

DEVELOPMENT / LAND USE

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>General</i>			
<p>1. Prior to submittal of the implementation program, designate the principal permitted uses for each land use category in the Land Use Plan, including any desired changes in the uses presently identified for the resource area land use designations. The designated uses shall be reviewed for consistency with the policies of Chapter 3 of the Coastal Act and approved.</p>	REM	No specific corresponding policy identified.	Completed program
<p>2. Designate as within rural community boundaries: land within the existing residential subdivision boundaries of Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleasons Beach, Carmet, and Salmon Creek.</p>	REV	Policy C-LU-2j: Continue to designate as Rural Communities the lands within existing residential subdivisions Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleason Beach, Carmet, and Salmon Creek. (Existing LCP Revised)	Same
<p>3. Designate the Timber Cove rural community boundary as the subdivision, the Timber Cove Inn, and existing developed areas adjacent to the subdivision south to the Fort Ross Store area.</p>	REV	Policy C-LU-2k: Continue to designate as Rural Communities the Timber Cove, Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store. (Existing LCP Revised)	Same
<p>4. Designate as within rural community boundaries the existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. Stewarts Point and Duncans Mills Rural Community boundaries may be changed in the future to reflect Historic District boundaries.</p>	REV	Policy C-LU-2l: Continue to designate as Rural Communities existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. (Existing LCP Revised)	Same
<p>5. Designate as within urban service boundaries those lands shown inside the urban service boundaries on the General Plan Land Use Maps for Bodega Bay and The Sea Ranch.</p>	REV	Policy C-LU-2i: Continue to identify Urban Service Area Boundaries on the Land Use Maps for The Sea Ranch North (Figure C-LU-1a), The Sea Ranch South (Figure C-LU-1b), and Bodega Bay (Figure C-LU-1j). (Existing LCP Revised)	Same

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<i>General (cont.)</i>			
<p>6. Designate as rural those lands shown outside the urban service and rural community boundaries on the Land Use Maps.</p>	<p>REM</p>	<p>No specific corresponding policy identified. Related policies presented below.</p> <p>Policy C-LU-2j: Continue to designate as Rural Communities the lands within existing residential subdivisions Jenner, Rancho del Paradiso, West Beach, Sereno del Mar, Gleason Beach, Carmet, and Salmon Creek. (Existing LCP Revised)</p> <p>Policy C-LU-2k: Continue to designate as Rural Communities the Timber Cove, Timber Cove Inn, and existing developed areas adjacent to the subdivision south to and including the Fort Ross Store. (Existing LCP Revised)</p> <p>Policy C-LU-2l: Continue to designate as Rural Communities existing developed areas at Duncans Mills, Valley Ford and Stewarts Point. (Existing LCP Revised)</p>	<p>Same</p>
<p>7. Limit expansion and formation of public sewer services to within designated urban service boundaries. Existing facilities outside of the Sea Ranch Urban Service Boundary may continue to be served, but no expansion is permitted.</p>	<p>REV</p>	<p>Policy C-PF-2b: A public water or wastewater district shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with the Local Coastal Plan in accordance with California Coastal Act Section 30254. New development within the service boundary of a public water or wastewater district shall be required to connect to the district for water or wastewater service. (New)</p> <p>Policy C-PF-2e: Extension of public sewer services outside of the boundary of The Sea Ranch and Bodega Bay Urban Service Areas shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only:</p> <p>(1) Where necessary to resolve a public health hazard resulting from existing development (i.e., contamination of land, surface water, or groundwater resulting from failure of an existing septic system or other wastewater management system); or</p>	<p>Replaced by specific policies in Public Facilities and Services Element</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>General (cont.)</i>			
		<p>(2) Where appropriate to allow for development of public park or recreation facilities.</p> <p>A Coastal Permit shall be required for extension of public sewer services outside of an Urban Service Area.</p> <p>Where several failing septic systems or other health and safety problems which pose a significant hazard to human health and safety exist outside an Urban Service Area that could be addressed by extension of public sewer service, use Outside Service Area Agreements which limit the use of existing development. The evaluation should assure sufficient capacity to serve existing connections and potential buildout in the existing Urban Service Area.</p> <p>A Coastal Permit shall be required for extension of public sewer services outside of an Urban Service Area. (GP2020 Revised)</p>	
<p>8. Allow service extensions to public parklands although they may not be within urban boundaries, only where consistent with General Plan Policies PF-1d and PF-1e.</p>	<p>REV</p>	<p>Policy C-LU-2m: Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements. (Existing LCP Revised)</p>	<p>More detailed</p>
<p>9. Allow residential development on existing legally subdivided lots if water, septic and other applicable regulations are met.</p>	<p>REM</p>	<p>No specific corresponding policy identified. Related policies presented below.</p> <p>Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services,</p>	<p>Replaced by specific policies in Land Use and Public Facilities and Services Element</p>

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<i>General (cont.)</i>			
		and public recreation; see Land Use Element, Table C-LU-2). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (GP2020)	
10. Require that land divisions and development proposals outside urban service boundaries conform to the resource capabilities of the land as recommended in the Resources chapter.	REM	No specific corresponding policy identified. Related policies presented below. Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation; see Land Use Element, Table C-LU-2). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (GP2020)	Replaced by specific policies in Public Facilities and Services Element
11. Allow new and expanded commercial development consistent with the Coastal Plan within urban service and rural community boundaries if water, septic and other applicable regulations are met.	REM	No specific corresponding policy identified. Related policies presented below. Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Permit,	Allowed by Land Use. Policy replaced by specific policies in Public Facilities and Services Element

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<i>General (cont.)</i>			
		determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation; see Land Use Element, Table C-LU-2). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (GP2020)	
12. Provide for commercial development only within designated urban service and rural community boundaries except where consistent with development recommendations in the visitor serving facilities section.	REV	Policy C-LU-2n: Provide for commercial development only within designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. (Existing LCP Revised)	More detailed
13. Only coastal dependent industrial land uses are appropriate along the Sonoma Coast. Locate such uses in urban service areas able to accommodate them.	REM	No specific corresponding policy identified. Related policies presented below. 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-PF-2p: Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (New)	Replaced by Commercial Fishing Land Use designation criteria

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<i>General (cont.)</i>			
14. Apply site and design guidelines contained in the visual section to development in urban areas and coastal zone scenic view sheds.	REM	No specific corresponding policy identified. Related policies presented below. Policy C-OSRC-4b: The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. (Existing LCP Revised: Recommendations 4-25 on pages 173-180)	Replaced by specific policies in Open Space and Resource Conservation Element
15. Encourage Coastal Conservancy projects or other programs to protect certain lands having high public benefit.	REM	No specific corresponding policy identified. Related policies presented below. Other Initiative C-OSRC-2: Support voluntary programs for habitat restoration and enhancement, hazardous fuel management, removal and control of invasive exotics, native plant revegetation, treatment of woodlands affected by sudden oak death, use of fencerows and hedgerows, and management of biotic habitat. (GP2020) Other Initiative C-OSRC-3: Support acquisition of conservation easements or fee title by the Sonoma County Agricultural Preservation and Open Space District of designated ESHA. (GP2020)	Expanded for all protection and restoration projects
16. Encourage consolidations of lots in high hazard areas and visually or environmentally sensitive areas.	REV	Policy C-PS-2e: Encourage the consolidation of lots and new structures in high hazard areas. (Existing LCP Revised)	Replaced by specific policies in Public Safety and Open Space and Resource Conservation Elements
<i>The Sea Ranch</i>			
16. Enforce the Height, Site, and Bulk Guidelines adopted pursuant to Public Resources Code Section 30610.6 (e) (see Appendix B). Incorporate these Guidelines into The Sea Ranch Design Review process.	REV	Policy C-LU-3a: The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) shall be applied to all new development subject to design review. (Existing LCP Revised)	Same
17. Allow Oceanic Properties, Inc. 300 additional residential units and up to 100 lodge units on the conditions that:	REM	No specific corresponding policy identified.	Project already completed

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<i>The Sea Ranch (cont.)</i>			
<ul style="list-style-type: none"> • Fifteen percent of the total 300 are constructed affordable housing units. • Intersection improvements at Highway 1 and Halcyon, Deer Trail and the Lodge entrance are constructed as recommended in the Transportation section. • Two accessways in Units 34-A and 36 are improved as recommended in the Access section. • Sites which would accommodate 100 units for the purpose of transfer programs are designated. 			
<i>Bodega Bay</i>			
18. Prohibit development on Sensitive and Hazardous lands unless the project can be accomplished according to criteria specified in the preceding Sensitive and Hazardous Areas discussion.	REM	No specific corresponding policy identified.	Sensitive & Hazardous designation removed
19. Prohibit further residential land divisions west of Eastside Road due to the unstable nature of the area's surface and bedrock geology.	REM	No specific corresponding policy identified.	Covered by Public Safety Element policies
20. Stage development and annexation to the Public Utilities District in accordance with the phased Land Use Plans.	REM	No specific corresponding policy identified.	No longer phased Land Use Plan
21. Require PUD service to all new development within the Urban Service Boundary.	REV	Policy C-LU-4a: All new development within the Urban Service Area Boundary of Bodega Bay shall be served by the Bodega Bay Public Utility District. (Existing LCP Revised)	Same
22. Encourage provision of affordable new housing units.	REV	Policy C-LU-4b: Encourage the provision of new affordable housing units by the following means: 1) designate the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Commercial Fishing. (Existing LCP Revised)	More detailed

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Bodega Bay (cont.)			
23. Explore possible sites for temporary vehicle camping.	REV	Policy C-LU-4b: Encourage the provision of new affordable housing units by the following means: 1) designate the primary residential area south of old town Bodega Bay as a Housing Opportunity Area, and 2) provide areas for temporary vehicle camping in RVs for transient fishermen on lands designated Commercial Fishing. (Existing LCP Revised)	More detailed
24. Implement Stage II of the Bodega Bay Land Use Plan only upon resolution of present traffic and water constraints.	REM	No specific corresponding policy identified.	Bodega bay bypass no longer being developed
25. Relate new development to water capacities: If adequate water is not available, develop a building permit allocation system to limit development, and pursue development of additional water supplies.	REV	No specific corresponding policy identified. Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Development Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (New) Policy C-PF-2p: Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Bodega Bay (cont.)</i>			
		<p>California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (New)</p> <p>Policy C-LU-4c: New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits according to the available water supply, or the development shall be contingent upon provision of additional water supplies. (Existing LCP Revised)</p>	
<p>26. Insure that adequate water capacity is reserved to serve the first three priority developments listed below as they are proposed in the Phase I development plan for Bodega Bay, by requiring that if water supplies do not prove adequate to all land uses designated in the Phase I plan, a minimum of 30 percent of the projected available amount shall be reserved for the designated priority uses. A similar standard shall be applied to Phase II development if necessary:</p> <ul style="list-style-type: none"> • moderate expansion of marina facilities and fishing-related commercial facilities • local serving commercial facilities • affordable housing projects (50 units) 	<p>REM</p>	<p>No specific corresponding policy identified. Related policies presented below.</p> <p>Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Development Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation). In areas with limited service capacity, new development for a non-priority use, including land divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. (New)</p>	<p>Updated for future development with Public Facilities and services Policies</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Bodega Bay (cont.)</i>			
<ul style="list-style-type: none"> • Bodega Harbor and other existing residential commitments • expanded general commercial and residential uses 		<p>Policy C-PF-2p: Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (New)</p> <p>Policy C-LU-4c: New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits according to the available water supply, or the development shall be contingent upon provision of additional water supplies. (Existing LCP Revised)</p>	
27. Require completion of the Porto Bodega Study prior to any land use changes in the area.	REM	No specific corresponding policy identified.	Porto Bodega Study completed
28. Allow a tourist commercial project in the Recreation-Scenic Design category in Bodega Bay if it can meet visual design guidelines, preserve on site trees for wildlife habitat and mitigate adverse traffic impacts. Any proposed project is to be considered only in connection with a comprehensive development plan for the complete Loop Road area.	REV	Policy C-LU-4e: A Commercial Tourist (CT) land use category has been applied on the parcels occupied by the Bodega Harbor Inn (Assessors Parcels 100-080-070, 100-080-016 and 100-080-017) only to accommodate the historic and ongoing use of the property as a 15-unit motel. To ensure compatibility with the surrounding residential area, no other uses permitted in the CT Zone are allowed and any structures that exceed 16 feet	Same

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<i>Bodega Bay (cont.)</i>			
<p>a) Allow a land use designation of "Visitor Serving Commercial" and a zoning of "CT - Tourist Commercial" on Assessors Parcels 100-080-25 and 100-080-15 only to accommodate the historic and ongoing use of the property as a 15-unit motel. To insure compatibility with the surrounding residential area, other uses permitted within the Tourist Commercial District shall not be permitted, nor any structures permitted to exceed a 16 ft. height. Design Review should be required on any new construction outside of the existing building footprints.</p>		<p>in height shall not be permitted. Design review shall be required on any new construction outside of the existing building footprints. (Existing LCP Revised)</p>	
<p>29. Consider requiring intersection improvements at Highway 1 and Eastside and/or Bay Flat Roads in conjunction with development along Eastside Road.</p>	REV	<p>Policy C-LU-4f: Consider requiring intersection improvements at State Highway 1 and Eastside Road and/or Bay Flat Road as a condition of approval of development along Eastside Road. (Existing LCP)</p>	Same
<p>30. Require a precise development plan for any development in the area south of Taylor Tract, except that a single family subdivision at 4 units per acre with 15 percent affordable units shall not require a precise development plan. The precise development plan may include a variety of housing types in accordance with Core Area Design Guidelines.</p>	REM	No specific corresponding policy identified.	Single Family subdivision being developed in area
<p>31. Require a master plan of the entire Tides complex (both sides of Highway 1) prior to approval of any new or expanded uses. The master plan should provide a parking solution for the total development, maximum hillside development of 104 units, and a minimum of 16 units of affordable employee housing all conforming to Coastal Plan Design Guidelines. If a reduction in the intensity of use is necessary, that reduction should be from Commercial or transient housing, not employee housing or necessary parking.</p>	REM	No specific corresponding policy identified.	Plan no longer necessary

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<i>Bodega Bay (cont.)</i>			
32. Require traffic improvements including signalization, left turn lanes, and improved access from the Bayside parking lot in connection with any new or expanded uses at the Tides.	REM	No specific corresponding policy identified.	No longer necessary
33. Encourage the formation of a Bodega Bay Municipal Advisory Council.	REM	No specific corresponding policy identified.	No longer necessary
<i>Outer Continental Shelf Development</i>			
34. Delay the entire lease sale so that all pertinent studies may be completed and included.	REM	No specific corresponding policy identified.	No longer necessary, Designated as Marine Sanctuary, Offshore drilling is prohibited
35. Delete the Bodega Basin from Lease Sale #53.	REM	No specific corresponding policy identified.	No longer necessary, Designated as Marine Sanctuary, Offshore drilling is prohibited
36. Delete the Point Arena Basin from Lease Sale #53.	REM	No specific corresponding policy identified.	No longer necessary, Designated as Marine Sanctuary, Offshore drilling is prohibited
37. Require a Coastal Plan Amendment for any proposed on-shore facility to support off-shore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the electors in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the Commission pursuant to Section 30515 of the Coastal Act.	REV	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 electors 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)	Same