



# COMMUNITY DEVELOPMENT AGENCY

February 26, 2013

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**SUBJECT: Local Coastal Program Amendments (LCPA)**

Fifth Board Public Hearing - Remaining carryover topics related to Agriculture, Biological Resources, Community Design, Community Development, Wind Energy Conversion Systems (WECS), Transportation, Maps (Categorical Exclusion Areas), and Coastal Permit Administration.

Dear Members of the Board,

**RECOMMENDATION:**

Continue the public hearing and consider approving the Local Coastal Program Amendment (LCPA) as revised through your direction and set forth in attached Exhibits 1 and 2.

**BACKGROUND:**

At the December 11, 2012 and January 15, 2013 public hearings, the Board specifically discussed a number of modifications relating to Agriculture, Biological Resources, Community Design, Community Development, Wind Energy Conversion Systems (WECS), and Transportation in the LCPA. The Board provided direction to staff on policies and programs that were accepted, and those that should be revised.

Exhibit 1 provides new revisions requested by the Board to specific policies and development code sections related to the topics listed above, as well as additional modifications suggested by staff. Each proposal includes a brief discussion along with recommended new text shown in cross-out underline format in boxes labeled "PROPOSED AMENDMENTS, Board Action Required," to facilitate your final approval.

The next hearing scheduled for March 12, 2013 has been canceled and will be scheduled to a date to be determined. The purpose of this hearing will be to present a resolution to adopt the LCPA.

**SUMMARY:**

The LCP Amendment approved by the Planning Commission on February 23, 2012 is the baseline for your Board's review. In response to issues raised by the California Coastal Commission staff and others, alternative language has been offered in some cases for your Board's consideration in this staff report and at previous hearings on October 2, November 13, and December 11, 2012. Two Exhibits comprise the substance of the staff report:

- **Exhibit 1** identifies remaining issues requiring Board action, carried forward from the Board hearings on December 11, 2012 and January 15, 2013.
- **Exhibit 2** shows revisions your Board approved from the hearings on December 11, 2012 and January 15, 2013.
- **Exhibit 3** is a compilation of all revisions your Board approved to the Planning Commission LCPA through the January 15, 2013 hearing. This includes all changes approved by the Board at previous hearings as well as those recommended by staff in Exhibit 1 of this report.
- **Exhibit 4** is a map showing the potential proposed alignment of the Coastal Trail to coincide with the Highway 1 corridor from Tomales north to where it would connect with the proposed Sonoma County Coastal Trail alignment.

**FISCAL/STAFFING IMPACT:**

No fiscal or staffing impact as a result of the LCP amendment is expected since the work to complete the LCPA is budgeted in the current fiscal year and programmed in the Department's Performance Plan.

**REVIEWED BY:**      *(These boxes must be checked)*

- |  |   |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> County Counsel        | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources       | <input checked="" type="checkbox"/> N/A |

**SIGNATURE:**

**Reviewed by:**

Jack Liebster  
Planning Manager

Brian C. Crawford  
Director

**ATTACHMENTS:**

1. Exhibit 1: Staff Recommendation
2. Exhibit 2: Board Revisions Approved 12/11/12 and 1/15/13.
3. Exhibit 3: Compilation of all Revisions to PC-approved LCPA through 1/15/13
4. Exhibit 4: Revised Map 25 Coastal, Ridge and Bay Trails