

Land Use Element: Table of Contents

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Land Use Element

1.1 INTRODUCTION

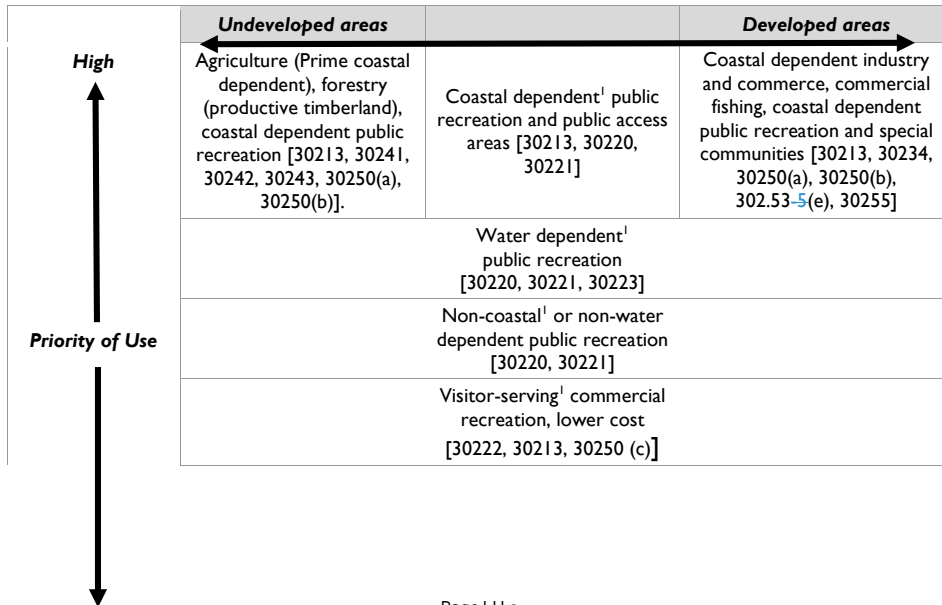
The Land Use Element, along with the other Elements of the Local Coastal Plan, together comprise the Land Use Plan as defined in Section 30108.5 of the California Coastal Act of 1976. The Land Use Plan provides policies that, together with the Land Use, Open Space, Hazards and Public Access Maps provide the land use designations indicating the type, location, and extent of land uses permitted in the Coastal Zone. For each appropriate land use category, it includes standards for residential density and building intensity.

The Land Use Element provides the framework for land uses that serves to protect the Coastal Zone's abundant natural resources and provide for enhanced public access and recreation that serves the greater community, while balancing the needs of local residents, farmers, and resource managers.

1.2 PRIORITY OF LAND USES

The Coastal Act established a framework for preserving coastal resources, protecting public access to the ocean, and guiding development to maximize protection of these resources. Consistent with the Coastal Act, the Local Coastal Plan establishes a prioritization of land uses, where lower priority development may not interfere with higher priority uses of land and resources. This prioritization is shown below in **Figure C-LU-1**:

Figure C-LU-1: Priority of Coastal Land Uses



Commented [A1]: Please include general land use policies that apply to all land use types and the county in general. Sample policies from the HMB LCP include:

2-1. Land Use Plan Map. Apply Land Use Plan designations in accordance with the policies of this Land Use Plan.

2-2. Complete Policy Compliance. Ensure that all new development as defined by the Coastal Act complies with the policies of the Land Use Plan. New development means any project for which a coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.

2-4 Sustainable Land Use Pattern. Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas.

2-6. Housing Diversity and Affordability. Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types with equitable access to environmental benefits. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.

2-8. Community Needs. Support the development of land uses desired by the community and which contribute to quality of life. Uses include affordable and diverse housing types such as farmworker housing and smaller homes; light industrial uses including live-work and artisan uses; adaptive reuse of heritage buildings; agriculture and agriculture-compatible uses along with supportive accessory uses; commercial including neighborhood and local-serving uses; quasi-public uses including childcare, healthcare, animal care, and assisted living; and public uses including parks and other community facilities.

2-11. Development Permit Requirements. Require a coastal development permit for any project that meets th...

Commented [A2]: Please include all relevant Coastal Act land use policies in full.

Commented [A3]: Consider folding this diagram into a policy regarding priority and non-priority uses. For reference a sample policy from the HMB LCP includes:

2-3. Priority Land Uses. Define priority land uses and support development of such land uses throughout the City by the following categories:

a. Coastal Act Priority Uses: Coastal-dependent uses, agricultural uses, visitor-serving commercial uses, and coastal access and recreational facilities. Coastal Act Priority Uses are considered top tier priority in this LCP; and furthermore, as consistent with Coastal Act Section 30222, coastal-dependent industry and agriculture take precedence over all other uses including visitor-serving commercial recreation facilities.

	<i>Undeveloped areas</i>	<i>Developed areas</i>
	Visitor-serving ¹ commercial recreation, higher cost [30222, 30250 (c)]	
Low	Low priority development not allowed in most undeveloped areas	Residential, general industrial, or commercial development ² [30222, 30250, 30255]
Notes: ¹ Recreational uses of the coast that do not require extensive alteration of the natural environment have priority in intertidal and waterfront areas over recreational uses that would result in substantial alteration of the natural environment [30233, 30235, 30255] ² Concentration of development policies [30250(a)] limit development in rural areas, except public recreation and visitor-serving uses.		

<i>Land Use Designations</i> <i>Figures C-LU-1a through C-LU-LU-1k</i>	<i>Corresponding Zoning Districts</i>
Land Extensive Agriculture (LEA)	Land Extensive Agriculture (LEA)
Diverse Agriculture (DA)	Diverse Agriculture (DA)
Recreation (R)	Recreation (R)
Resources and Rural Development (RRD)	Resources and Rural Development (RRD)
Timber (T)	Timber Preserve (TP) Resources and Rural Development (RRD)
Dedicated Open Space (OS)	Planned Community (PC) Rural Residential (RR)
Commercial Fishing (CF)	Commercial Fishing (CF)
Commercial Tourist (CT)	Planned Community (PC) Commercial Tourist (CT) (formerly Visitor-Serving Commercial)
Commercial Services (CS)	Commercial Services (CS) (formerly Rural Services) Community Commercial (C2)
Public Facilities (PF)	Public Facilities (PF)
Marine Industrial (MI)	Public Facilities (PF) Commercial Fishing (CF)
Rural Residential (RR)	Rural Residential (RR) Agriculture and Residential (AR) Planned Community (PC)
Urban Residential (UR)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)

Commented [A4]: Table corrected to show all land uses and applicable zoning

1.3 COASTAL LAND USE CATEGORIES

There are two categories of potential uses in the Coastal Zone. Principally Permitted Uses generally have more streamlined approval processes, while Other Permitted Uses may require additional discretionary approvals. The two categories are defined as:

<i>Principally Permitted Uses</i>	<i>Other Permitted Uses</i>
<p>Principal Uses as described in the Coastal Zoning Code and consistent with the primary purpose of the land use category. Coastal development permits issued for Principally Permitted Uses remain subject to local appeal, but are not appealable to the California Coastal Commission, pursuant to Section 30603(a)(4) of the Coastal Act.</p> <p>Uses shall not be considered principally permitted if located within an environmentally sensitive habitat area or major view shed designated in the Open Space and Resource Conservation Element.</p> <p>All principally permitted uses are subject to site development standards.</p> <p>Outside of commercial land use designations all commercial uses that require a coastal development permit are appealable to the Coastal Commission.</p>	<p>Land uses permitted or conditionally permitted in the Coastal Zoning Code not described as Principally Permitted Uses are secondary and subordinate to the principal permitted uses and must be compatible with principally permitted land use. It should be noted that the term "permitted uses" as used in the descriptions of the land use categories identify permissible uses consistent with the purpose of the land use category, subject to zoning and permitting requirements of the County. All development within the Coastal Zone requires a discretionary Coastal Development Permit, unless exempt or otherwise categorically excluded by order of the Coastal Commission. Any development that is not designated as the Principally Permitted Use in a particular zone may be appealed to the Coastal Commission.</p>

Appeal Jurisdiction

Approval of a coastal development permit for any project within the appeal jurisdiction area may be appealed to the Coastal Commission. This area includes, but is not limited to: areas west of Highway 1 or first public road that is not Highway 1, areas within 100 feet of a wetland, estuary or stream, public trust lands, tidelands and submerged lands, areas inland 300ft from bluff or sandy beach and development located in a sensitive coastal resource area, including areas identified as environmentally sensitive habitat in the Open Space and Resource Conservation Element Figures C-OSRC-2a through C-OSRC-2k.

2 LAND USE DESIGNATIONS

Descriptions of land use designations follow, along with a brief discussion of uses and the permitted residential density allowed by designation. The Coastal Zoning Code further describes the uses that are permitted within each category and provides additional standards for such development. Additional uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Plan may also be allowed subject to permitting requirements of the Coastal Zoning Code.

For all land use designations, all uses located in an environmentally sensitive habitat area, habitat buffer, riparian corridor, critical habitat area, major view, or cultural resource area shall not be considered principally permitted uses, intended to be the primary use of the land.

2.1 AGRICULTURE

Agricultural uses are among the highest priority uses within the Coastal Zone. The purpose of this land use category is to preserve and protect appropriate coastal agriculture. The land use plan includes two agricultural land use designations, Land Extensive Agriculture and Diverse Agriculture. The two designations vary in the type of agricultural uses and support uses allowed, and by allowable residential density.

Agriculture is the principally permitted use on lands suitable for agriculture or which contain soils with agricultural capability (including prime agricultural land), or ancillary lands which may not be suitable for agriculture, but are strategically located to protect agricultural lands from the encroachment of incompatible land uses. Certain types of residential units may also be allowed, up to four units per parcel **when supporting agricultural uses onsite**. Agricultural uses include grazing of livestock.” All dwelling units shall be clustered in relation to physical land features and property management conditions. All dwelling units shall be subordinate to and consistent with agricultural production and shall comply with Agricultural Resources Element policies.

Commented [A5]: Please differentiate here between farmworker housing and other residential housing, please state which types of housing would be recognized as primarily permitted use, and what types of agricultural housing would not be defined as primarily permitted use.

Commented [A6]: Please include this below as its own policy.

Land Extensive Agriculture

Purpose	To enhance and protect land best suited for non-intensive agriculture of relatively low production on relatively large parcels, by establishing densities and parcel sizes that are conducive to continued agricultural production
Corresponding Zoning District(s)	Land Extensive Agriculture (LEA)
Principally Permitted Use	Production of food or fiber, including, but not limited to, grazing, farm animal husbandry, outdoor row crop production with essential support uses including incidental preparation, and limited farm-related residential development)
Minimum Parcel Size	Land divisions shall be permitted only for the purpose of increasing or enhancing agricultural production and must result in a minimum parcel size of 640 acres.
Allowable residential density	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres, when supporting agricultural uses onsite.
Other Residential Uses	Other agricultural-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, are allowed. In no case shall the total number of permanent residential units exceed four units per parcel
Designation Criteria	A Land Use Map Amendment to apply the Land Extensive Agriculture land use designation requires a Local Coastal Plan Amendment, subject to certification by the California Coastal Commission, and must meet the standards in Chapter 3 of the California Coastal Act, be consistent with other policies of the Local Coastal Plan, and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Soil and water are adequate for livestock grazing or other crop production. 2. Most parcel sizes in the area are greater than 60 acres. 3. Existing or historic use for livestock grazing, dairy ranching, hay or similar forage crop.

Diverse Agriculture

Purpose	To enhance and protect land best suited for diverse types of agriculture on relatively small parcels in which farming may be part-time and may not be the principal occupation of the farmer, protect a variety of agricultural uses of scale and intensity to be compatible with coastal resources, and limit the conversion of agricultural parcels to non-agricultural use
Corresponding Zoning District(s)	Diverse Agriculture (DA)
Principally Permitted Use	Production of food or fiber, including, but not limited to, grazing, farm animal husbandry, outdoor row crop production with essential support uses including incidental preparation, and limited farm-related residential development)
Minimum Parcel Size	160 acres

Allowable Residential Density	One single-family residence per 40 acres or one per parcel, if a parcel is less than 160 acres when supporting agricultural uses onsite.
Other Residential Uses	Other agricultural-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, are allowed. In no case shall the total number of permanent residential units exceed four units per parcel.
Designation Criteria	A Land Use Map Amendment to apply the Diverse Agriculture land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Diverse Agriculture land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria: <ol style="list-style-type: none"> 1. Soil suitable for food crop production and adequate water for irrigation. 2. Most parcel sizes in the area are greater than 10 acres. 3. Existing or historic use as orchard, vineyard, other food crop production, hay or other forage crop production, livestock grazing, dairy ranching, or other type of farming. 4. Qualifies for Prime or Non-Prime Agricultural Land Conservation Act Contract. 5. Areas which may not meet the above criteria but which are surrounded by lands in farming.

2.2 RECREATION AND

2.3 NATURAL RESOURCES

Recreation

Purpose	To accommodate private or public recreational facilities
Corresponding Zoning District(s)	Planned Community (PC) Resources and Rural Development (RRD)
Principally Permitted Use	Planned Community zoning: Recreation as intended for use in the community's Precise Development Plan Resources and Rural Development zoning: Resource- and coastal-dependent recreation activities
Minimum Parcel Size	640 acres (RRD); as described in the Precise Development Plan (PC) Land divisions shall be permitted only for the purpose of increasing or enhancing natural resource
Permitted Residential Densities	One single-family residence per 160 acres or 0 acres
Other Residential Uses	Other resource-related dwelling units that do agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel.

Planned Community zoning is applied with the approval of a Precise Development Plan, which prescribes specific development and land uses. A Precise Development Plan and Planned Community zoning approval requires a Local Coastal Program amendment.

The principally permitted use for lands zoned Resources and Rural Development is land management for the purposes of resource conservation including passive recreation. Lands zoned Resources and Rural Development with an underlying land use of Recreation are intended primarily for of resource and coastal dependent recreation activities. Limited agricultural uses and related single family dwelling unit are allowed as a non-principally permitted use.

Designation Criteria	<p>A Land Use Map Amendment to apply the Recreation land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Recreation land use designation must demonstrate adequate road access for the allowed uses and that allowed uses will not adversely affect agriculture or resource production uses and meet one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. Has severe development constraints such as geologic, flood, or fire hazards, marginal or unproven water availability, or limited septic capability, or is vulnerable to environmental impact, but suitable for low intensities of recreational use, passive recreation, or coastal dependent recreation. 2. Land is recognized as a legally established recreational use. 3. Land is a designated common area without development which is committed to recreation in a planned community.
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Resources and Rural Development

Purpose	<p>To protect lands needed for use and production of natural resources (e.g., water, timber, geothermal steam, or aggregate production), water resources, scenic resources, and biotic resources, and to protect lands constrained by geologic, flood, or fire or other hazards, from intensive development.</p>	<p>Examples of uses allowed in the Resources and Rural Development land use designation may include land management for the purposes of resource conservation including passive recreation) as described in the Coastal Zoning Code for Resources and Rural Development. Lands designated as Resources and Rural Development are intended primarily for a variety of land management and coastal dependent recreation activities, but may also be used for limited agricultural uses and very low density residential development not in conflict with the primary resource use of the site as a non-principally permitted use.</p>
Corresponding Zoning District(s)	<p>Resources and Rural Development (RRD)</p>	
Principally Permitted Use	<p>Resource conservation and coastal-dependent recreation activities</p>	
Minimum Parcel Size	<p>640 acres</p>	
Allowable Residential Density	<p>One single-family residence per 160 acres or one per parcel if a parcel is less than 160 acres</p>	
Other Residential Uses	<p>Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed. The total number of residential units shall not exceed four units per parcel.</p>	
Designation Criteria	<p>A Land Use Map Amendment to apply the Resources and Rural Development land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Resources and Rural Development land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. Land has severe constraints such as geologic, flood, or fire hazards; marginal or unproven water availability; or limited septic capability. 2. Land contains natural resources such as water, timber, geothermal steam, aggregate, or soil. 3. Land contains biotic or scenic resources. 4. Land is vulnerable to environmental impact. 	

Timber

Purpose	To protect timberland needed for commercial timber production under the California Timberland Productivity Act	<p>Timber lands may also be used for limited accessory uses and very low-density residential development not in conflict with the primary resource use of the site.</p> <p>Lands zoned Resource and Rural Development (RRD) with an underlying land use designation of Timber may also be used for agricultural operations and very low-density residential development not in conflict with the resource use of the site as a non-principally permitted use.</p>
Corresponding Zoning District(s) Principally Permitted Use	<p>Timber Preserve (TP) Resources and Rural Development (RRD)</p> <p>The principally permitted use on lands designated and zoned for Timber is land management for the continued operation and protection of Timber Preserves.</p> <p>Additional resource, recreation, or community serving uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Program may also be allowed subject to permitting requirements of the Coastal Zoning Code.</p> <p>The Coastal Zoning Code further describes the uses that are permitted within this category and provides additional standards for such development.</p>	
Minimum Parcel Size	<p>640 acres</p> <p>Land divisions shall be permitted only for the purpose of increasing or enhancing timber production.</p>	
Allowable residential density	One single-family residence per 160 acres or one per parcel, if a parcel is less than 160 acres	
Other Residential Uses	<p>Other resource-related dwelling units that do not count toward density, such as agricultural employee units and farm family dwellings, may be allowed.</p> <p>The total number of residential units shall not exceed four units per parcel.</p>	
Designation Criteria	<p>A Land Use Map Amendment to apply the Timber land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Timber land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. Land is predominantly in Timber Site Class I, II, III, IV, or V. 2. Land has existing or historic use for timber production. 3. Timber production is considered the highest and best use of the land. 4. Timberland needed for commercial timber production under the California Timberland Productivity Act. 5. Land for which harvesting of timber is not prohibited by restrictions placed on property. 6. A parcel or contiguous ownership of at least 40 acres in Timber Site Class I or II if it is not contiguous to and under the same ownership as the surrounding land in timber production. 7. A parcel or contiguous ownership of at least 80 acres in Timber Site Class III, IV, or V if it is not contiguous to and under the same ownership as the surrounding land in timber production. 8. Areas which may not meet the above criteria but which are surrounded by lands in timber production. 	

Dedicated Open Space

Purpose	To designate common areas which are committed to perpetual open space in planned developments	Lands designated as Dedicated Open Space are intended to remain as common areas without structures in planned communities and planned developments. Uses allowed on Dedicated Open Space areas are limited to those prescribed in the planned development or applicable planned community approval, include grazing, outdoor crop production, and passive recreation.
Corresponding Zoning District(s)	Planned Community (PC) zone for The Sea Ranch, planned development Rural Residential (RR) zone for the Bodega Harbor, and future planned developments	
Principally Permitted Use	Common areas without structures in planned communities and planned developments to protect resources and allow passive recreational activities. This use allows grazing and outdoor crop production to enhance and manage protected resources.	
Designation Criteria	<p>A Land Use Map Amendment to apply the Dedicated Open Space land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Dedicated Open Space land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Land is a designated common area without development which is committed to open space in a planned community. 2. Lands without existing residential, commercial, or industrial development. 	

2.4 COMMERCIAL LAND USE

Commercial Fishing

Purpose	To accommodate a variety of commercial, light to medium industrial, and service uses which support commercial fishing and related support facilities.
Corresponding Zoning District(s)	Commercial Fishing (CF)
Principally Permitted Use	Fish buying and selling facilities; warehouses for storage of fishing gear, boats, and trailers; and related accessory structures and uses including fishing supply stores and bait and tackle shops.
Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems • 1 acre if served by public water and septic systems • 10,000 square feet if connected to municipal wastewater treatment
Designation Criteria	<p>A Land Use Map Amendment to apply the Commercial Fishing land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Fishing land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural land use category which shall have priority over other commercial or industrial land uses. 2. Lands shall be located within an Urban Service Area. 3. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector.

	<ol style="list-style-type: none"> 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.
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Commercial Tourist

Purpose	To accommodate visitor-serving commercial uses, including lodging, restaurants, retail shops principally serving tourists, and recreation facilities
Corresponding Zoning District(s)	Commercial Tourist (CT) Planned Community (PC) where allowed by Precise Development Plan
Principally Permitted Use	Visitor-serving commercial uses including hotels, motels, inns, resorts, bed and breakfast inns; local retail shops, bars, restaurants, guest ranches; art galleries, and visitor information centers.
Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems • 1 acre if served by public water and septic systems • 10,000 square feet if connected to municipal wastewater treatment
Designation Criteria	<p>A Land Use Map Amendment to apply the Commercial Tourist land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Tourist land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands shall not be converted from an Agricultural or Commercial Fishing Land Use categories which have priority over visitor-serving commercial uses. 2. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector. 3. Visitor-serving commercial uses would be compatible with nearby agricultural operations and uses in the surrounding area. 4. The site is within or adjacent to a designated Urban Service Area. 5. Lands shall not be located in a Scenic Landscape Unit or disrupt a Major View.

Commented [A7]: This should be included in the beginning of this chapter as a general LU policy.

Commercial Services

Purpose	To accommodate the day-to-day retail business, service, recreational, and professional service needs of local residents
Corresponding Zoning District(s)	Commercial Services (CS) Community Commercial (C2)
Principally Permitted Use	Limited local-serving commercial including local retail shops, recreational equipment, and professional services to meet the needs of the local community.
Minimum Parcel Size	<ul style="list-style-type: none"> • 1.5 acres if served by individual wells and septic systems • 1 acre if served by public water and septic systems • 10,000 square feet if connected to municipal wastewater treatment
Designation Criteria	A Land Use Map Amendment to apply the Commercial Services land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California

Commented [A8]: Community Commercial is not mapped on the Land-Use map series.

	<p>Coastal Act. A Local Coastal Plan Amendment to apply the Commercial Services land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing, or Commercial Tourist land use category, which shall have priority over other commercial land uses. 2. The designation does not reduce opportunities for affordable or workforce housing. 3. Lands shall have convenient access to a county or state maintained road, preferably a designated arterial or collector. 4. The amount of land designated for local-serving commercial uses shall be consistent with the population projected for the local market area. 5. In rural areas, lands may be limited to a single parcel and be restricted to that level which can be served by an individual well and septic system. 6. Lands shall not be located within a Scenic Landscape Unit or Major View shed.
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2.5 PUBLIC/INSTITUTIONAL LAND USE

Public Facilities Areas

Purpose	To accommodate institutional or public uses which serve the community or public need and -are owned or operated by government agencies, non-profit entities, or public utilities	<p>Lands designated Public Facilities are owned and operated by a city, county, special district, federal agency, or state for the primary purpose of providing an essential public service, including public safety, administrative services and the production, generation, transmission, collection, and storage of water, waste, or energy. Public uses are also allowed in other land use categories; the Public Facilities and Services Element establishes policies for the location of public uses in other land use categories.</p>
Corresponding Zoning District(s)	Public Facilities (PF)	
Principally Permitted Use	Utility and public service facilities	
Minimum Parcel Size	6,000 square feet	
Designation Criteria	<p>A Land Use Map Amendment to apply the Public Facilities land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Public Facility land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Ownership or long-term lease by a government agency, other non-profit entity, or public utility. 2. Adequate road access. 3. Lands are not suitable for and will not adversely affect agriculture or resource production activities. 	

2.6 RESIDENTIAL LAND USE

The Land Use Plan has two residential land use categories: Rural Residential and Urban Residential. While other land use designations may permit limited or incidental residential use, only these two categories will be considered residential land use designations.

Additional standards applicable to development on residential lands may be included in the Coastal Zoning Ordinance and local area design guidelines.

Rural Residential

Purpose	To provide for very low-density residential development on lands which have few if any public services but which have access to county maintained roads	On lands designated Rural Residential and zoned RR, limited crop and farm animal husbandry is allowed. On lands zoned AR, unlimited crop and farm animal husbandry is allowed on parcels of two acres or more. On lands zoned PC, allowable land uses are based on an approved precise development plan.
Corresponding Zoning District(s)	Rural Residential (RR) Agricultural and Residential (AR) Planned Community (PC)	
Principally Permitted Use	Single-family residential uses	
Minimum Parcel Size	1.5 acres if served by an individual well and septic system 1 acre if served by a public water system	
Allowable Residential Density	1 to 20 acres per dwelling unit Maximum residential density is applied based on similar density of existing lots in the surrounding area, suitable soils for septic disposal, available water, environmental suitability, access to arterial or collector roads, proximity of commercial services and public services and facilities, and no significant impacts on agriculture and resource production.	
Other Residential Uses	Associated residential accessory structures	
Designation Criteria	<p>A Land Use Map Amendment to apply the Rural Residential land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Rural Residential land use designation must also be consistent with other policies of the Local Coastal Plan and meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing or Commercial Tourist land use category, which shall have priority over residential land uses. 2. The area does not have soils suitable for agricultural production. 3. The area does not include substantial agricultural or resource uses. 4. Lands have access to a County maintained road. 5. Lands have enough groundwater for individual wells. 6. Soil and groundwater conditions have capacity for individual septic systems. 	

Commented [A9]: Please include this in the glossary or specify the meaning here.

Urban Residential Areas

Purpose	To accommodate a variety of types of low- and medium-density housing types in areas with public services	Residential densities are based on availability of public services and infrastructure, land use compatibility, environmental suitability, projected population and development, and neighborhood character. 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.
Corresponding Zoning District(s)	Low Density Residential (R1) Medium Density Residential (R2) Planned Community (PC)	
Principally Permitted Use	Single-family and multifamily residential uses	
Minimum Lot Size	6,000 square feet	
Allowable Residential Density	1 to 6 units per acre in low-density residential zones and 6 to 12 units per acre in medium-density residential zones Residential density may be increased if the project qualifies under the state density bonus program outlined in California Government Code Section 65915; or the County supplemental density bonus program or housing opportunity area program; and in the Coastal Zoning Ordinance under affordable housing program requirements and incentives. Approval of any increase in residential density is subject to specific findings regarding the adequacy of public services, consistency with the Local Coastal Program, and mitigation of impacts to coastal resources. Application of higher residential density under the density bonus or housing opportunity programs may require a Local Coastal Plan Amendment.	
Other Residential Uses	Low Density Residential (R1) allows for the development of single family residences and associated accessory structures and uses on small lots developed in accordance to density. Medium Density Residential (R2) allows for the development of multifamily residential development in accordance with permitted density, including those developed as transitional and density bonus projects.	
Designation Criteria	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: <ol style="list-style-type: none"> 1. Lands are not converted from an Agricultural, Commercial Fishing or Commercial Tourist land use category, which shall have priority over residential land uses. 2. Lands are within a designated Urban Service Area. 3. Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available. 4. Lands have convenient access to designated arterial or collector roads. 5. Lands are not subject to unacceptable levels of risk such as flooding, geologic hazards, excessive noise, or other hazards. 6. Lands have convenient access to commercial uses and community services. 	

Commented [A10]: Please provide an explanation as to how would this be processed without a certified density bonus ordinance.

3 LAND USE POLICY

3.1 OFFSHORE DRILLING AND SUPPORT FACILITIES

The Sonoma County Local Coastal Plan discourages general industrial and commercial energy development on the Sonoma County coast. Long-range protection of coastal agriculture, forestry, and commercial and recreational fishing; and enhancement of tourism and recreation are the priorities of the Coastal Program. These priorities are considered to be incompatible with energy development, in particular off-shore drilling.

On-Shore and Off-Shore Oil and Gas Facilities

Concerns in the 1980s about development of the Outer Continental Shelf led to the 1986 approval of Ordinance 3592R, known as the On-Shore Oil and Gas Facilities ordinance of Sonoma County. The ordinance is the result of a countywide ballot initiative that requires voter approval of any proposed Local Coastal Plan Amendment to allow onshore facilities that would support oil and gas development of the outer continental shelf.

The County then initiated a more detailed study (entitled "Offshore Oil Development: Onshore Support Facilities Feasibility Study") of the potential impacts of onshore support facilities on the Sonoma County coast. One of the primary findings of the study is that no suitable sites exist on the Sonoma County coast for industrial on-shore oil support facilities, due to a number of physical, environmental, and policy constraints.

The report noted that Bodega Bay could be considered as a site for a very limited and restricted crew or supply base on land designated Commercial Fishing. However, sea level rise may further reduce the feasibility of major facilities along the shoreline. A complete environmental analysis, including the potential effects of sea-level rise, and a voter-approved Local Coastal Plan Amendment, would be required.

In 1981, the U.S. Department of the Interior proposed Outer Continental Shelf (OCS) oil lease sales off the central and northern California Coast, including the Bodega Basin. Due to its existing harbor facilities, the Bodega Bay area was considered a possible onshore support base for the future offshore oil production platform. The availability of land, housing, harbor facilities, and public and commercial services influence the location for a potential future onshore support base.

The size of an onshore support base varies with the estimate of the amount of oil found during exploration. The lease sale proposed in 1981 would have required a temporary support base of five to ten acres for platform construction during the exploration phase. During the development phase a permanent facility would have been constructed at the same location, and additional land may have been necessary based on the amount of oil found during exploration. Ultimately a support base of 10 to 20 acres with wharf and loading facilities, a heliport, and a channel depth of 15-20 feet may have been necessary. Ultimately the Bodega Basin was removed from the list of areas proposed for lease sale.

Goals, Objectives, and Policies | On-Shore and Off-Shore Oil and Gas Facilities

GOAL C-LU-1: Protect the Sonoma County coast from Outer Continental Shelf oil and gas exploration and development.

Objective C-LU-1.1: Discourage offshore oil and gas exploration and development off the Sonoma County coast.

Objective C-LU-1.2: Prohibit construction of onshore support facilities for offshore oil and gas development to protect the sensitive coastal habitats along the National Marine Sanctuaries.

Policy C-LU-1a: A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act. (EXISTING LCP REVISED)

Policy C-LU-1b: Prohibit onshore oil and gas support facilities within the Commercial Fishing land use [area](#) category. (EXISTING LCP REVISED)

3.2 AFFORDABLE HOUSING

The major goal of this Affordable Housing section is to protect and promote low- and moderate-cost housing in the Coastal Zone to support California Coastal Act policies regarding housing, access, and Coastal Zone priority uses. Visitor-serving commercial development, agricultural production, and coastal-dependent uses, to varying degrees, all depend on the availability of seasonal and year-round housing opportunities for persons operating or employed in these industries.

However, there are unique considerations for affordable and workforce housing development in the Coastal Zone, including high property values and the remote nature of the Coastal Zone. Transit service to the Coastal Zone is limited. The nearest incorporated city, Sebastopol, is more than 10 miles from the edge of the coastal zone and more than 15 miles to Bodega Bay, the most populous area of the Sonoma Coast.

All deed-restricted affordable housing units in the Coastal Zone are in The Sea Ranch and in Bodega Bay. There are 45 affordable rental units that were required as part of a 300-unit expansion of The Sea Ranch development. Harbor View Subdivision in Bodega Bay was also required to provide 14 affordable rental units on one parcel out of the 70-parcel subdivision.

Commented [A11]: Please explain the reasoning behind including this policy, as it seems Section 30515 of the Coastal Act already covers this. The full text of this coastal act policy should be included here.

Commented [A12]: In this introduction, please lay out the reasoning as to why affordable housing can be supported by resource dependent policies.

Commented [A13]: Here please include which Coastal Act policies the county is referencing. Keep in mind that affordable housing is not a coastal priority goal. Choose policies that support affordable housing policies, such as public access and agriculture.

For example, visitor serving uses (a coastal priority goal) are tied to associated policies that can support affordable housing. Consider classifying affordable housing as a Local priority use, with support from the Coastal Act such as described in the HMB LCP:

Local Priority Uses: Affordable housing. Affordable housing, including but not limited to units created through the Workforce Housing Overlay designation, is specifically identified as a Local Priority Use. Affordable housing as a second tier priority is envisioned to support the local workforce, with the intent of facilitating a range of housing types for those who live and work on the coast, fostering the economic development of the city, and reducing commuter traffic congestion. Most significantly, affordable housing as a Local Priority Use will support Coastal Act Priority Uses by providing housing priced and located so as to be especially suited for employees in the agriculture and coastal recreation sectors. With diverse and affordable housing as a pillar of this Land Use Plan, the City will be able to harmonize the goals of the Coastal Act with those of State Housing law and the City's Housing Element.

Goals, Objectives, and Policies | Affordable Housing

GOAL C-LU-5: Preserve and enhance affordable housing opportunities on the Sonoma County coast.

Objective C-LU-5-a: Protect existing affordable housing units and encourage development of additional affordable housing in urban areas.

Objective C-LU-5-b: Promote the development of affordable housing to meet a range of for-sale and rental housing needs including agricultural employee housing, accessory dwellings, senior housing and accessible units.

Policy C-LU-5a: Continue all existing County and Community Development Commission sponsored funding programs, including but not limited to Community Development Block Grant (CDBG), HOME, Low/Moderate Income Housing Asset Funds (LMIHAF), and County Fund for Housing (CFH) funding programs. Continue to require that at least 30 percent of the units assisted with County funds be affordable to extremely-low income households. Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1A)

Commented [A14]: Please include how this would be defined, such as including a footnote “As defined by HCD”

Policy C-LU-5b: Continue the County’s existing density bonus programs, including the state density bonus program and the County’s programs. Continue to evaluate these programs in view of changing housing needs and policies, and expand or modify as needed to increase opportunities for housing. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1B)

Commented [A15]: Please cite the ordinance referenced here.

Policy C-LU-5c: Ensure that design review, development standards, and conditions of approval for affordable housing projects do not result in a reduction of allowable project density or in the number of affordable units, unless the project as proposed would result in adverse impacts, and there is no other feasible method to mitigate the adverse impacts. State density bonus and accessory dwelling unit laws do not supersede the resource protections required by the Coastal Act (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1C)

Policy C-LU-5d: Encourage retention and further construction of small rental units such as Accessory and Junior Dwelling Units and single room occupancy units, as well as large rental units with more than 3 bedrooms. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1F)

Policy C-LU-5e: Continue to administer the County’s Mobile Home Rent Stabilization Ordinance. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1G)

Commented [A16]: If this ordinance will be administered through the LCP, it should exist in the body of the LCP, such as in an appendix.

Policy C-LU-5f: Continue to apply state law to Mobile Home Park Conversions to Resident Ownership, including implementation of SB 510 (Jackson 2013), in order to ensure that residents are afforded full consideration and all protections under the law. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1H)

Commented [A17]: If this state law will be administered through the LCP, it should exist in the body of the LCP, such as in an appendix.

Policy C-LU-5g: Prohibit the use of Accessory Dwelling Units for short term rentals of 30 or fewer days. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1L)

Policy C-LU-5h: Provide for two types of Housing Opportunity Areas in addition to, and not in lieu of, provisions of state and federal law as follows, and consistent with all other policies of the LCP:

- (1) Type "A" Rental Housing Opportunity Areas are established on sites which have a Local Coastal Plan medium density residential designation and are zoned R2 (Medium Density Residential). The residential density for a Type "A" project may be increased to 100 percent above the base land use residential density. Development standards used for Type "A" housing projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained.
- (2) The Type "C" Ownership Housing Opportunity Program allows a density of 11 units per acre for ownership housing projects as long as affordability levels are met - 20% affordable to Low Income households and 80% affordable to Moderate Income households. Type "C" Housing Opportunity Areas are established ~~in~~ on sites which have a Local Coastal Plan low density residential designation (Urban Residential 1-6 dwelling units/acre). The residential density for a Type "C" project may be increased to almost 100 percent above the mapped designation to a maximum density ~~is~~ of 11 dwelling units/acre.
- (3) Rental Housing Opportunity Type "A" and Ownership Housing Opportunity Type "C" projects shall comply with all applicable provisions, including development standards and long-term affordability requirements, of Chapter 26C (Coastal Zoning Ordinance) of the Sonoma County Code.
- (4) Housing Opportunity Type "A" and Type "C" programs shall apply to housing development consisting of five or more dwelling units. (EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)

Policy C-LU-5i: Encourage a mix of low and moderate income housing units, and rental and sale units. Encourage diverse unit design including visitability and universal design. (EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)

Policy C-LU-5j: Continue to encourage affordable "infill" projects on underutilized sites within Urban Service Areas by allowing flexibility in development standards pursuant to state density bonus law [California Government Code Section 65915, including subsection (m)]. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-3J)

Policy C-LU-5k: Require long-term Affordable Housing Agreement for affordable housing units. (EXISTING LCP REVISED)

Commented [A18]: Please include these details in the "Urban Residential" category overview above.

Commented [A19]: Please define this here.

Commented [A20]: What is meant by visitability? Understood that this is a "term de' art" but should be included in the glossary or use a more well known term such as ADA accessible.

Policy C-LU-5l: For parcels located within an area designated Urban Residential 1-6 dwelling units/acre which are large enough in area to permit more than one dwelling but cannot meet subdivision criteria due to shape, access, or other similar constraint, permit clustering of dwelling units consisting of detached single-family dwelling units subject to the density limitations of the Local Coastal Plan Land Use Maps and issuance of a Use Permit. (EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)

Commented [A21]: Please explain how it is possible to have multiple single family dwelling units in a lot if you can't split it? It may be helpful to walk us through an example here.

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

Commented [A22]: Please include this policy:

C-LU-5u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. (New: HCD certified 2014 Housing Element Policy HE-2h)

Policy C-LU-5n: Continue to permit transitional and permanent supportive housing in all residential land use categories. The construction of new dwelling units for such purposes shall conform to the Local Coastal Plan densities and to all other applicable provisions of the Coastal Zoning Ordinance. No standards shall be applied to transitional or supportive housing that do not also apply to other dwelling units within the same zone. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-5G)

Policy C-LU-5o: Prohibit the demolition of housing for persons of low and moderate income, unless such demolition would be coupled with subsequent reconstruction of replacement housing of comparable rental value. Demolition may be permitted in advance of the replacement housing if the Director determines that the removal of the unit(s) is necessary to protect public health and safety. (EXISTING LCP REVISED)

Commented [A23]: This policy should match state housing law on prohibiting displacement consistent with Policy 6042. "Replacement Housing Prior to Displacement; Notices to Displaced Persons"

Policy C-LU-5p: Prohibit conversion of rental units currently providing low and moderate income housing opportunities to X.Y.Z higher cost housing, short term rentals, unless the conversion provides a greater affordable housing opportunity. (EXISTING LCP)

Commented [A24]: Please define here what the conversion of rental units would be to

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

Commented [A25]: Please explain the reasoning behind including these policies. Generally, the level of detail provided here is not common to have in a LCP, and may not be supported by the Coastal Act

- (1) The surplus of vacant multifamily residential units offered for rent or lease must be in excess of 5 percent of the available multifamily rental stock in the community in which the proposed project is located.
- (2) At least 30 percent of the units included in the proposed condominium conversion must be reserved for sale to Low and Very Low Income households by means of an Affordable Housing Agreement to ensure that such units remain affordable to Very Low and Low Income households for the maximum period allowed by law.
- (3) Tenants must be granted the right of first refusal concerning the purchase of the units. Tenants who are 60 years or older should be offered lifetime leases. Tenants not qualifying for lifetime leases must be offered a 10-year lease. The subdivider must provide a plan to assist in relocating tenants displaced by the conversion to comparable rental housing. (EXISTING LCP REVISED PER HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT)

Commented [A26]: Please reference the law being cited here, as well as please make clear where you're drawing these housing rankings from.

Policy C-LU-5r: Allow Accessory Dwelling Units consistent with most recent Coastal Commission guidance found in Appendix XX. (EXISTING LCP)

Policy C-LU-5s: Changes in use or closure of a mobile home park shall comply with state law and require a Use Permit. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1M)

Policy C-LU-5dd: Encourage development of employer provided or subsidized affordable housing for employees (Existing LCP – Permit Sonoma / CC recommended change)

C-LU-5u: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households. (New: HCD certified 2014 Housing Element Policy HE-2h. Permit Sonoma / CC recommended change)

3.3 VISITOR-SERVING COMMERCIAL FACILITIES

Recreational uses require support facilities such as motels, restaurants, grocery stores, auto service stations, and public restrooms. This section contains an inventory of existing visitor-serving and local-serving facilities, identifies areas suitable for their development, and recommends the type of and location for these facilities.

The California Coastal Act of 1976 encourages providing support facilities for visitors to the coast, especially those available to the public at a moderate cost.

Existing Visitor-Serving Commercial Facilities

Below are the definitions of visitor-serving versus local-serving commercial facilities:

- (1) Visitor-serving commercial facilities or uses include development that provides basic support services for visitors such as motels, restaurants, grocery stores, auto service stations, and public restrooms. Most of these facilities on the Sonoma County coast are both visitor-serving and local-serving.
- (2) Local-serving commercial facilities or uses include all other private commercial development that provides for the needs of the local population such as professional offices, utilities, banks, and fishing industry support services.

Visitor-serving and local-serving commercial facilities accessible to the Sonoma County coast are concentrated primarily in The Sea Ranch, Bodega Bay, and Gualala in Mendocino County. These areas are the most suitable for expanding visitor-serving commercial facilities due to the availability of public services and existing development. Other small service centers are scattered along the Sonoma County coast and just inland. Jenner and Duncans Mills on the North Coast and Valley Ford on the South Coast are secondary locations along the coast with isolated services (i.e., spot commercial services such as single grocery stores).

Three visitor centers serve the North Coast: Redwood Coasts Chamber of Commerce in Gualala; Russian River Chamber of Commerce and Visitor Center in Guerneville; and Jenner Visitors' Center in Jenner. The South Coast is served by the Sonoma Coast Visitor Center in Bodega Bay. There are an estimated 600 vacation rentals in the Coastal Zone with the majority located in the Sea Ranch and

Commented [A27]: Consider if this section might be more appropriate in the public access chapter

Commented [A28]: Please add this definition to the glossary.

Bodega Harbour subdivision. **Tables C-LU-1 and C-LU-1** provide summaries of visitor serving overnight accommodations in the Coastal Zone.

Table C-LU-1. North Coast Overnight Accommodations

<i>Facility</i>	<i>Hotel/Motel Rooms</i>	<i>Campground Spaces</i>
Gualala Point Regional Park		8
Salt Point State Park		160 ²
Ocean Cove - private campground		175
Sea Ranch Lodge	19	
Ocean Cove Lodge Bar & Grill	16	
Stillwater Cover Regional Park		23
Timber Cove - private campground		25
Timber Cove Lodge	42	
Fort Ross State Historic Park Unit		21
Fort Ross Reef Campground		21
Fort Ross Lodge	22	
Duncans Mills Campground		125
Inn at Duncans Mills	5	
River's End	5	
Jenner Inn & Cottages	21	
Seacliff Motel ¹	16	
Surf Motel ¹	20	
Breakers Inn ¹	28	
Gualala Country Inn ¹	19	
Gualala River Redwood Park ¹		111
Total in North Coast	130	527

Notes:
¹ Located in Mendocino County's Coastal Zone, within 1.5 miles of the Sonoma-Mendocino county line.
² Includes 20 overflow campground spaces.

Table C-LU-2. South Coast Overnight Accommodations

<i>Facility</i>	<i>Hotel/Motel Rooms</i>	<i>Campground Spaces</i>
Bay Hill Mansion	5	
Bodega Bay Inn	5	
Bodega Bay Lodge	83	
Bodega Bay Coast Inn & Suites	44	
The Inn at the Tides	85	
Bodega Harbor Inn	16	
Casini Family Ranch		225
Sonoma Coast State Park Unit – Willow Creek Campground		11
Sonoma Coast State Park Unit – Wrights Beach Campground		27
Sonoma Coast State Park Unit – Pomo Canyon Campground		20
Sonoma Coast State Park Unit – Bodega Dunes Campground		98
Westside Regional Park		47
Doran Beach Regional Park		139
Valley Ford Hotel	6	
Total in South Coast	244	556

Goals, Objectives, and Policies | Visitor-Serving Commercial Facilities

GOAL C-LU-6: Encourage Public Access and visitor serving uses in the Coastal Zone.

Goal C-LU-6.1: Establish adequate commercial services for visitors on the Sonoma County coast where such development can be accommodated with minimal impacts on views and natural resources.

Objective C-LU-6.1: Identify and develop new or expand existing commercial services for visitors in urban service areas and rural communities.

Planning and Reviewing Visitor-Serving Development

Policy C-LU-6a: Encourage the development and expansion of visitor-serving and local-serving commercial uses within urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6b: Limit new visitor-serving commercial development to areas within designated urban service areas and rural community boundaries except for the lowest intensity development (i.e., guest ranches, and bed and breakfast inns, vacation rentals, and agricultural farmstays). (EXISTING LCP REVISED)

Policy C-LU-6c: Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor and local-serving commercial development. (EXISTING LCP REVISED)

Encouraging Visitor-Serving Development

Policy C-LU-6d: Allow minor expansion of existing visitor-serving and local-serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6e: Encourage the provision of modest scale overnight accommodations which have minimal impacts on the coastal environment, including bed and breakfast accommodations in existing homes, guest ranches, inns, and motels. Guest ranches in agricultural areas shall be compatible with continued ranch operations and be limited to the allowable residential density. (EXISTING LCP REVISED)

Policy C-LU-6f: Encourage expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road. (EXISTING LCP REVISED)

Policy C-LU-6g: Encourage development of limited visitor-serving and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community. (EXISTING LCP REVISED)

Commented [A29]: Where is this limited to? Link this to relevant Sonoma zoning.

Commented [A30]: This appears to contradict C-LU-6b, where it says development is limited. In addition, minor is too vague and should be defined.

Policy C-LU-6h: Allow minor expansion of existing or certain new visitor-serving commercial uses east of State Highway 1 near the Ocean Cove Store including overnight accommodations and a public horse stable **consistent with Sonoma County Board of Supervisors Resolution 09-0220.** (EXISTING LCP REVISED)

Policy C-LU-6i: Limit development west of State Highway 1 at the Ocean Cove Resort to a day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1, erosion control measures, **rehabilitating the degraded bluffs at the cove,** and if needed the provision of parking for development consistent with Policy LU-6h. (EXISTING LCP REVISED)

Commented [A31]: Any proposals west of Highway 1 should also take into account SLR predictions.

Policy C-LU-6j: Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort. (EXISTING LCP REVISED)

Policy C-LU-6k: Allow minor expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch. (EXISTING LCP REVISED)

Policy C-LU-6l: Limit expansion at the Timber Cove Inn to improved parking and public access facilities. (EXISTING LCP REVISED)

Policy C-LU-6m: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing. (EXISTING LCP REVISED)

Policy C-LU-6n: Allow limited new or expansion of existing visitor or local-serving commercial uses, in the vicinity of the Fort Ross Store, subject to design controls review to preserve the area's scenic character. (EXISTING LCP REVISED)

Policy C-LU-6o: Encourage a modest infill of visitor and local-serving commercial development in Jenner if water supply and wastewater treatment and disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6p: Encourage provision of overnight accommodations of modest scale and cost and expansion of other visitor and local-serving commercial services uses at Duncans Mills. (EXISTING LCP REVISED)

Policy C-LU-6q: Encourage expansion of public access the Bridgehaven Resort, by adding boat rentals and launching and day use facilities subject to design review. Require public access as a condition of for approval of any Coastal Permit for expansion of uses at the resort. (EXISTING LCP REVISED)

Policy C-LU-6r: Encourage new and expansion of existing commercial uses in Bodega Bay. Encourage expansion of Chanslor Ranch consistent with continued agricultural use if water supply and wastewater treatment and disposal requirements can be met. (EXISTING LCP REVISED)

Policy C-LU-6s: Encourage modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met. (EXISTING LCP REVISED)

Commented [A32]: Please ensure these policies are consistent with ag and facilities and services chapter.

3.4 COMMUNITIES

Adequate housing and commercial development are needed to serve the resident population and visitors but must be consistent with continued resource uses for agricultural production, commercial fishing, and timber, as well as, the protection of sensitive coastal resources and available services.

Most new residential development is planned in Bodega Bay, where a full range of public services can be efficiently provided. The present alignment of State Highway 1 through this area is a major development constraint due to traffic congestion.

Increased tourism on the Sonoma County coast may result in an imbalance between local and tourist oriented commercial development. Visitor-serving uses, particularly lodging, are often located near scenic resources and overconcentration will likely degrade visual quality of the area.

Land use policy and regulation within The Sea Ranch is subject to the provisions of Public Resources Code Section 30610.6 (e) (“Bane Bill”), Exclusion Orders E-82-2 and E-82-2-A, and the Sea Ranch Amended Precise Development Plan Policy Statement, which establish building locations, bulk standards, view management, public access, and limits to the total number of lots within each unit of The Sea Ranch subdivision.

This policy framework delegates review authority for most development to The Sea Ranch Association and their committees, which must review and approve development applications before permits can be issued by Sonoma County. Development that has been approved by The Sea Ranch Association is excluded from needing a Coastal Development Permit.

Goals, Objectives, and Policies | Communities

GOAL C-LU-2: Protect the natural and scenic resources and the unique character and qualities of the Sonoma County coast by allowing new residential and commercial development only in appropriate areas at appropriate densities.

Commented [A33]: Please use more specific language here

Objective C-LU-2.1: Concentrate new housing within the Bodega Bay Urban Service Area. Provide additional residential development in rural areas at very low densities to maintain local resources.

Objective C-LU-2.2: Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels.

Commented [A34]: Consider combining these two overlapping objectives.

Objective C-LU-2.3: Designate Bodega Bay as the major retail and service center for the coast. Permit limited opportunities for new commercial activities in the communities of The Sea Ranch, Duncans Mills, Jenner, and Stewarts Point, in keeping with their size and character.

Objective C-LU-2.4: Limit the scale of any new visitor and tourist-oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character.

Objective C-LU-2.5: Limit new industrial development to resource related uses, primarily to the fishing and other marine industries in Bodega Bay and to the timber industry near Stewart's Point.

Objective C-LU-2.6: Maintain very low residential densities on resource lands outside existing communities due to the lack of public services and importance of resource protection.

Objective C-LU-2.7: Regulate land use and approve development at The Sea Ranch consistent with Public Resources Code Section 30610.6 (e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement. (EXISTING LCP REVISED)

Policy C-LU-2a: The Urban Residential land use category shall be applied only within the Urban Service Boundary of Bodega Bay. Densities of one unit per acre or lower shall be maintained in other communities. (GP2020)

Policy C-LU-2b: Encourage construction of new housing for low and moderate income households under the Density Bonus or Housing Opportunity Area Programs outlined in the Coastal Zoning Ordinance. Achieving a density higher than 4 units per acre under either Program is permitted where higher density will not impact coastal resources or reduce public access. ~~may not require a Local Coastal Plan Amendment.~~ (GP2020)

Commented [A35]: Please be more specific here about what may or may not require a LCP amendment.

Policy C-LU-2c: The Commercial Services land use category shall be used for existing and any needed new local commercial uses in Bodega Bay and The Sea Ranch. Outside these communities, the Commercial Services designation shall be applied only to existing uses and limit their expansion. (GP2020)

Policy C-LU-2d: Development projects in any commercial land use categories shall be designed in harmony with the natural and scenic qualities of the local area. Natural landscapes shall be given precedence over manmade features. (GP2020)

Policy C-LU-2e: In the Bodega Bay area, the Commercial Fishing land use category shall be used to support the commercial fishing industry, including storage and processing facilities. (NEW)

Policy C-LU-2f: Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. (GP2020)

Policy C-LU-2g: Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. (GP2020)

Policy C-LU-2h: Barns and similar agricultural support structures within the 200-foot State Scenic Highway 116 corridor shall be subject to design review. (GP2020)

Commented [A36]: Consider moving this policy to the Ag. chapter.

Policy C-LU-2i: Identify Urban Service Area Boundaries on the Land Use Maps for The Sea Ranch North (**Figure C-LU-1a**), The Sea Ranch South (**Figure C-LU-1b**), and Bodega Bay (**Figure C-LU-1j**). (EXISTING LCP REVISED)

Policy C-LU-2j: Designate the following areas as Rural Communities (listed from north to south): (EXISTING LCP REVISED)

- Stewarts Point
- Timber Cove and Timber Cove Resort, including developed areas adjacent to the subdivision south to and including the Fort Ross Store
- Jenner
- Duncans Mills
- Rancho del Paradiso
- West Beach
- Sereno del Mar
- Carmet
- Salmon Creek
- Valley Ford

Policy C-LU-2m: Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements. An out-of-service area agreement shall be used in such cases. (EXISTING LCP REVISED)

Commented [A37]: Consider moving this to the Public Facilities and Services chapter.

Policy C-LU-2n: Restrict commercial development to designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. (EXISTING LCP REVISED)

Commented [A38]: Re-number

Policy C-LU-2n: Processing of permits for development or land use with The Sea Ranch shall be consistent with and follow the provisions of Public Resources Code Section 30610.6 (e) (Bane Bill), adopted Exclusion Orders, and the Sea Ranch Precise Development Plan Policy Statement. (EXISTING LCP REVISED)

Policy C-LU-2n: Applications for development permits, including, but not limited to residential construction, subdivision, or lot line adjustment that are subject to design review

by The Sea Ranch Design Committee shall not be accepted without final approval from The Sea Ranch Design Committee. (EXISTING LCP REVISED)

Policy C-LU-2n: Rehabilitation and adequate maintenance of Sea Ranch Apartments shall be supported to the maximum extent feasible, including identification of sustainable funding to maintain these affordable dwelling units. (EXISTING LCP REVISED)

4 IMPLEMENTATION PROGRAMS

4.1 LAND USE IMPLEMENTATION PROGRAMS

Program C-LU-1: Establish performance standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards, consider requirements for designated property managers (On site vs. Not), safety, parking, noise, and number of guests allowed for day time and nighttime occupancy. In addition to performance standards, identify areas where high concentration of vacation rental would impact environmentally sensitive habitat areas, water quality, or coastal access and develop land use policy to avoid these impacts. (NEW)

Commented [A39]: Is there a current Sonoma vacation rental ordinance? If so, include it here.

Program C-LU-2: Draft an ordinance to allow workforce/employee housing in the coastal zone. The ordinance is intended to support coastal priority land uses including commercial fishing, resource dependent uses, recreation, and visitor serving commercial uses. Ensure that workforce/employee housing supports priority uses, is scaled and located appropriately for the size of the supported use and surrounding neighborhood, protects coastal resources and scenic views, has adequate water and waste management, supports reduction of greenhouse gas emissions, and is not vulnerable to climate change related impacts including coastal bluff erosion and sea level rise for the life of the project and is consistent with all the polices of this chapter. (NEW)

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

Commented [A40]: Use stronger language here such as prioritize or develop

Program C-LU-4: Develop a comprehensive manual outlining policies and procedures for processing permit applications within The Sea Ranch. The manual will outline the roles, responsibilities, and authorities of The Sea Ranch Association, Sonoma County, North Coast Regional Water Quality Control Board, and California Coastal Commission, and provide clear direction for both landowners and agencies when processing applications within The Sea Ranch.

4.2 OTHER INITIATIVES

Other Initiative C-LU-1: Encourage service providers to retain adequate sewer and water service capacities for housing units affordable to Moderate and Low Income households.

(NEW: HCD CERTIFIED 2014 HOUSING ELEMENT POLICY HE-2H)

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

Other Initiative C-LU-3: Consider increasing funding priority for the acquisition of affordable units and rehabilitation and maintenance of existing affordable units. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1E)

Other Initiative C-LU-4: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to nonprofit organizations to subsidize the acquisition of at-risk properties where those units will be restricted to long-term occupancy by low, very-low and extremely-low income households. (NEW: HCD CERTIFIED GENERAL PLAN 2014 HOUSING ELEMENT POLICY HE-1D)

Other Initiative C-LU-5: Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to adjust to increasing demand for facilities and to assist in identifying needs for additional facilities. (NEW)

Commented [A41]: Much of the initiatives here appear to belong in the Public works and Facilities chapter.

Commented [A42]: This should be in the Public Works chapter. Make sure allocations are outlined, making sure Coastal Act priority uses are prioritized.

Commented [A43]: This should be in the public access section

Figure C-LU-1a: Land Use – SubArea 1 – The Sea Ranch North
(11x17)

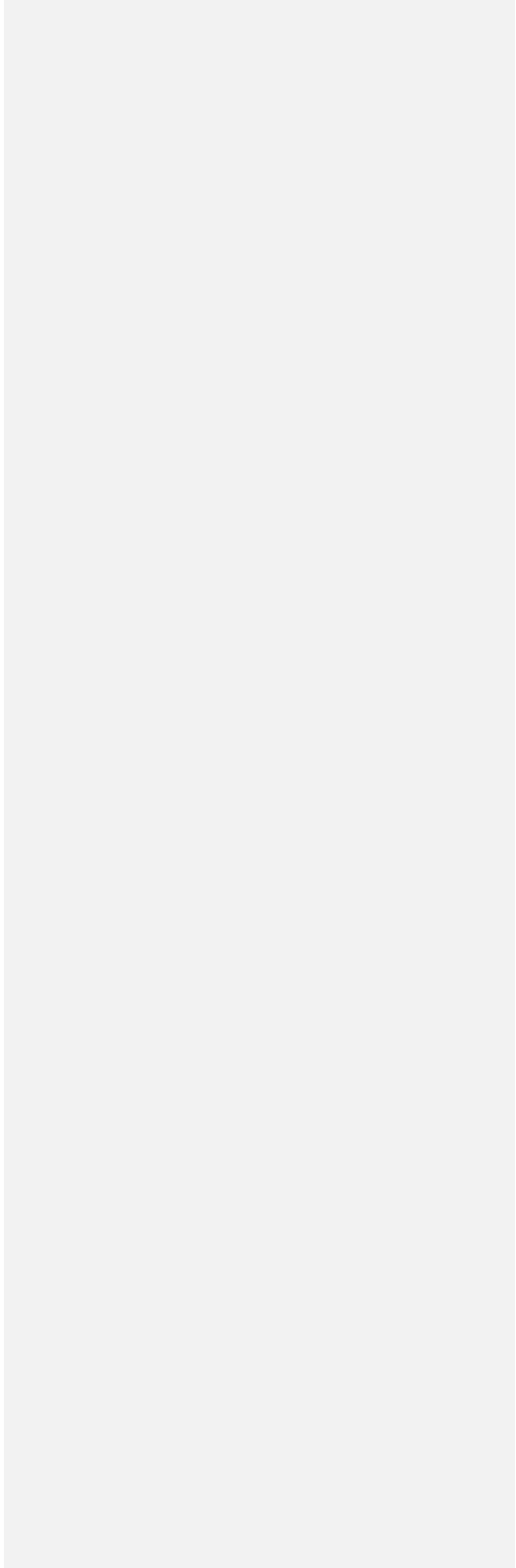


Figure C-LU-1b: Land Use – SubArea 2 – The Sea Ranch South
(11x17)

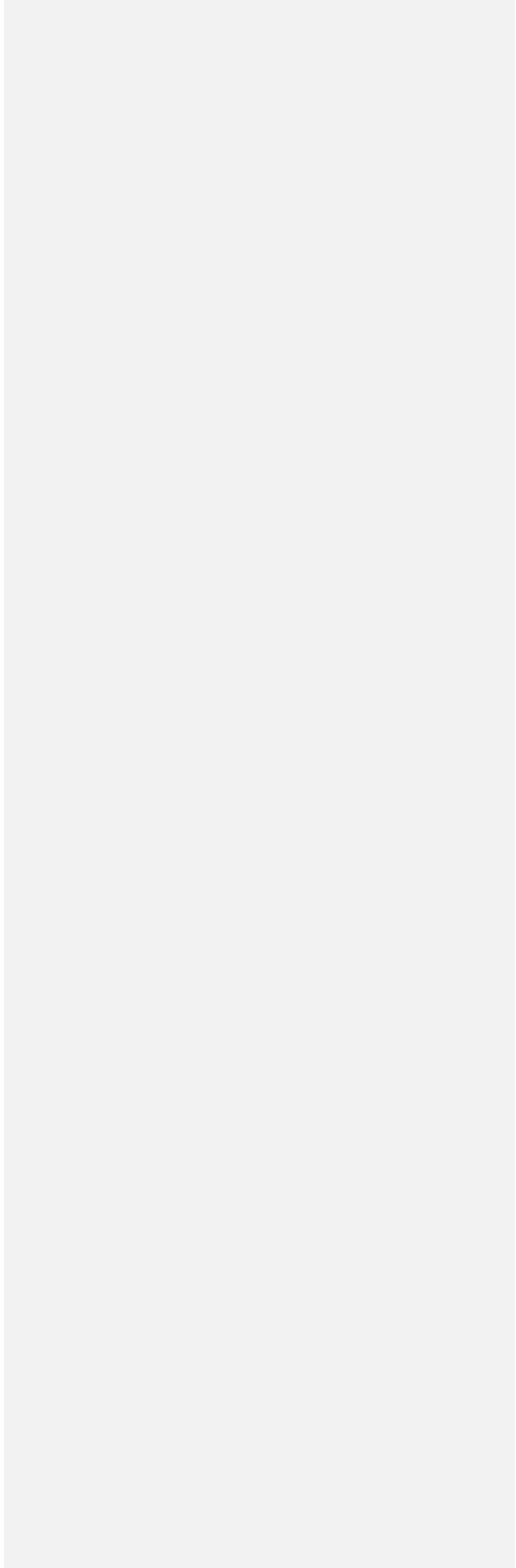


Figure C-LU-1c: Land Use – SubArea 3 – Stewarts Point/Horseshoe Cove
(11x17)

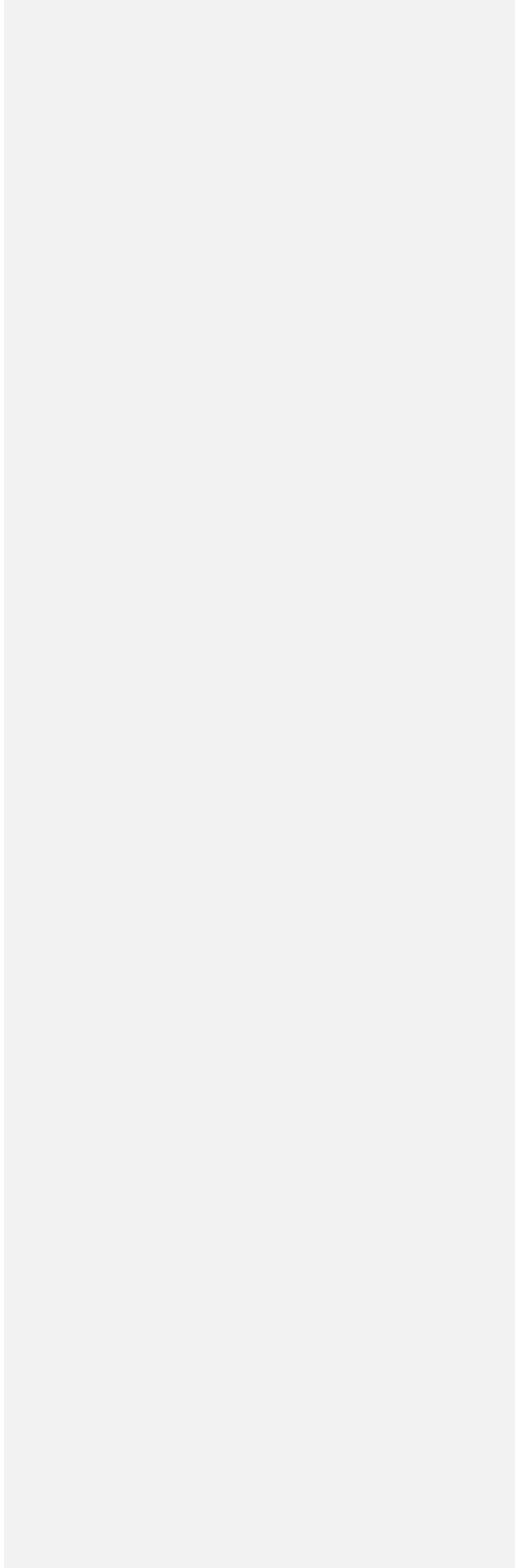


Figure C-LU-1d: Land Use – SubArea 4 – Salt Point
(11x17)

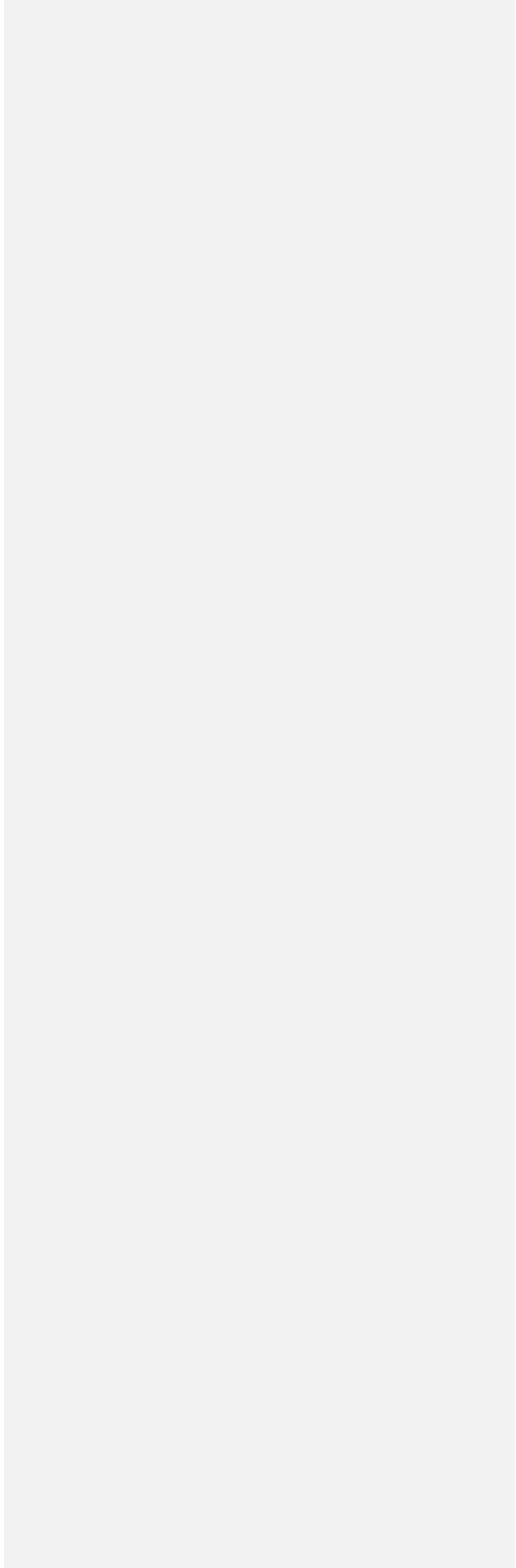


Figure C-LU-1e: Land Use – SubArea 5 – Timber Cove/Fort Ross
(11x17)

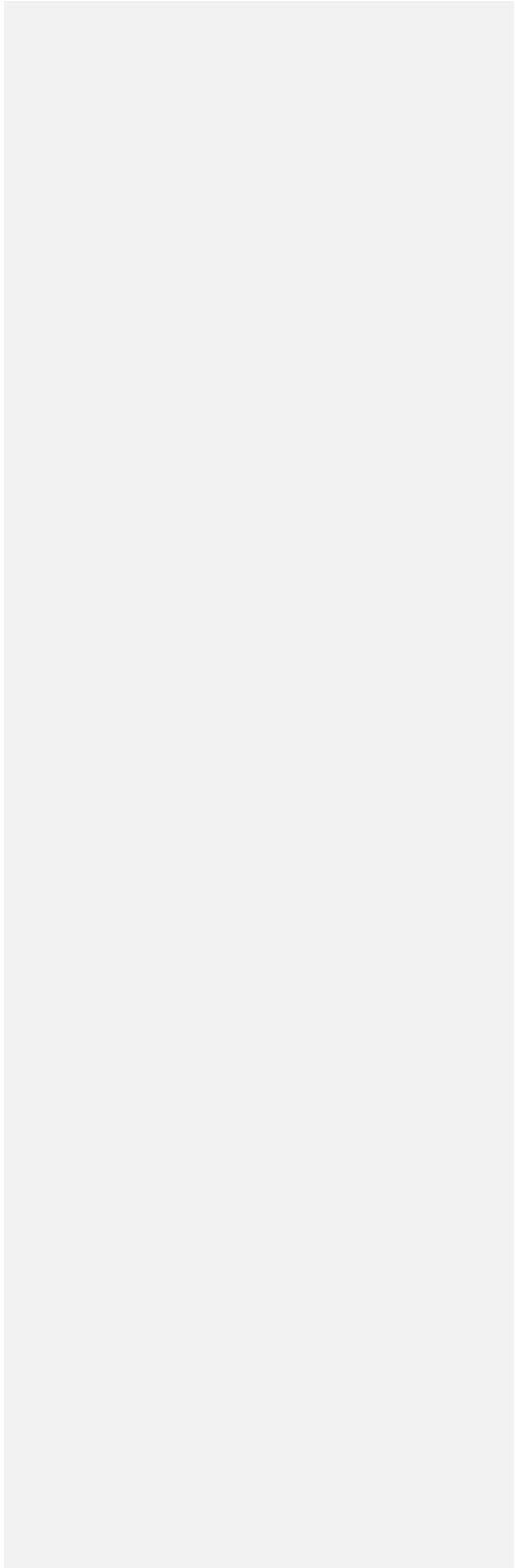


Figure C-LU-1f: Land Use – SubArea 6 – Highcliffs/Muniz-Jenner
(11x17)

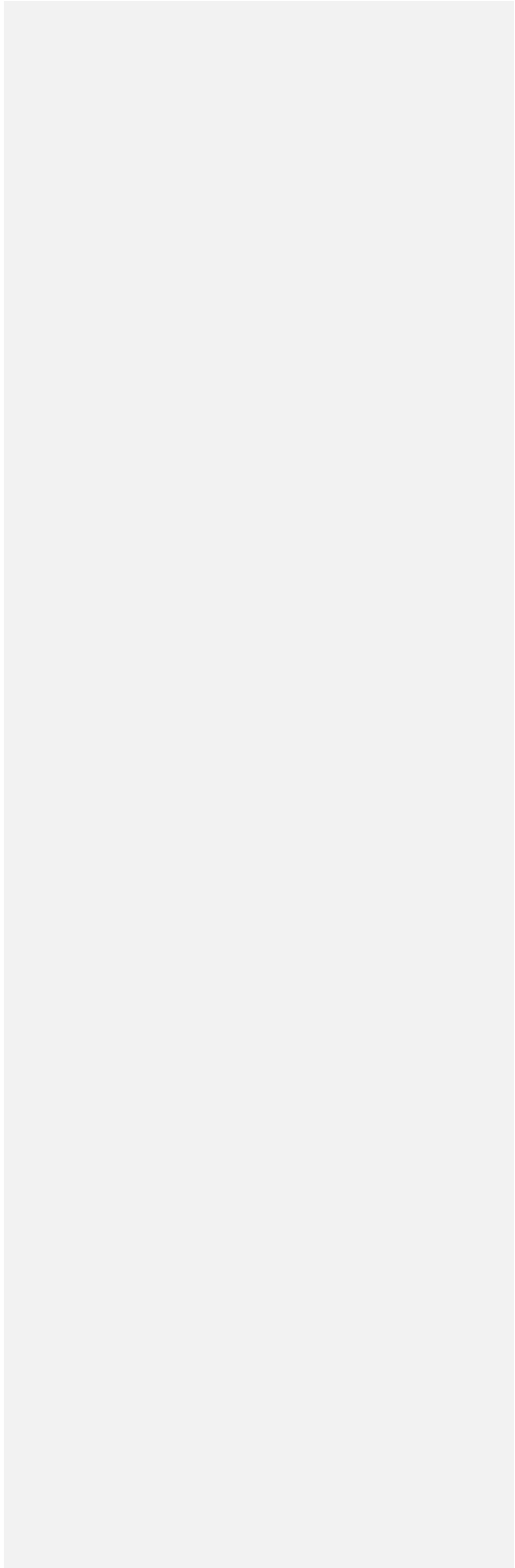


Figure C-LU-1g: Land Use – SubArea 7 – Duncans Mills
(11x17)



Figure C-LU-1h: Land Use – SubArea 8 – Pacific View/Willow Creek
(11x17)

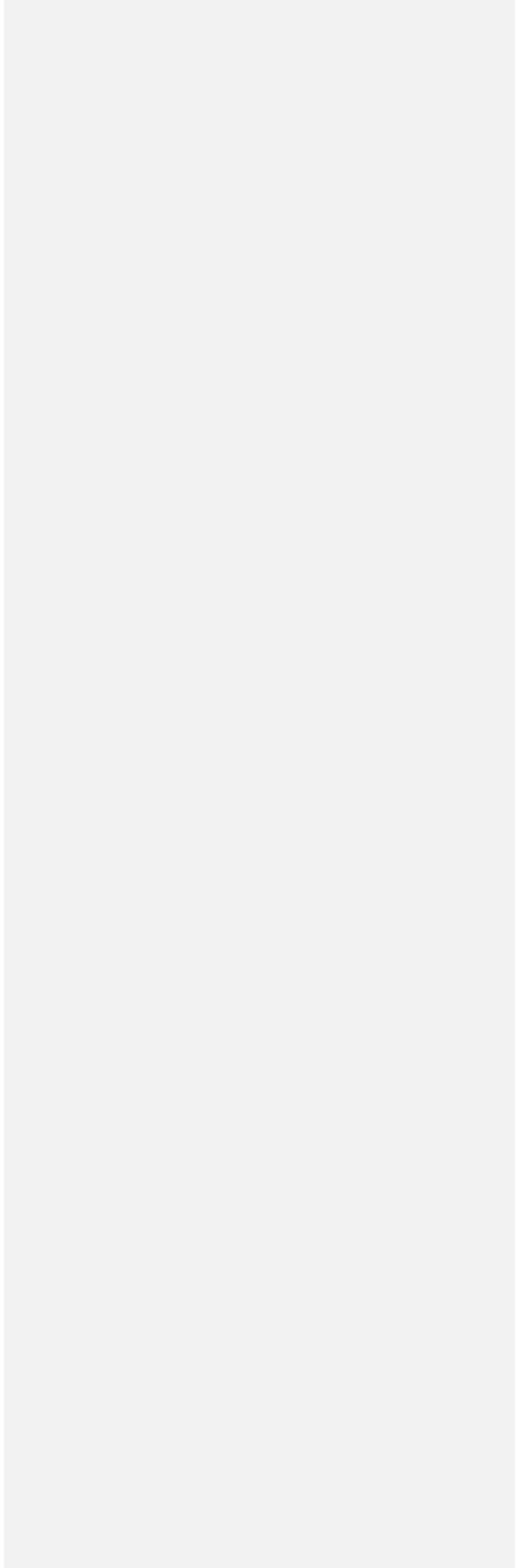


Figure C-LU-1i: Land Use – SubArea 9 – State Beach/Bodega Bay
(11x17)

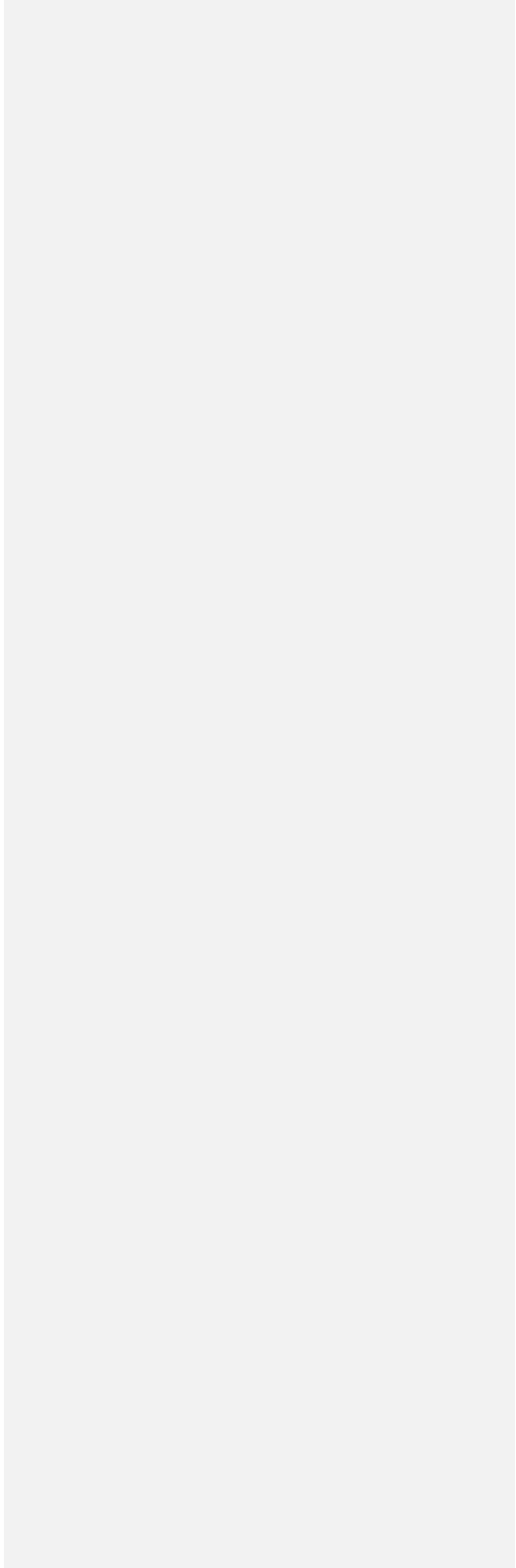


Figure C-LU-1j: Land Use – SubArea 9 – Bodega Bay Vicinity
(11x17)

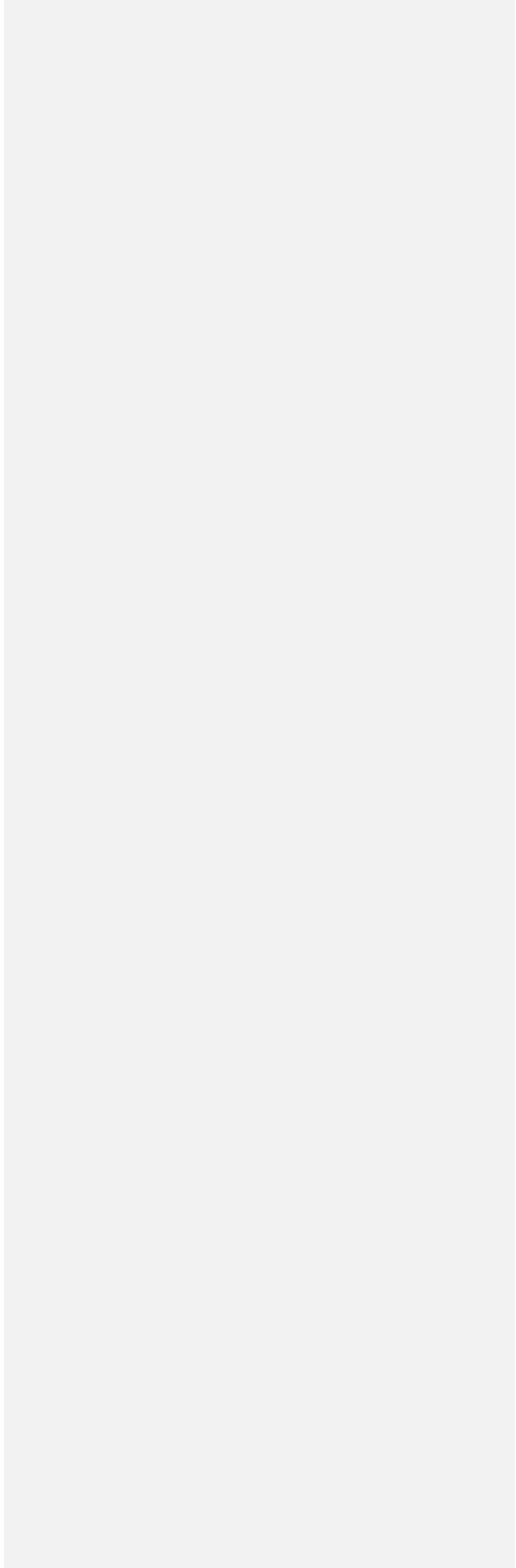


Figure C-LU-1k: Land Use – SubArea 10 – Valley Ford
(11x17)

