

RECREATION / SHORELINE ACCESS

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
1. Adopt the Access Plan as the primary policy on access to the Sonoma County shoreline.	REV	Policy C-PA-1a: Implement the Public Access Plan as the set of primary policies for acquisition of public access on the Sonoma County coast. (Existing LCP Revised)	Same
2. Require an offer of access dedication as a condition of any coastal permit if an accessway is shown on the property in the Access Plan.	REV	Policy C-PA-1d: Require dedication of a public access easement, right of way, or fee title as a Condition of Approval for a Coastal Permit for new development requested on property along the alignment of the California Coastal Trail or containing a planned access facility described in the Public Access Plan, for new development located between the first public road and the shoreline (i.e., west of the first public road); and for any new development located east of the first public road. The dedication shall be reviewed and approved by the Sonoma County Regional Parks Department as sufficient to support the planned public access facility. The dedication shall be granted to the County of Sonoma or a State agency. (Existing LCP Revised)	More detailed
3. Protect areas where public prescriptive rights may exist by investigating the possibility of prescriptive rights on coastal permits. In order to approve a coastal permit, a finding must be made that the project will not interfere with established prescriptive rights. In many cases an offer of dedication will be required in order to make this finding. Many of the potentially prescriptive access points have been recommended for acquisition.	REV	Policy C-PA-1e: Protect areas where public prescriptive rights to the coast may exist by identifying all known routes historically used by the public in the project area when processing Coastal Permits or where public prescriptive rights to the coast appear to be threatened. Work with the California Coastal Commission to ensure that any access rights that the public may have acquired are preserved. To approve either a permit or Coastal Permits for private development on lands that may have public prescriptive rights to the coast or where these rights appear to be threatened, the following actions must be taken: (1) A finding made that the project would not interfere with public prescriptive rights to the coast. (2) Formalization of the public prescriptive rights to the coast, which may involve development of new or expanded improvements.	More detailed

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		<p>(3) Dedication of an access easement or fee title as a condition of project approval.</p> <p>Provide appropriate assistance with State or private legal action to acquire access easements to access corridors for which prescriptive rights to the Sonoma County coast may exist. (Existing LCP Revised)</p>	
<p>4. Implement the Access Plan Acquisition Priorities as follows:</p> <p><i>Acquisition Priority I:</i> Begin efforts to acquire immediately through purchase, permit requirements, or other negotiations as required.</p> <p><i>Acquisition Priority II:</i> Require an offer of dedication as a condition of any coastal permit. When all Priority I accessways have been acquired, positive steps toward purchasing Priority II accessways should be taken.</p> <p><i>Acquisition Priority III:</i> Require an offer of dedication as a condition of any coastal permit. Only when all Priority I and II accessways have been acquired should positive steps toward purchasing Priority III accessways be taken. Offers of dedication for some Priority III accessways may never be exercised because adequate access is provided by private owners or it is determined to be not in the public's interest to open access.</p>	<p>REV</p>	<p>Policy C-PA-1b: Implement the Acquisition Priorities for the Public Access Plan as follows:</p> <p>(1) <i>Acquisition Priority I:</i> Begin or continue efforts to acquire through purchase, permit requirements, donation, or other negotiations as necessary to implement the Public Access Plan.</p> <p>(2) <i>Acquisition Priority II:</i> Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit.</p> <p>When all available Priority I properties have been acquired, take positive steps toward acquiring Priority II properties. If a time sensitive Priority II property is available, consider pursuing it before all Priority I properties have been acquired.</p> <p>(3) <i>Acquisition Priority III:</i> Require an offer of dedication or dedication of an easement as a condition of any Coastal Permit. Offers of dedication for some Priority III properties may never be exercised because adequate access is provided by private owners, there is inadequate funding, or it is determined to not be in the public's interest to open access.</p> <p>When all available Priority I and II properties have been acquired, take steps toward acquiring Priority III properties. If a time sensitive Priority III property is available, consider pursuing it before all Priority I and II properties have been acquired. (Existing LCP Revised)</p>	<p>Same</p>

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<p>5. Implement the Access Plan Development Priorities as follows:</p> <p><i>Development Priority I:</i> Encourage each agency or association owning or operating designated accessways to allocate funds immediately and develop Priority I accessways within their purview.</p> <p><i>Development Priority II:</i> Encourage each agency or association owning or operating designated accessways to allocate funds and develop Priority II accessways only when all Priority I and II accessways within their purview have been developed.</p> <p><i>Development Priority III:</i> Encourage each agency or association owning or operating designated accessways to allocate funds and develop Priority III accessways only when all Priority I and II accessways within their purview have been developed.</p>	<p>REV</p>	<p>Policy C-PA-3b: All proposed public access in the Public Access Plan has been designated from the highest to lowest priority for development as Development Priority I, II, or III. The emphasis for development priority is different than that for acquisition priority. Developing accessways distant from existing developed access points are given higher priority. Public safety and the costs of development and operation are principal concerns.</p> <p>Implement the Development Priorities for the Public Access Plan as follows:</p> <p>(1) <i>Development Priority I:</i> Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing Priority I public access facilities within their purview;</p> <p>(2) <i>Development Priority II:</i> Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing Priority II public access facilities only when all Priority I public access facilities within their purview have been developed or if funding specific to a site becomes available; or</p> <p>(3) <i>Development Priority III:</i> Encourage each agency or entity owning or operating designated public access facilities to prioritize available funds towards developing Priority III public access facilities only when all Priority I and II public access facilities within their purview have been developed. (Existing LCP Revised)</p>	<p>Same</p>
<p>6. Require a coastal permit for all new accessways, which must be reviewed in two years. Conduct public hearings for review of coastal permits for accessways if there is evidence of resource degradation or significant public interest. Any diminishment or closure as a result of such review shall automatically be reviewed by the State Coastal Commission.</p>	<p>REV</p>	<p>Policy C-PA-3d: Require a Coastal Permit for all new public or private access facilities. (Existing LCP Revised)</p> <p>Policy C-PA-3e: Conduct public hearing for review of the Coastal Permit for an existing coastal access trail if there is evidence of degradation of resources in the area of the facility or significant public interest in the facility. Any proposal to reduce or close an existing public coastal access point or trail as a result of such review shall be reviewed by the California Coastal Commission. (Existing LCP Revised)</p>	<p>Same</p>

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7. Utilize the Development Criteria for Access Facilities in designing and constructing new or expanded accessways.	REV	Policy C-PA-3f: Use the California Coastal Commission’s <i>Standards and Recommendations for Accessway Location and Development</i> (2007 or successor document in designing and constructing new or expanded public access facilities and other recreation facilities where appropriate. (New)	Same
8. Conduct visual analysis prior to siting parking areas for accessways.	REV	Policy C-PA-3g: Conduct visual analysis prior to siting parking areas for accessways. (Existing LCP Revised)	Same