



Sonoma County Planning Commission STAFF MEMO

FILE: Sonoma County Local Coastal Plan Update (PLP13-0014)
DATE: June 29, 2022
TIME: At or after 1:05 PM
STAFF: Gary Helfrich, Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner: Various

Applicant: County of Sonoma, Permit Sonoma

Address: Various

Supervisory District: District Five

APN: Various

Description: In order to retain Local Land use authority, the California Coastal Act requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use, and protect coastal resources consistent with the provisions of the Coastal Act. In Sonoma County, the Local Coastal Program consists of three components: Local Coastal Plan, Coastal Zoning Ordinance, and Coastal Administrative Manual. This project is the first comprehensive update to the Local Coastal Plan since it was adopted in 2001.

The May 2022 Planning Commission Draft Local Coastal Plan under review at this reopened hearing incorporates revisions and reorganization of the 2021 Revised Public Review Draft as recommended by the California Coastal Commission as part of their line-by-line review. After recommendation by the Planning Commission and adoption by the Board of Supervisors, the Local Coastal Plan must be reviewed and certified by the California Coastal Commission for consistency with the Coastal Act.

CEQA Review: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

General Plan Land Use: Various

Ordinance Reference: Chapter 26C, CC Coastal Zoning Resource Districts

Zoning: Various, CC (Coastal Combining District)



RECOMMENDATION

Permit Sonoma staff recommends that the Planning Commission recommend the May 2022 Planning Commission Draft Local Coastal Plan, including changes recommended by the Planning Commission at this hearing, for adoption by the Board of Supervisors.

LOCAL COASTAL PLAN UPDATE TIMELINE

Developing a comprehensive update to the Sonoma County Local Coastal Plan has been a 9 year long process, involving extensive outreach, research, and numerous revisions. Below is a timeline of the Local Coastal Plan update program since the kickoff meeting on April 25, 2013:

Date	Workshop/Event/Milestone
April 25, 2013	Press Release: Local Coastal Plan update kickoff announcement.
May 28, 2013	Workshop: The Sea Ranch Del Mar Center
June 5, 2013	Workshop: Bodega Bay Fire Station Meeting Room
June 8, 2013	Workshop: Jenner Community Club
June 1, 2015	Publication: Preliminary Draft Local Coastal Plan
June 7, 2015	Workshop: The Sea Ranch Del Mar Center (36 participants)
July 14, 2015	Workshop: Santa Rosa, Permit Sonoma Hearing Room (45 participants)
July 15, 2015	Workshop: Monte Rio Community Center (10 participants)
July 22, 2015	Workshop: Bodega Bay Fire Station Meeting Room (34 participants)
Sept 14, 2015	Workshop: Timber Cove Fire Station (31 participants)
Mar 31, 2016	Workshop: Santa Rosa Planning Agency Workshop (No participant list)
May 25, 2017	Workshop: U.C. Davis Bodega Bay Marine Laboratory (No participant list)
June 22, 2017	Workshop: PRMD Hearing Room (No participant list)
June 26, 2017	Workshop: The Sea Ranch Del Mar Center (No participant list)
Sept 2019	Publication: 2019 Public Review Draft
Nov 17, 2019	Workshop: The Sea Ranch, Del Mar Center (50 participants)
Dec 14, 2019	Workshop: Bodega Bay, Fire Station Meeting Room (100 participants)
Jan 7, 2020	Workshop: Monte Rio, Community Center (60 participants)
Jan 15, 2020	Workshop: Timber Cove Inn / Coastal MAC meeting (60 participants)
Jan 30, 2020	Workshop: Santa Rosa, Permit Sonoma Hearing Room
Feb 19, 2020	Presentation: Bodega Bay, Fire Station NOAA Greater Farallones National Marine Sanctuary Association
Nov 10, 2020	Virtual Workshop: Board of Supervisors on 2019 Public Review Draft



Feb 25, 2021:	Virtual Workshop: Climate Change Adaptation presented in partnership with NOAA’s Greater Farallones Coastal Resilience Working Group. (35 participants)
Mar 1, 2021	Virtual Workshop: Housing and Accessory Dwelling Units. (40 participants)
Mar 3, 2021	Virtual Workshop: Wildfire Hazard Mitigation and Resiliency presented in partnership with Fire Safe Sonoma (40 participants)
Mar 5, 2021	Virtual Workshop: Mapping and Protection of Environmentally Sensitive Habitat Areas presented in partnership with Permit Sonoma Natural Resources section (30 participants)
May 25, 2021	Virtual Workshop: Board of Supervisors on topic workshop series
June 21, 2021	Publication: 2021 Revised Public Review Draft
July 26, 2021	Public Hearing: PC 1 st meeting. Initial review of LCP
Oct 7, 2021	Public Hearing: PC 2 nd meeting. Noise policy, future meeting schedule
Nov 10, 2021	Public Hearing: PC 3 rd meeting. Public Safety, Public Facilities
Dec 9, 2021	Public Hearing: PC 4 th meeting. Agricultural Resources, Water Resources, and Circulation & Transit Elements.
Jan 13, 2022	Public Hearing: PC 5 th meeting. Cultural Resources and Land Use Elements.
Feb 3, 2022	Public Hearing: PC 6 th meeting. Land Use and Open Space & Resource Conservation Elements.
Mar 3, 2022	Public Hearing: PC 7 th meeting. Open Space & Resource Conservation and Public Access Elements.
Mar 28, 2022	Public Hearing: PC 8 th meeting. Review of Coastal Commission recommendations and direction for preparing revised draft.
June 2, 2022	Begin Publication: May 2022 Planning Commission Draft
June 20, 2022	Complete Publication: May 2022 Planning Commission Draft
June 29, 2022	Public Hearing: PC 9 th meeting. PC will consider recommending the May 2022 Planning Commission Draft for adoption by the Board of Supervisors.

PUBLICATION OF MAY 2022 PLANNING COMMISSION DRAFT

To provide the public, agencies, and interest groups with sufficient time to review the May 2022 Planning Commission Draft Local Coastal Plan, a goal was set to provide the entire document 30 days in advance of the June 29, 2022 hearing. This proved to be overly ambitious, given Permit Sonoma and Coastal Commission staff resources. To provide as much time as possible for review, individual sections of the May 2022 Planning Commission Draft were published as they became available. The table below shows the publication timeline:

Date	Section
June 2, 2022	Appendix A: Design Guidelines, Appendix C: Right to Farm Ordinance, Appendix D: Scenic Resources, Appendix E: Natural Resources, Appendix F: Shoreline Protection, Appendix G: Bodega Bay Vulnerability Assessment, Appendix H: Bicycle and Pedestrian Project List, Appendix I: Categorical Exclusions, Appendix J: Historic



	Resources Inventory, Appendix K: State Route 1 Repair Guidelines, Appendix L Coastal Commission ADU Guidelines, Figure C-AR-1: Agricultural Resources, Figure C-CT-1: Circulation, Figure C-LU-1: Land Use, Figure C-OSRC-1: Scenic Resources, Figure C-OSRC-2: Environmentally Sensitive Habitat, Figure C-PF-1: Facilities – Schools, Figure C-PF-2: Facilities – Fire Districts, Figure C-PS-1: Geologic Hazards, Figure C-PS-2: Slope Instability Hazards, Figure C-PS-3: Flood Hazards, Figure C-PS-4: Coastal Exposure Threats, Figure C-PS-5: Role of Natural Habitat in Reducing Hazards, Figure C-PS-6: Wildland Fire Hazards, Figure C-WR-1: Watersheds, Figure C-WR-2: Groundwater Basins, 8. Circulation & Transit Element
June 5, 2022	Figure C-PS-1: Public Access
June 6, 2022	Appendix B: Public Access Plan, 1. Introduction, 3. Agricultural Resources Element, 6. Water Resources Element, 10. Cultural and Historic Resources Element
June 7, 2013	2. Land Use Element
June 9, 2022	4. Open Space & Resource Conservation Element
June 13, 2022	5. Public Access Element
June 16, 2022	Format change only to Land Use Element
July 20, 2022	Public Safety Element, 9. Public Facilities and Services Element, 11. Glossary Publication Complete

REORGANIZATION, REVISIONS, AND POLICY OPTIONS

1. Reorganization

In response to Coastal Commission staff recommendations, all elements now contain short descriptions of element purpose, relationship to other elements, and complete text of relevant sections of the California Coastal Act. Policies now directly quote Coastal Act sections rather than paraphrase text. In elements with multiple topic areas, there is a separate subsection for each topic that lists goals, objectives, policies, programs, and incentives relevant to the topic. This reorganization also resulted in comprehensive renumbering of goals, objectives, policies, programs, and incentives.

2. Revisions and Policy Options

The following parenthetical notes have been added to aid in following revisions that are included in the May 2022 Planning Commission Draft. Note that terms “GP2020”, “GP2020 Revised”, “Existing LCP Existing”, “LCP Revised”, and “New” have been carried over from the “June 2021 Public Review Draft of the Local Coastal Plan”.

- GP2020** General Plan 2020 policy that has been incorporated into the Local Coastal Plan
- GP2020 Revised** General Plan 2020 policy that has been incorporated with revisions into the Local Coastal Plan
- Existing LCP** Policy carried over from the 2001 Local Coastal Plan.
- Existing LCP Revised** Policy from the 2001 Local Coastal Plan that has been revised.



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- New** Policies that were identified as new in the June 2021 Public Review Draft Local Coastal Plan.
- CCC Revised** Revisions recommended by the Coastal Commission as part of their review of the June 2021 Public Review Draft Local Coastal Plan.
- PC Revised** Revisions to the June 2021 Public Review Draft Local Coastal Plan in response to input to staff during this hearing. Additional policy options are also being provided in this memo in response to Planning Commission discussion and questions raised during this hearing.

Key changes to goals, objectives, policies, programs, and incentives for each element are listed below as well as staff recommended policy options.

Introduction

Permit Sonoma and Coastal Commission staff recommend revising Section 2 of the Introduction to clarify that all components of the Local Coastal Program must be reviewed and revised incrementally on a regular basis, consistent with California Coastal Act Section 30519.5 (emphasis added):

“Coastal Act Section 30519.5: Periodic review of certified local programs; recommendations; reports

(a) The commission shall, from time to time, but at least **once every five years after certification**, review every certified local coastal program to determine whether such program is being effectively implemented in conformity with the policies of this division. If the commission determines that a certified local coastal program is not being carried out in conformity with any policy of this division it shall submit to the affected local government recommendations of corrective actions that should be taken. Such recommendations may include recommended amendments to the affected local government's local coastal program.

(b) Recommendations submitted pursuant to this section shall be reviewed by the affected local government and, if the recommended action is not taken, the local government shall, within one year of such submission, forward to the commission a report setting forth its reasons for not taking the recommended action. The commission shall review such report and, where appropriate, report to the Legislature and recommend legislative action necessary to assure effective implementation of the relevant policy or policies of this division.”

Recommended revision to Section 2 for consistency with Section 30519.5:

The California Coastal Act (Public Resources Code Section 30000 et seq.; Coastal Act) was passed by the State Legislature in 1976, became effective on January 1, 1977, and replaced the original Coastal Initiative, Proposition 20, passed in 1972. The California Coastal Act requires each local government with jurisdiction over land within the Coastal Zone to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction. A Local Coastal Program is a basic planning tool used by local governments, in partnership with the Coastal Commission, to guide development in the Coastal Zone. ~~An LCP must cover a 20-year planning period and must be reviewed and updated every five years. Each LCP~~ **A Local Coastal Program must** includes a Land Use Plan, which contains goals and policies for development, and an Implementation Plan, which contains, ~~in the form of zoning or other ordinances,~~ measures to implement the plan.



The Sonoma County Local Coastal Program consists of this Local Coastal Plan (the Land Use Plan), the Coastal Zoning Ordinance (the Implementation Plan) and the Coastal Administrative Manual, which provides guidance for the Implementation Plan. **Consistent with Coastal Act Section 30519.5, Sonoma County shall review the Local Coastal Program and amend as indicated by this review every five years after certification by the California Coastal Commission.**

Land Use Element

“Local Priority Use” has been added to **Table C-LU-1** of “Affordable dwelling units for extremely low, very low, and low-income households. Accessory dwelling units” establishing affordable housing as a higher priority than visitor serving commercial, non-water dependent recreation, commercial, and residential development.

Section added defining “Principally Permitted Use”.

New “General Land Use Policies” (**Policies C-LU-1a through C-LU-1i**) section that applies to all development in all land use categories. This includes:

Requirement for consistency with Coastal Act and Local Coastal Plan for all development.

Requirement for the Coastal Zoning Code and Coastal Administrative Manual to be consistent with goals, objectives, policies, programs, and initiatives of the Local Coastal Plan.

Policies for noise, vibration, and exterior lighting that apply to all development within the coastal zone.

Policy C-LU-3a Includes full text of Coastal Act section 30515.

Policy C-LU-3b: Added at direction of PC to prohibit energy support facilities in Commercial Fishing land use category.

Policy C-LU-4g: Clarifies that ADU’s cannot be used for transient rental.

Policy C-LU-4u Encourages service providers to retain capacity for affordable housing. Policy option is to replace “Encourages” with “Require”

Policy option: Delete **Initiative C-LU-5-I1** – duplicates **Policy C-LU-4u**

Program C-LU-6-P1: Program added to develop parking management program for Bodega Bay commercial area.

Agricultural Resources Element

Table C-AR-3: Lists commercial cannabis cultivation as a prohibited use.

Policy option: Recognize commercial cannabis cultivation as a permitted non-agricultural use, subject to a Use Permit and Coastal Development Permit.

Policy C-AR-4a and C-AR-4c: Use Permit and Coastal Development Permit required for outdoor aquaculture. Establishes criteria for approval of aquaculture processing or support services.

Open Space and Resource Conservation Element



Policy C-OSRC-2d: Prohibits outdoor lighting that has a negative impact on coastal ecosystems.

Policy C-OSRC-4h: New policy to protect anadromous fish streams

Objective C-OSRC-5.1: Establish criteria for identifying and evaluating coastal wetlands and provide a policy framework for protecting coastal wetlands.

Policy C-OSRC-5h: No net losses shall occur in wetland acreage, functions, or values.

Objective C-OSRC-6.1: Identify areas where marine environmental resources are at risk from development, sea level rise, and climate change. Establish criteria protecting resources from these risks.

Objective C-OSRC-6.1: Protect marine mammal haul out areas and seal nurseries from disturbance associated with development or other human activity.

Policy C-OSRC-6e and C-OSRC-6f: Allows temporary closure of public access to protect marine mammal haul out areas during pupping season.

Objectives C-OSRC-7.3 through C-OSRC 7.7 Protection and enhancement of native coastal habitats.

Objective C-OSRC-8.1: Review and update Environmentally Sensitive Habitat Area designations every 5 years.

Policy C-OSRC-8a: Establishes criteria for identifying Environmentally Sensitive Habitat Areas.

Policy C-OSRC-8c: Requires that biological resource assessments take into account sea level rise and climate change.

Policy C-OSRC-8l: Clarifies protection for old growth forest ecosystems in private ownership.

Policy C-OSRC-10c: Erosion control measures required on projects with slopes over 10%.

Public Access Element

Added reference to California Coastal Conservancy’s “Completing the California Coastal Trail” (Attachment 6)

Policy C-PA-1b and Policy C-PA-1c: Clarifies priority criteria for public access land acquisition and development.

Policy PA-1j: Requires a Coastal Development Permit for closure of privately owned or controlled accessways that are open to public use or vacation of rights of way associated with public access or that provide access to existing or proposed access points.

Policy C-PA-2a: Multi-use trails, associated amenities, and passive recreational features shall be located to minimize impacts to sensitive habitats and other sensitive surrounding land uses, such as residences and agriculture.

Policy C-PA-2g and C-PA-3a: Locate and design access and recreational facilities to accommodate and adapt to sea level rise and climate change.

Policy C-PA-4e: New temporary events policy consistent with California Coastal Commission 1993 “Guidelines for the Exclusion of Temporary Events from Coastal Commission Permit Requirements” (Attachment 7).



Policy Option: Revision to Public Access Plan

Staff recommends the following changes to the Public Access Plan, Access Point E-2, as an offer to dedicate a trail easement has been recorded as requires by an earlier Coastal Development Permit, and resolution of disputes regarding the offer to dedicate are beyond the scope of the Local Coastal Plan:

(E-2) Ocean Cove Coastal Access & Boat Launch

Access to Ocean Cove for pedestrians and for launching small watercraft is available for a small fee. Vehicular access to the blufftop and parking near the bluff are provided. A road from the bluff to a beach on the cove provides access. Approvals associated with coastal development at this location required offers to dedicate access and trail easements and other improvements to parking, ~~but these agreements remain in dispute.~~

Owner/Manager: Private

Status: Existing

Acquisition Priority: I

Development Priority: III

Existing Improvements: Private campground, boat launch, store

Proposed Improvements and Programs:

1. ~~Continue to provide~~ **Support private commercial recreational activities that provide maximum public access to the shoreline including the boat launch.**
2. ~~Require the Offer to Dedicate a trail easement for pedestrians and bicyclists to connect Highway 1 with Stillwater Cove Regional Park through the campground.~~ **Develop access to Stillwater Cove Regional Park, consistent with the Offer of Dedication of an Easement recorded October 16, 2009, Document #2009099641.**
3. ~~Require the Offer to Dedicate for the boat launch to stipulate that in the event that the boat launch closes to the public, the County can exercise their easement and re-open the facility for public use.~~ **A Coastal Development Permit, appealable to the Coastal Commission, shall be required for permanent termination of private commercial recreational activities that provide public access, including but not limited to the boat launch.**

Estero Americano Access:

Many comments have been received concerning access to the Estero Americano, both in support and in opposition to public access to the coast in this area. Opponents have raised issues of trespassing, vandalism, damage to environmentally sensitive habitat areas and requested that all references to public access to the Estero Americano be removed from the Local Coastal Plan. Proponents have argued that access to the coast is a right protected by the California Constitution and the Coastal Act. There are also disputes regarding access easements that go well beyond the scope of the Local Coastal Plan.

Any new access point or trail would require a Coastal Development Permit, and this permit could only be issued if the project met the legal standards for the protection of Environmentally Sensitive Habitat Areas (ESHA), to the extent ESHA are present. Section 30240 of the Coastal Act states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.



Trails are resource dependent and are not prohibited in ESHA, provided that there is no significant disruption of habitat values. Adjacent areas must also protect ESHA. The Coastal Act specifically contemplates that recreation areas can be in, adjacent to, or near ESHA, if this standard is met. The LCP does not consider a project level proposal for access to the Estero Americano, but it is not the intent of the LCP to thwart access to the Estero. Staff does not recommend removing references that identify access points to the Estero Americano, but does recommend that the public access figures clearly identify proposed access points on lands that are privately owned.

Water Resources Element

Objectives C-WR-1.6 through C-WR-1.14 added or revised:

Objective C-WR-1.6: Educate the public about practices and programs to minimize water pollution, and provide educational and technical assistance to agriculture in order to reduce sedimentation and increase on-site retention and recharge of storm water.

Objective C-WR-1.7: Secure funding sources for development of Sonoma County Coastal Zone groundwater quality assessment, monitoring, remedial and corrective action, and awareness/education programs.

Objective C-WR-1.8: Require treated water to conform with beneficial water use standards to the maximum extent feasible.

Objective C-WR-1.9: Minimize the pollution of stormwater runoff and the degradation of surface water quality from roads and other paved surfaces, commercial development, waterfront development, and agricultural facilities.

Objective C-WR-1.11: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.

Objective C-WR-1.12: Require consideration of naturally occurring and human caused contaminants in groundwater in development projects. Educate the public on evaluating groundwater quality

Objective C-WR-1.14: Protect groundwater from saltwater intrusion.

Policy C-WR-1c: Revised to give priority to Low Impact Development approach to stormwater management.

Policy C-WR-1e: Requires Treatment Control Best Management Practices (BMPs) for post-construction treatment of storm water runoff.

Policy C-WR-1g: Establishes siting requirements for new development that minimize stormwater runoff impacts.

Policy C-WR-1k: Prohibits new development in Bodega Bay and The Sea Ranch if municipal wastewater service is inadequate or discharge fails to meet standards set by the North Coast Regional Water Quality Control Board.

Policy C-WR-3c and Policy C-WR-3d: Require public water systems to prepare facilities master plans that report system capacity and ability to serve future demand taking into account the anticipated impacts of sea level rise and climate change. New connections are prohibited if the system cannot meet current or future demand.



Policy C-WR-4f: Allows greywater systems and roof top rainwater harvesting to minimize use of groundwater resources.

Policy CWR-4g: Limits landscaping to native drought tolerant plants.

Policy C-WR-4k: Requires all new development within the Bodega Bay Urban Service Area to have no impact on groundwater recharge.

Public Safety Element

Sea Level Rise

At the February 3, 2022 reopened public hearing, there was extensive discussion regarding how to forecast sea level rise, and which forecast to use as a basis for policy development. At that time of the meeting, the California Ocean Council Science Advisory Team “Rising Seas in California; An Update on Sea-Level Rise Science” (Attachment 5) published in April 2017, along with the “State of California Sea-Level Rise Guidance 2018 Update” appeared to represent the best available information and forecast. This study projected that there could be approximately 2 meters (6.6 feet) of sea level rise by 2100, assuming that carbon emissions continue at the current rate and a worst case scenario of a 3 meter (10 foot) rise assuming rapid ice loss in Greenland and Antarctica.

On a straw vote, the Planning Commission supported using a 10-foot rise in sea level for Local Coastal Plan policy.

Shortly after this meeting, the National Oceanic and Atmospheric Administration (NOAA) published the “Global and Regional Sea Level Rise Scenarios for the United States” in late February of 2022 (Attachment 4). This document, prepared in partnership with U.S. Environmental Protection Agency, National Aeronautics and Space Administration, U.S. Geological Survey, U.S. Army Corps of Engineers, U.S. Department of Defense, and the University of Hawai‘i at Mānoa represents a significant advance in climate change science and provides the best forecasts of sea level rise and associated impacts currently available.

An important finding of the NOAA study is that new information supports a 2.1-meter (7 foot) rise in sea level by 2100, and the assumptions associated with greater sea level rise are unlikely to occur until 2150, assuming that global climate emissions continue to follow their current trends. In consideration of this report, Permit Sonoma and Coastal Commission staff are recommending using a 7-foot rise in sea level as the standard for Local Coastal Plan Policy.

Policy C-PS-4a: Sea Level is defined as the locally corrected mean high water level referenced to the average of all the high water heights observed over the 1983-2001 National Tidal Datum Epoch at the National Oceanic and Atmospheric Administration Point Reyes Station Datum, Station ID 9415020.

Policy C-PS-4b: Sea Level Rise is defined as a 7-foot increase in sea level relative to the locally corrected mean high water level referenced to the average of all the high water heights observed over the 1983-2001 National Tidal Datum Epoch at the National Oceanic and Atmospheric Administration Point Reyes Station Datum, Station ID 9415020.

Policy C-PS-4c: For the purposes of vulnerability and risk assessments, mapping, land use planning, and adaptation planning, identify the areas projected to be inundated by sea level rise as defined in Policy C-4b,



including under projected high tides, high water conditions in combination with high tides, storm wave run up and storm surge.

Policy C-PS-1d: Evaluate and update hazard data every 3 years or at intervals recommended by responsible agencies, whichever is more frequent, to reflect any changes made by various responsible agencies including, but not limited to, the FEMA, United States Geological Survey (USGS), California Geologic Survey and /or California State Geologist, National Oceanic and Atmospheric Administration (NOAA), National Ocean Protection Council, California Coastal Commission, and California Department of Forestry and Fire Protection (CAL FIRE). In the event of conflicting information among these sources, Permit Sonoma staff shall determine which is most appropriate in consultation with California Coastal Commission staff. Provide locally generated hazard data to these agencies involved in hazard mapping.

Duplicate to Policy C-PS-1d recommended for deletion:

Policy C-PS-4d: Update hazard data every 3 years or at intervals recommended by responsible agencies, whichever is more frequent, using the best available scientific estimates, aligning with projections used by regional, state and federal agencies.

Circulation & Transit Element

At the March 28, 2022 reopened hearing, the Planning Commission provided specific input on goals, objectives, policies, programs, and initiatives in the Circulation & Transit Element. This input is included in the May 2022 Planning Commission Draft and identified with the notation “PC-Revised” in the document.

Objective C-CT-1.3: Reduce greenhouse gas emissions by reducing vehicle miles (VMT) traveled, especially VMT associated with vehicles powered by hydrocarbon fuels, such as gasoline and diesel, and providing sufficient charging stations for electric vehicles.

Program C-CT-1-P5 Require repair of transportation infrastructure in response to wildfire damage use fire resistant materials and that support structures be hardened against wildfire to the maximum extent possible, consistent with avoiding adverse impacts to visual or biotic resources, and work with Coastal Commission staff to identify fire hardening standards that could be excluded from needing a Coastal Development Permit.

Policy C-CT-2a: Provide efficient, affordable public transportation service within and to the Coastal Zone and require expansion of active modes of transportation where opportunities are identified.

Objective CT-3.4: Incorporate Vision Zero strategies into all transportation improvements, with a focus on intrinsically safe roadway design. These strategies include continuous collection and analysis of data to understand trends and potential disproportionate impacts of traffic deaths on certain populations, and using this data to design a transportation network that can achieve a goal of zero deaths and serious injuries.

GOAL C-CT-4: Provide and maintain a road, transit, and trail system within the carrying capacity of coastal resources that will reduce vehicle miles traveled while equitably meeting the mobility needs of all, including pedestrians, bicyclists, children, students, people with disabilities, users of public transportation, motorists, and commercial transportation.

Objective C-CT-4.1: Develop road, transit, and trail system design standards that avoid impacts to Coastal resources and are resilient to sea level rise and climate change while providing equitable public access and mobility to and within the Sonoma Coast.



Policy C-CT-4b: Road and trail design and maintenance activities shall be consistent with the principals of the Complete Streets Act of 2008 and consider the mobility needs of all road users on an equitable basis.

Policy C-CT-4c: The following policies apply to Highway 1 and Highway 116 within the Coastal Zone:

- (1) Repair and maintenance of Highway 1 shall be consistent with 2019 Caltrans “Sonoma State Route 1 Repair Guidelines” found in Appendix K.

Policy C-CT-4i: Using a projected 7-foot rise in sea level relative to identify road segments at risk from sea level rise and coastal erosion and routes for realignment or alternative routes in the event that maintaining the roadway is not feasible.

Policy C-CT-5c: Carry out on an as needed basis projects that enhance traffic safety but do not measurably increase capacity, including but not limited to traffic control devices (signals and signs), curvature reduction, turn lanes at intersections, shoulder improvements, reconstruction, and resurfacing. Approval of these projects should be balanced with impacts on coastal resources and be consistent with Coastal Act Polices and this LCP including but not limited to habitat, habitat buffers, as well as view protections

Policy Option:

New Program: Identify reliable data sources for vehicle counts and parking data and collect this information annually. Produce a report every three years that identifies impacted areas, peak days and months, and evaluates trends. Work with the Economic Development Board and Visitor Tourism Bureau to fund this program.

Public Facilities and Services Element

Program C-PF-1: Create a total water supply and use budget for the Sonoma County Coastal Zone that considers future impacts on water including, but not limited to: loss of groundwater to salt water intrusion, potential droughts, increased water usage for increased development, and fire suppression.

Policy C-PF-2f: The following guidelines shall be used for any exception allowed by Policy C-PF-2e (*Staff note – Policy C-PF-2e allows exceptions to restrictions on extending wastewater service beyond the wastewater district boundary*):

- (3) Require written certification by the service provider that adequate service capacity, consistent with the facility master plan, is available for the use to be connected to the system;

Policy C-PF-2h: The following guidelines shall be used for any exception allowed by Policy C-PF-2g (*Staff note – Policy C-PF-2g allows exceptions to restrictions on extending water service beyond the water providers service area*):

- (1) Size facilities to serve development consistent with the Local Coastal Plan;
- (2) Require written certification that adequate service capacity is available for the economic life of the development to be connected to the system or planned to be connected in the future; and
- (3) Use out-of-service area agreements that limit the use to existing development rather than annexations.

Initiative C-PF-8-11: Encourage the providers of telecommunication services, including broadband, to expand and improve services to the Sonoma County coast, based on areas of identified need, including closure of the gap in existing fiber-optic cable between the north and south coast.



Cultural and Historic Resources Element

Subsequent to the last reopened public hearing on March 28, 2022, Sonoma County entered into consultation with Federated Indians of Graton Rancheria. Consultation has concluded and policies regarding Tribal and cultural resources reflect the outcome of this consultation.

Staff recommends adding the following policy and program:

Policy C-CH-: Require projects to maintain and preserve the integrity of historic structures and features associated with or may be affected by the proposed project.

New Program: Create an inventory of historic resources that are at risk from neglect and/or the effects of sea level rise and climate change. This inventory would identify preservation priorities based on historic significance, current condition, level of risk, and funding needs as well as strategies for preservation, consistent with protection of coastal natural resources.

TECHNICAL AND TYPOGRAPHIC CORRECTIONS

The following technical and typographic errors have been identified and will be corrected in the final Planning Commission recommended draft of the Local Coastal Plan:

Land Use Element: **Policy C-LU-1b** duplicates **Policy C-LU-1c**, and is recommended for deletion. **Policy C-LU-1c** represents the policy recommended by Permit Sonoma and Coastal Commission staff.

Duplicate policy numbering **Policy C-LU-6n**

Policy **C-LU-4u** incorrectly numbered.

Open Space & Resource Conservation Element:

Policy C-OSRC-7f references **C-OSRC-2a-2d**, not -2e

Circulation & Transit Element:

Policies in Section 3 Bicycle and Pedestrian Policies are missing “C-“prefix in policy numbers.

Public Access Element:

Policy numbering is inconsistent within Section 3 “Access Planning and Development”

Public Facilities & Services Element

Figure C-PF-2c legend has Bodega Bay Fire Protection District and Bodega Volunteer Fire Department reversed.

Numbering format for Public Facilities & Services Programs is inconsistent

Duplicate policy numbering **Policy C-PF-2f**

Table C-PF-1 shows incorrect number of vacant residential lots at the Sea Ranch. Correct number is 439



Description of The Sea Ranch fire district is incorrect. “The Sea Ranch, staffed by CalFire personnel funded through CSA 40” will be replaced with “North Sonoma Coast Fire Protection District staffed by CalFire contract personnel”

Reference to “Gualala Health Center” is incorrect and will be replaced with “Redwood Coast Medical Services”

PUBLIC COMMENTS

A table of public comments received since publication of the 2021 Revised Public Review Draft on June 21, 2021 is found in Attachment 3.

ANALYSIS

Coastal Act Consistency

Determining that the Local Coastal Plan is consistent with the Coastal Act is the responsibility of the Coastal Commission and additional changes may occur after adoption to ensure its consistency. Permit Sonoma staff has worked closely with Coastal Commission staff for the last several years when developing the Draft Local Coastal Plan to assure that goals, objectives, policies, programs, and initiatives contained in the 2021 Revised Public Review Draft of the Local Coastal Plan are consistent with provisions of the Coastal Act. The Local Coastal Plan will be improved and revised as it moves through the public hearing process, and staff will continue its collaboration with the Coastal Commission through certification and implementation.

General Plan Consistency

General Plan consistency is not required by the Coastal Act, but priority in development of the Local Coastal Plan is to harmonize Local Coastal Plan policy with the General Plan while providing maximum protection of coastal resources and preserving public access to the ocean. The proposed Project implements General Plan Land Use Element and programs to protect and enhance coastal resources while guiding future development. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act. The Update Project will not create an internal inconsistency in the General Plan, or inhibit the implementation of any other General Plan policies or program.

Zoning (Implementation)

Revision of the Coastal Zoning Ordinance to implement the Local Coastal Plan update will be the next step after the Plan is certified by the Coastal Commission. The future update of the Zoning Code and additional implementation measures will be subject to public outreach and review, planned to begin shortly after certification.

Environmental



The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program. It should be noted that only development of the local coastal program is statutorily exempt; development projects in the coastal zone and implementation of programs and initiatives identified by the Local Coastal Plan are not exempt and subject to the provisions of CEQA.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution recommending the May 2022 Planning Commission Draft Local Coastal Plan, including changes recommended by the Planning Commission at this hearing, for adoption by the Board of Supervisors and finding the project statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265.

ATTACHMENTS

1. Resolution recommending Local Coastal Plan to the Board of Supervisors
2. May 2022 Planning Commission Draft
3. Public comments received since publication of the 2021 Revised Public Review Draft
4. 2022 NOAA Global and Regional Sea Level Rise Scenarios for the United States
5. 2017 Rising Seas in California an Update on Sea Level Rise Science
6. Completing the California Coastal Trail
7. Guidelines for Exclusion of Temporary Events

