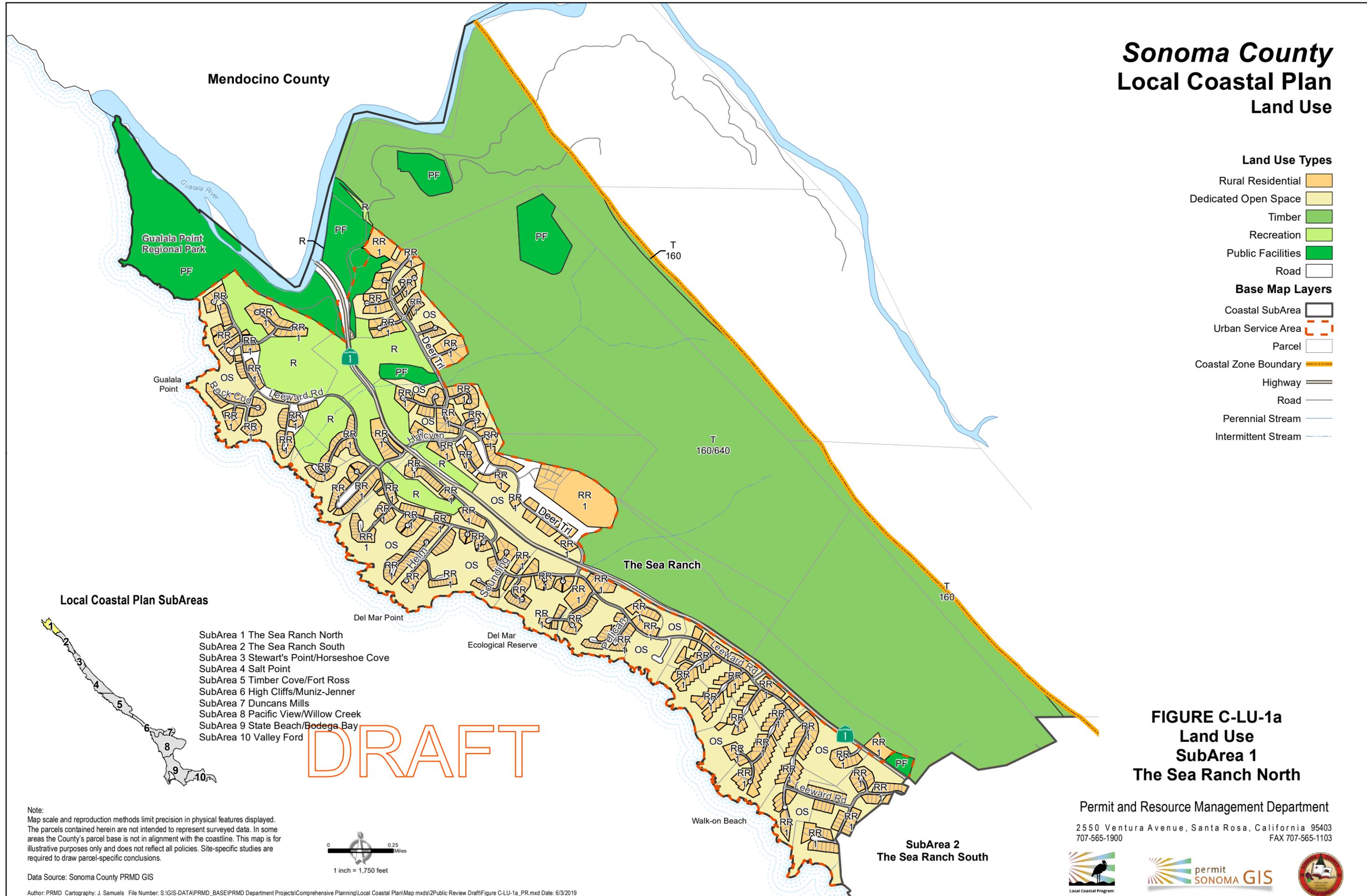
Other Initiative C-LU-2: Encourage development of employer provided or subsidized affordable housing for employees. **(Existing LCP)**

Other Initiative C-LU-3: Consider increasing funding priority for the acquisition of affordable units or subsidies. **(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)**

Sonoma County Local Coastal Plan Land Use



Land Use Types

- Rural Residential
- Dedicated Open Space
- Timber
- Recreation
- Public Facilities
- Road

Base Map Layers

- Coastal SubArea
- Urban Service Area
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

Local Coastal Plan SubAreas

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

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**FIGURE C-LU-1a
Land Use
SubArea 1
The Sea Ranch North**

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Sonoma County Local Coastal Plan Land Use

SubArea 1
The Sea Ranch North

The Sea Ranch

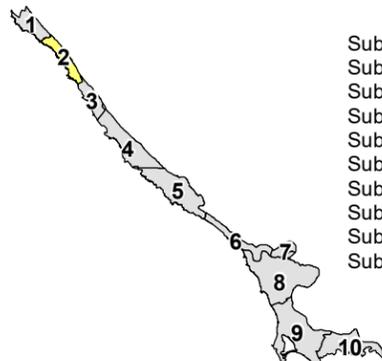
Land Use Types

- Rural Residential 
- Commercial Services 
- Commercial Tourist 
- Dedicated Open Space 
- Timber 
- Public Facilities 
- Road 

Base Map Layers

- Coastal SubArea 
- Urban Service Area 
- Parcel 
- Coastal Zone Boundary 
- Highway 
- Road 
- Perennial Stream 
- Intermittent Stream 

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
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- SubArea 4 Salt Point
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- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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**FIGURE C-LU-1b
Land Use
SubArea 2
The Sea Ranch South**

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SubArea 3
Stewart's Point/Horseshoe Cove

Permit and Resource Management Department

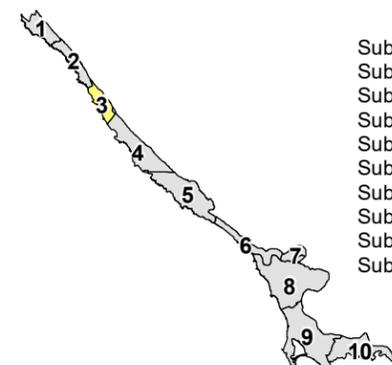
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Sonoma County Local Coastal Plan Land Use

- Land Use Types**
- Commercial Services ■
 - Land Extensive Agriculture ■
 - Timber ■
- Base Map Layers**
- Coastal SubArea
 - Parcel
 - Coastal Zone Boundary
 - Natural Coastline
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
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- SubArea 10 Valley Ford

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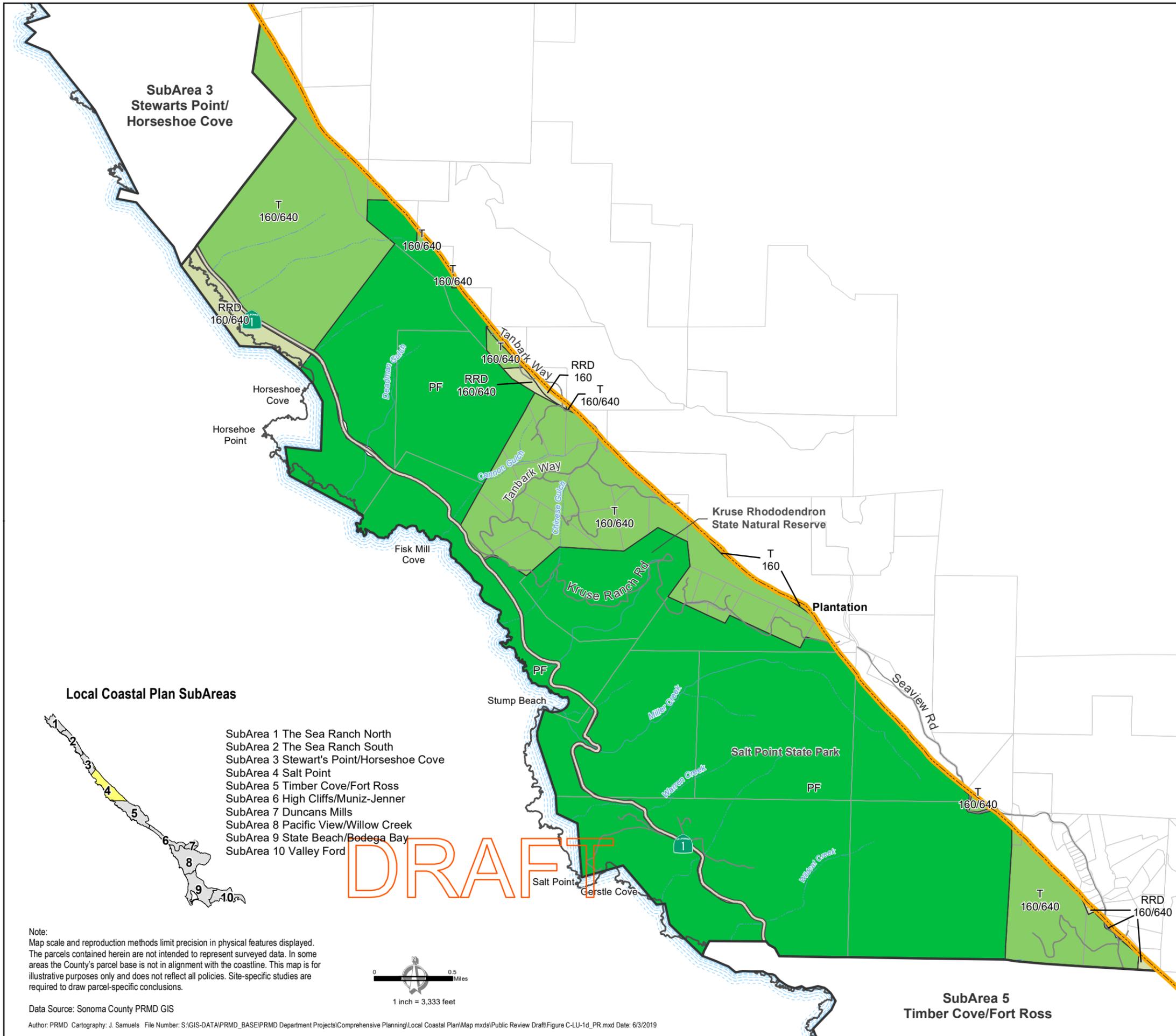
**FIGURE C-LU-1c
Land Use
SubArea 3
Stewarts Point/Horseshoe Cove**

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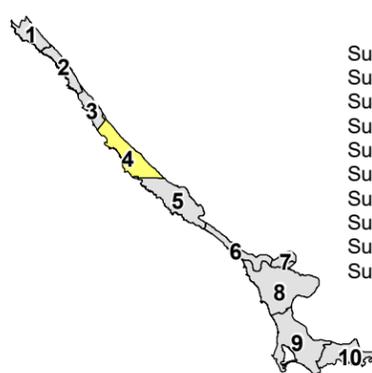


Sonoma County Local Coastal Plan Land Use



- Land Use Types**
- Resources and Rural Development
 - Timber
 - Public Facilities
- Base Map Layers**
- Coastal SubArea
 - Parcel
 - Coastal Zone Boundary
 - Natural Coastline
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas



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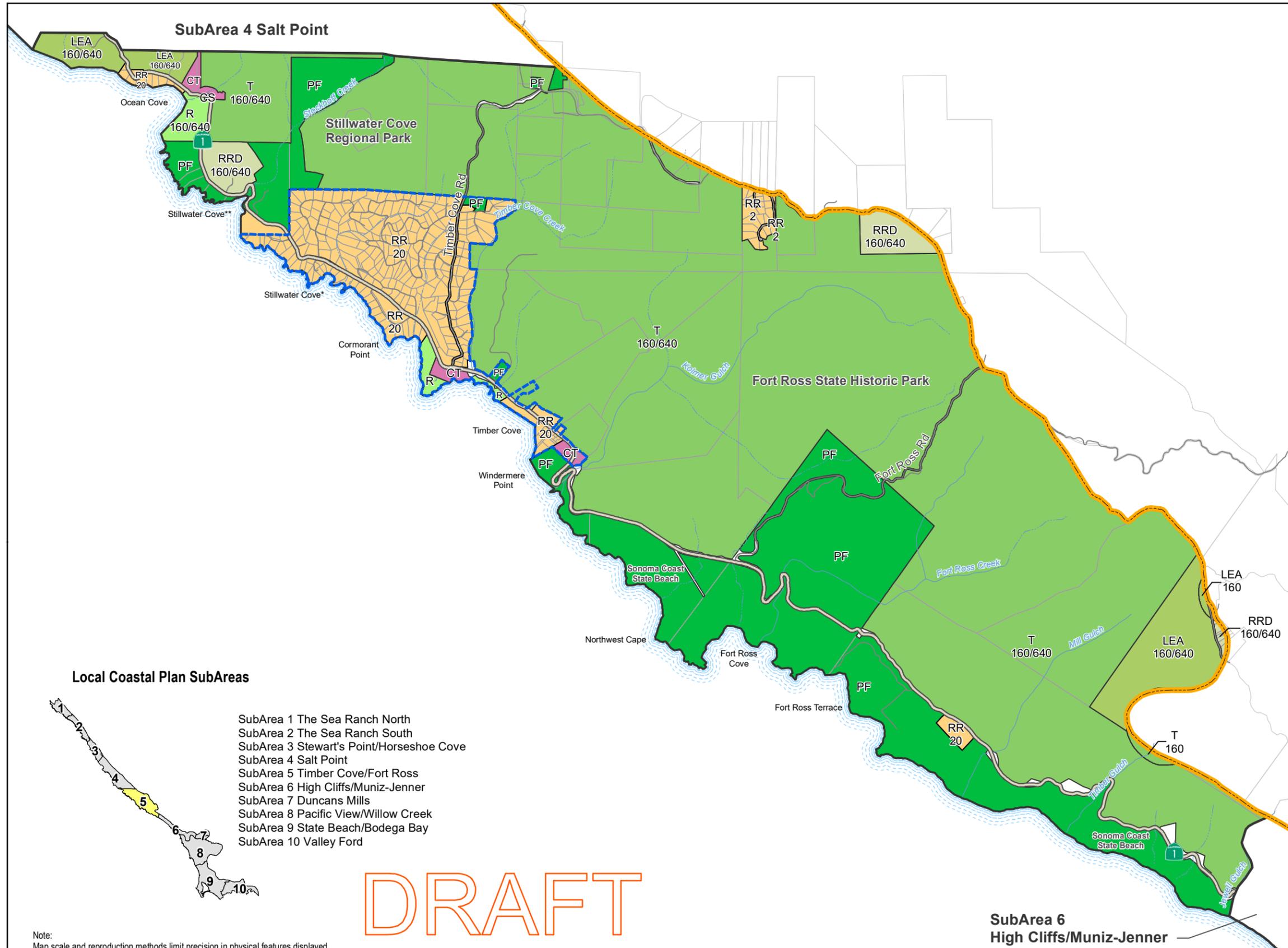
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**FIGURE C-LU-1d
Land Use
SubArea 4
Salt Point**

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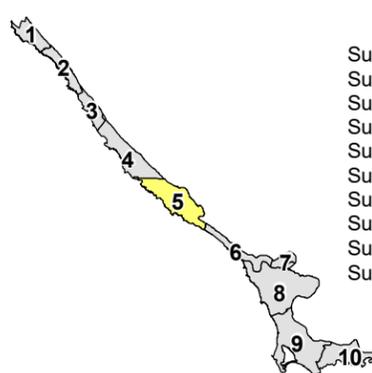


Sonoma County Local Coastal Plan Land Use



- Land Use Types**
- Rural Residential
 - Commercial Tourist
 - Resources and Rural Development
 - Land Extensive Agriculture
 - Timber
 - Recreation
 - Public Facilities
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas



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Stillwater Cove* = location according to County of Sonoma
Stillwater Cove** = location according to U.S. Geological Survey Map

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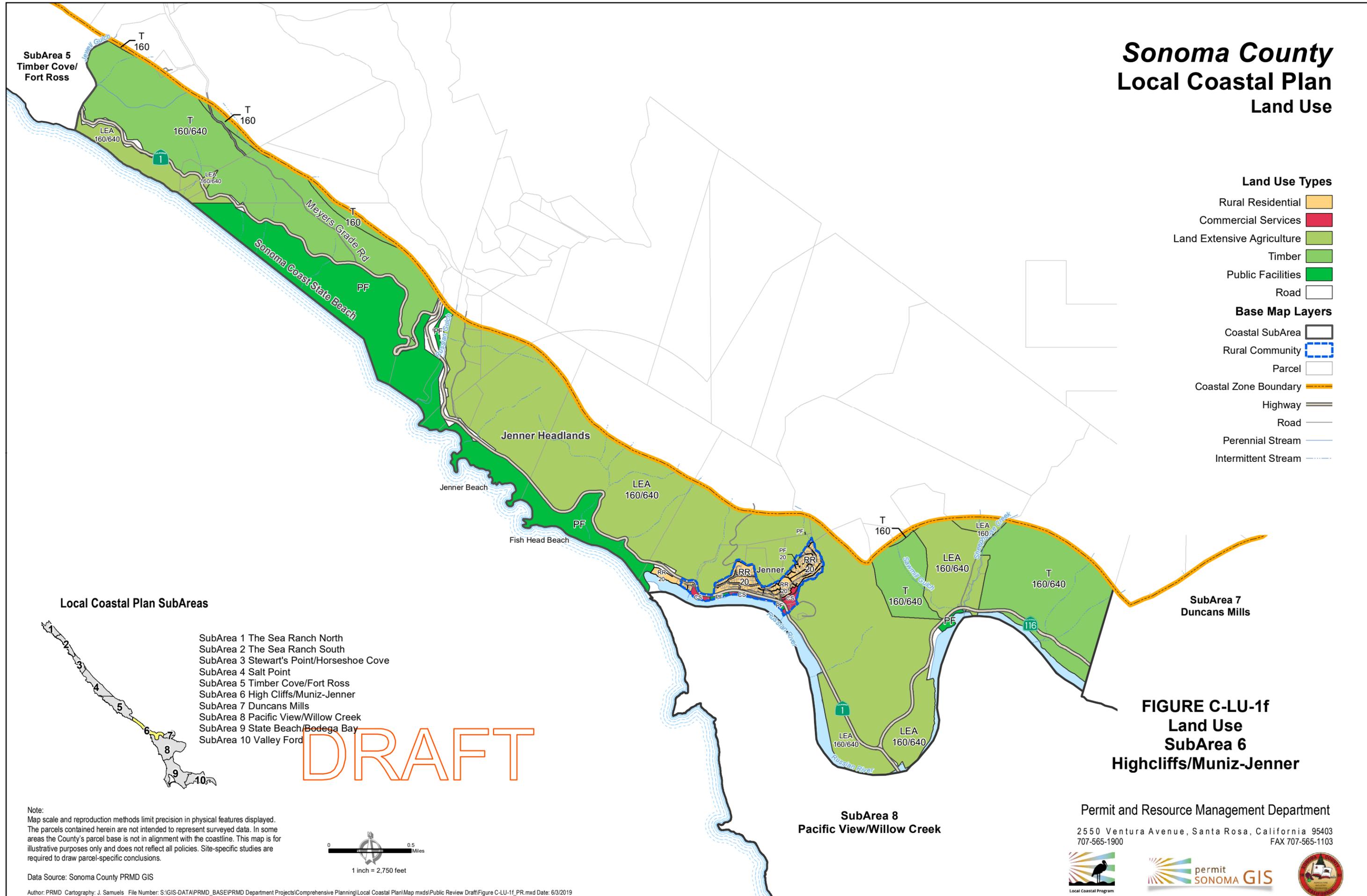
**FIGURE C-LU-1e
Land Use
SubArea 5
Timber Cove/Fort Ross**

Permit and Resource Management Department

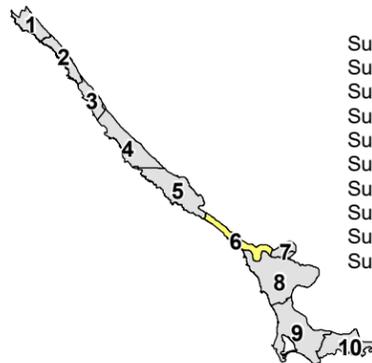
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Sonoma County Local Coastal Plan Land Use



Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
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- SubArea 4 Salt Point
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- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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**FIGURE C-LU-1f
Land Use
SubArea 6
Highcliffs/Muniz-Jenner**

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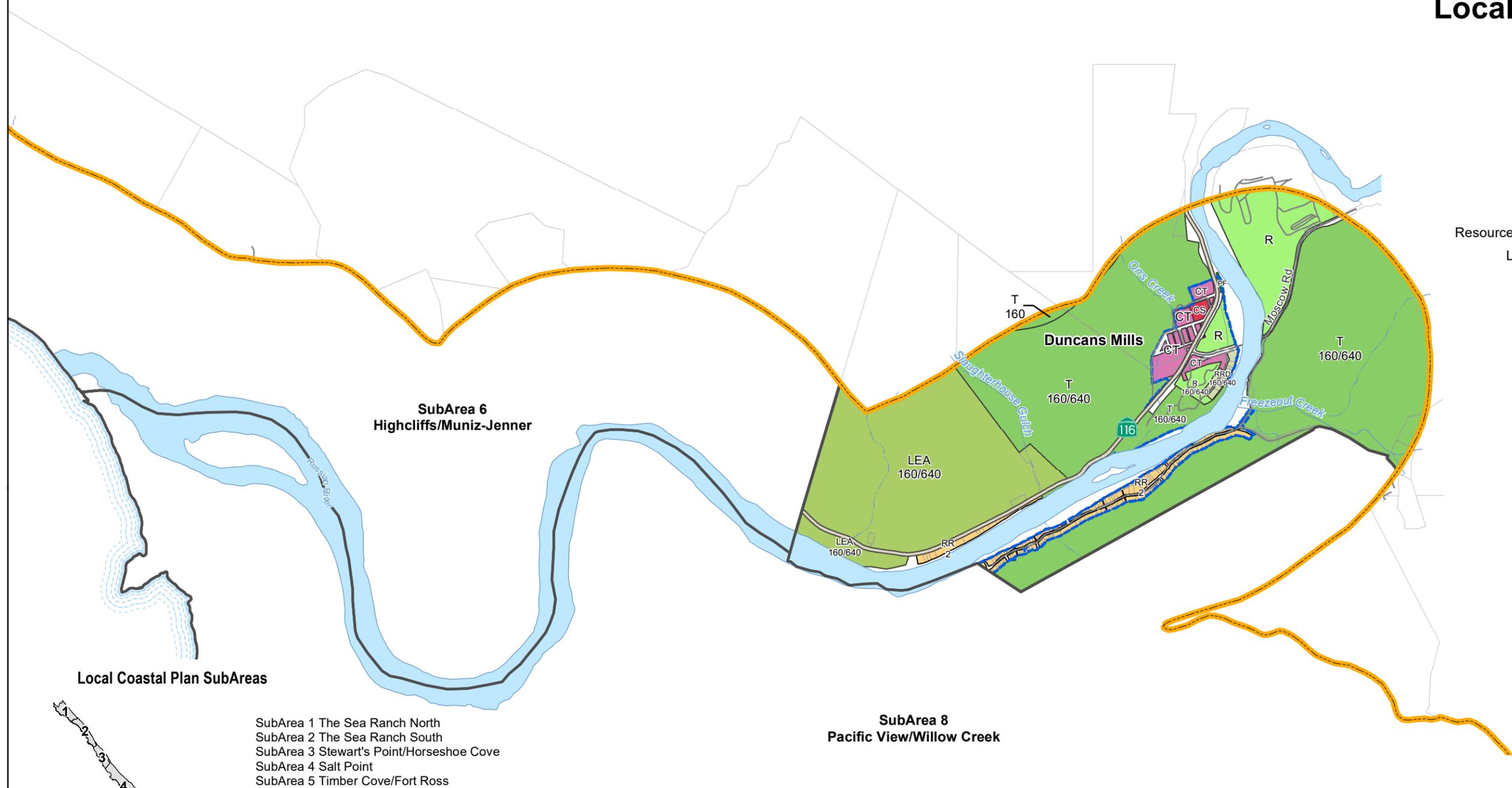
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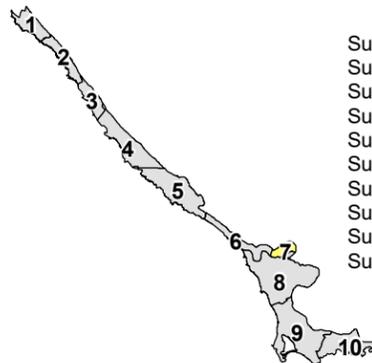


Sonoma County Local Coastal Plan Land Use



- Land Use**
- Rural Residential
 - Commercial Services
 - Commercial Tourist
 - Resources and Rural Development
 - Land Extensive Agriculture
 - Timber
 - Recreation
 - Public Facilities
 - Road
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas



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

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**SubArea 8
Pacific View/Willow Creek**

**FIGURE C-LU-1g
Land Use
SubArea 7
Duncans Mills**

Note:
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Data Source: Sonoma County PRMD GIS

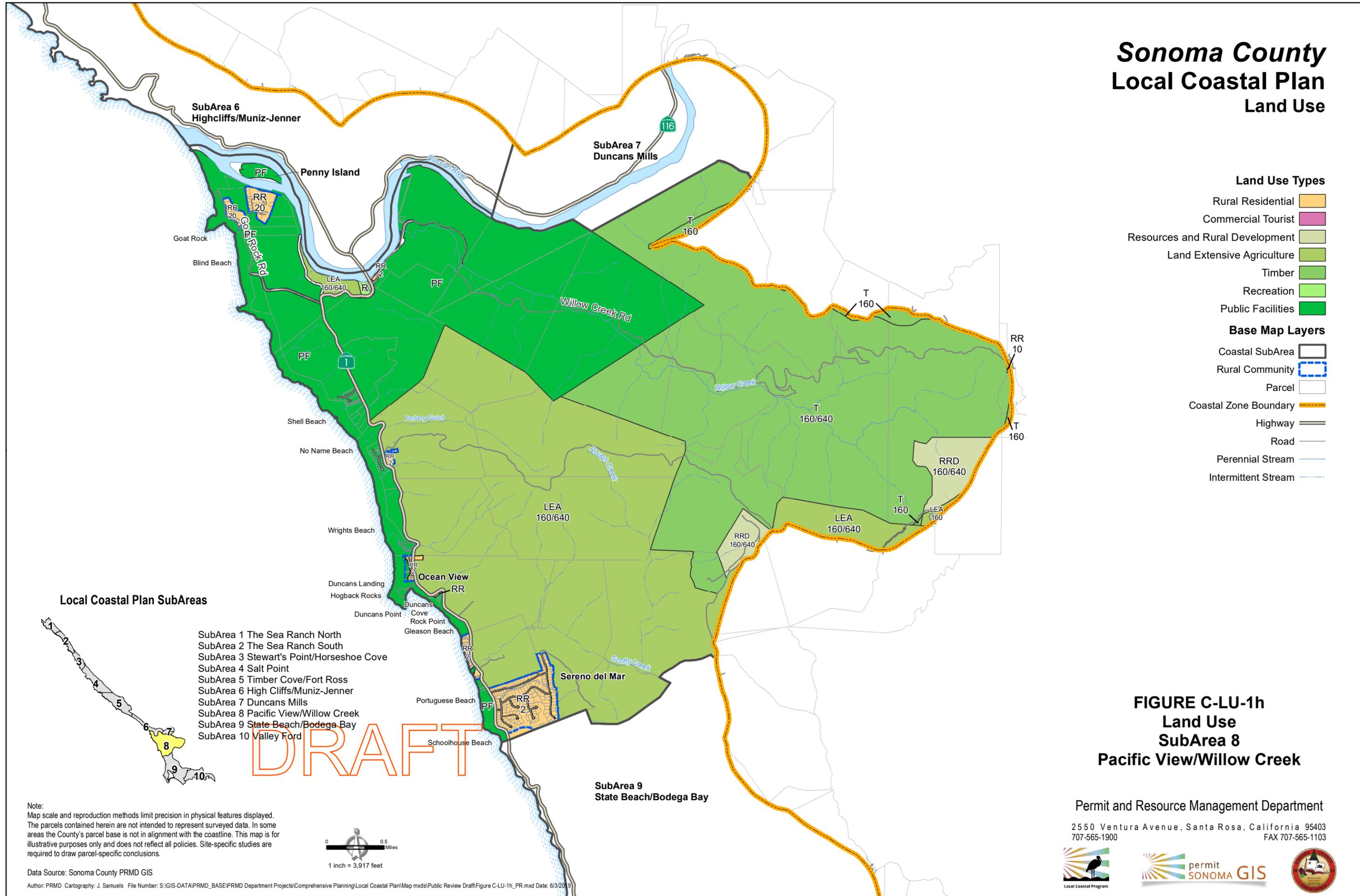
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Sonoma County Local Coastal Plan Land Use



- Land Use Types**
- Rural Residential
 - Commercial Tourist
 - Resources and Rural Development
 - Land Extensive Agriculture
 - Timber
 - Recreation
 - Public Facilities
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas

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

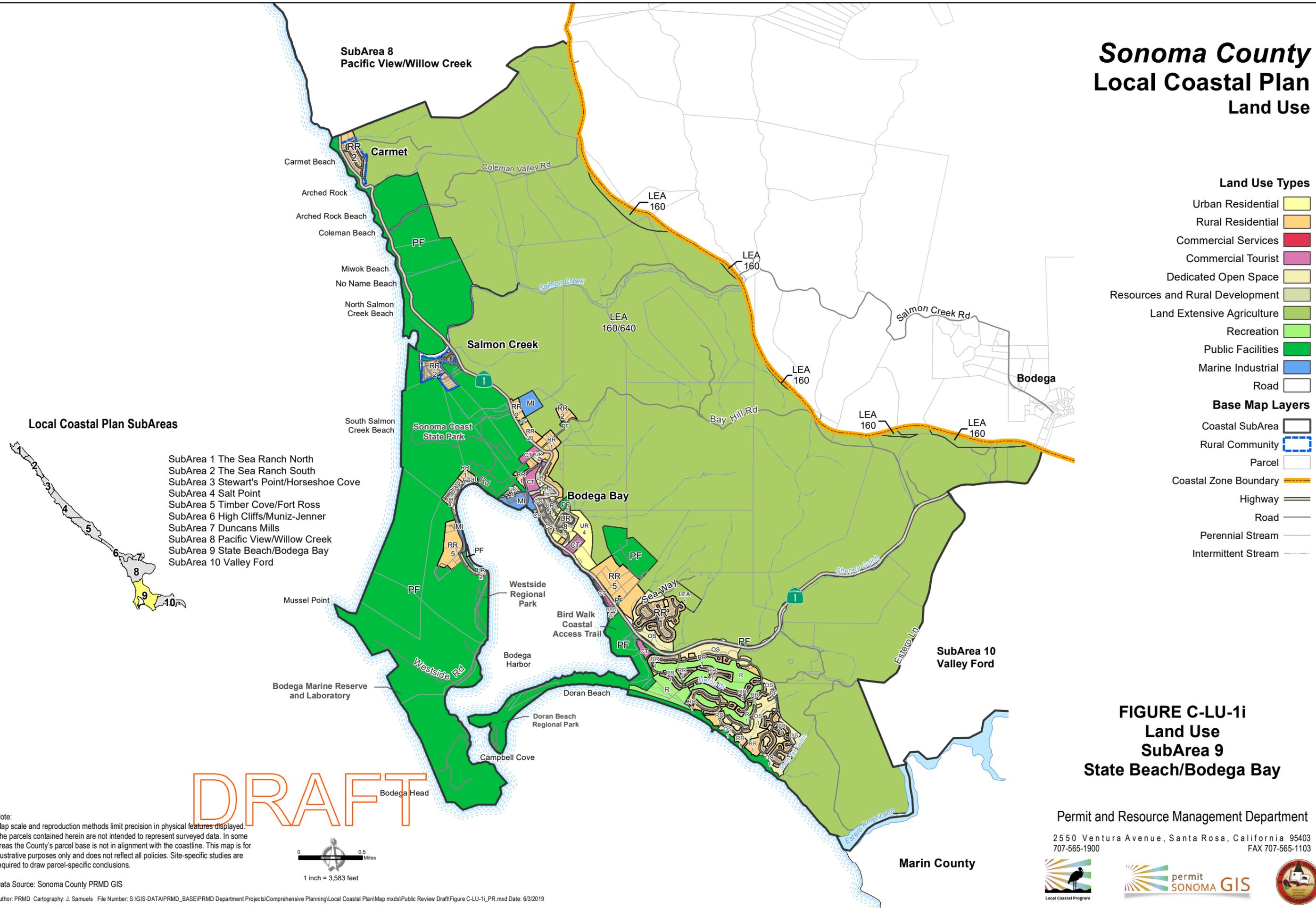
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**FIGURE C-LU-1h
Land Use
SubArea 8
Pacific View/Willow Creek**

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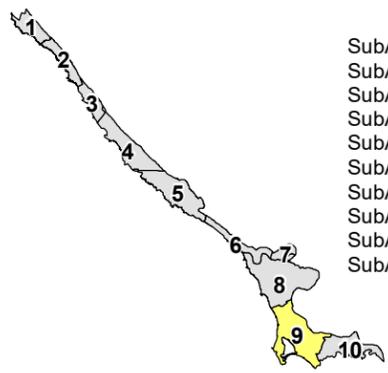
Sonoma County Local Coastal Plan Land Use



- Land Use Types**
- Urban Residential
 - Rural Residential
 - Commercial Services
 - Commercial Tourist
 - Dedicated Open Space
 - Resources and Rural Development
 - Land Extensive Agriculture
 - Recreation
 - Public Facilities
 - Marine Industrial
 - Road
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas

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



**FIGURE C-LU-1i
Land Use
SubArea 9
State Beach/Bodega Bay**

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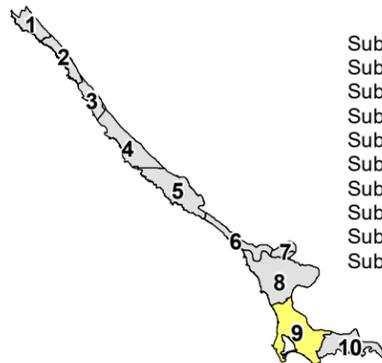


Sonoma County Local Coastal Plan Land Use

- Land Use Types**
- Urban Residential
 - Rural Residential
 - Commercial Services
 - Commercial Tourist
 - Dedicated Open Space
 - Resources and Rural Development
 - Land Extensive Agriculture
 - Recreation
 - Public Facilities
 - Marine Industrial
 - Road
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
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- SubArea 4 Salt Point
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- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford



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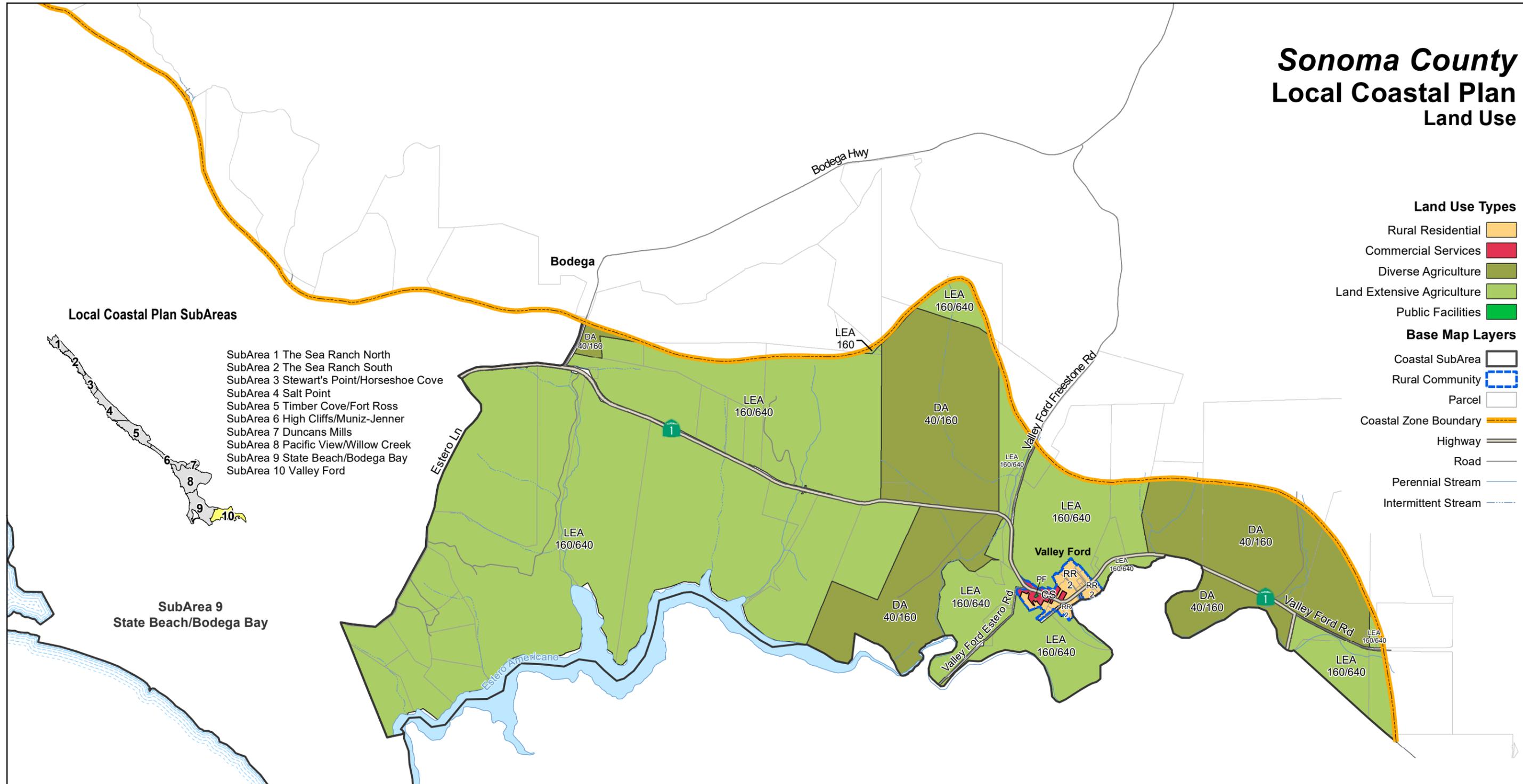
**FIGURE C-LU-1j
Land Use
SubArea 9
Bodega Bay Vicinity**

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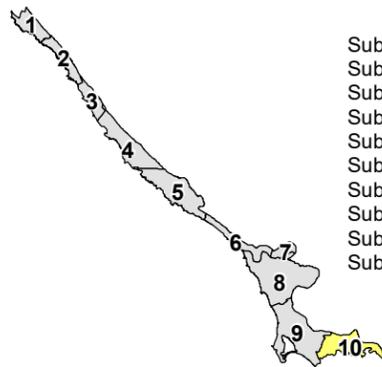


Sonoma County Local Coastal Plan Land Use



Local Coastal Plan SubAreas

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



SubArea 9 State Beach/Bodega Bay

Marin County

**FIGURE C-LU-1k
Land Use
SubArea 10
Valley Ford**

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