

RECREATION / VISITOR-SERVING FACILITIES

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>General</i>			
1. Encourage the development and expansion of visitor serving and commercial facilities within urban service and rural community boundaries where coastal requirements, including water provision and waste disposal, can be met.	REV	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)	Same
2. Limit new commercial development to areas within designated urban service and rural community boundaries except for the lowest intensity development (guest ranches and bed and breakfast accommodations).	REV	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)	Same
3. Consider modest scale expansion of existing visitor serving and commercial facilities outside of urban service and rural community boundaries where other coastal requirements can be met.	REV	Policy C-LU-6d: Consider modest scale expansion of existing visitor-serving and local-serving commercial uses outside of urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. (Existing LCP Revised)	Same
4. Encourage, where appropriate, the provision of modest size and scale accommodations with minimal impacts on the coastal environment, including bed and breakfast accommodations in existing homes, rental of second homes, guest ranches, inns, and motels. Guest ranches should be compatible with continued ranch operations.	REV	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)	Same
5. Develop a visitor information system to publicized existing services and facilities.	REM	No specific corresponding policy identified.	Not necessary
6. Provide public restrooms and drinking water facilities where needed and appropriate as part of visitor and local serving commercial development.	REV	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)	Same

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<i>General (cont.)</i>			
7. Provide for new and expand existing commercial facilities in Bodega Bay, as shown on the land use plan, and including the expansion of Chanslor Ranch.	REV	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)	Same
8. Consistent with land use designations and zoning, encourage expansion of overnight accommodations and modest scale visitor-serving commercial uses at The Sea Ranch Lodge, and local serving commercial services on Annapolis Road.	REV	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)	Same
9. Consistent with land use designations and zoning, encourage expansion of the Stewarts Point General Store and use of the house west of the store as a bed and breakfast accommodation. Limited additional visitor-serving development should be designed to complement the existing historic character.	REV	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)	Same
10. Consistent with land use designations and zoning, encourage modest expansion of existing or certain new visitor-serving facilities east of Highway 1 near the Ocean Cove Store. Appropriate new facilities would be: campgrounds or modest scale overnight accommodations, and a public horse stable.	REV	Policy C-LU-6h: Encourage modest scale expansion of existing or certain new visitor-serving commercial uses east of State Highway 1 near the Ocean Cove Store including overnight accommodations and a public horse stable. (Existing LCP Revised)	Same
11. Limit development west of Highway 1 at Ocean Cove to strictly controlled day use such as boat launching and picnicking. Any development proposals should include erosion control measures and rehabilitation to the bluffs at the cove, and provisions for pedestrian safety on Highway 1. Adaptive reuse of the barn should be pursued. Provide day use parking for such development east of Highway 1 at Ocean Cove.	REV	Policy C-LU-6i: Limit development west of State Highway 1 at the Ocean Cove Resort to a strictly controlled day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1, erosion control measures, rehabilitating the degraded bluffs at the cove, and if needed the provision of parking for development consistent with Policy LU-6h. (Existing LCP Revised)	Same

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<i>General (cont.)</i>			
12. Provide improved landscaping as part of any Salt Point Lodge expansion.	REM	No specific corresponding policy identified.	Not necessary; landscaping is reviewed as part of design review
13. Consistent with land use designations and zoning, encourage modest expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch.	REV	Policy C-LU-6k: Encourage modest scale expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch. (Existing LCP Revised)	Same
14. Limit expansion at the Timber Cove Inn to improved parking facilities and coastal access.	REV	Policy C-LU-6l: Limit expansion at the Timber Cove Inn to improved parking and public access facilities. (Existing LCP Revised)	Same
15. Continue the operation of the Timber Cove Boat Landing while encouraging screening and design improvements.	REV	Policy C-LU-6m: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing. (Existing LCP Revised)	Same
16. Consistent with land use designations and zoning, allow limited visitor or commercial development, including development of a small emergency automobile repair facility in the vicinity of the Fort Ross store. Any expansion should be subject to strict design controls to preserve the area's scenic character.	REV	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)	Same
17. Consistent with land use designations and zoning, encourage provision of modest scale and cost overnight accommodations, as well as other expanded visitor and commercial services at Duncans Mills.	REV	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)	Same
18. Consistent with land use designations and zoning, encourage a modest infilling of visitor and local serving commercial services in Jenner if water and septic regulations can be met.	REV	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)	Same

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<i>General (cont.)</i>			
19. Encourage landscaping and design improvements at the Bridgehaven Resort. If any expansion occurs, boat rentals and launching, and day use facilities are the most appropriate uses subject to strict design guidelines.	REV	Policy C-LU-6q: Encourage expansion of the Bridgehaven Resort, by adding boat rentals and launching and day use facilities subject to design review. Require public access as a condition of for approval of any Coastal Permit for expansion of uses at the resort. (Existing LCP Revised)	Same
20. Consistent with land use designations and zoning, allow development of a new visitor-serving facility at Pacific View Estates only if transfer of development potential to another, more suitable site is not possible. Any such facility must meet water and septic regulations, minimize visual impacts through clustering and design, be modest in scale, and not create traffic impacts beyond levels expected from the original development proposal.	REM	No specific corresponding policy identified.	Pacific View Estates is significantly constrained. Most parcels in public ownership
21. Consistent with land use designations and zoning, encourage modest expansion of commercial services in Valley Ford if water and septic regulations can be met.	REV	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)	Same