

ATTACHMENT 1

GP_2018-0003, COASTAL ELEMENT/LOCAL COASTAL PROGRAM LAND USE PLAN AMENDMENT (with Coastal Commission Suggested Modifications)

Language of the currently certified Land Use Plan (LUP) is shown in plain text.

The County's proposed additions are shown in underlined text, and the County's proposed deletions are shown in ~~strike-out text~~.

The Coastal Commission's suggested modification additions and deletions are shown in **bold, double-underlined text** and ~~**bold, double-strike-out text**~~, respectively.

Modify LUP Policy 3.2-1 [located in LUP Chapter 3, Subchapter 3.2 (Agriculture)] **as follows:**

- 3.2-1 All agricultural land use, as represented within the agriculturally designated boundaries on the land use maps, shall be designated AG 60 or RL 160 for the purpose of determining density. This will support continued coastal agriculture use. One housing unit will be allowed for each existing parcel. Additional dwellings for resident agricultural workers shall be considered as conditional uses, subject to the provisions of this plan. Accessory dwelling units (ADUs) and/or junior accessory dwelling units (JADUs) may also be permitted consistent with ~~California Government Code Section 65852.2 and with~~ standards established in the Implementation Plan (Mendocino County Code, Title 20, Division II). **Detached ADUs may only be permitted if located within an existing legally-authorized residential structure and/or clustered with the primary residence.**

Modify LUP Policy 3.3-5 [located in LUP Chapter 3, Subchapter 3.3 (Forestry and Soils Resources)] **as follows:**

- 3.3-5 TPZ lands or parcels entirely occupied by timberlands of commercial size shall have not more than one housing unit per 160 acres; county review and approval is required for more than one dwelling per legally created parcel. Accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs) may also be permitted consistent with ~~California Government Code Section 65852.2 and with~~ standards established in the Implementation Plan (Mendocino County Code, Title 20, Division II). **Detached ADUs may only be permitted if located within an existing legally-authorized residential structure and/or clustered with the primary residence.** Housing units on a timberland parcel, portions of which are not timberland, shall be subject to the density regulations prescribed for the land use shown on the Land Use Maps. Such housing units shall be located, when feasible, on non-Timberland soils.

Modify LUP Policy 3.9-1 [located in LUP Chapter 3, Subchapter 3.9 (Locating and Planning New Development)] **as follows:**

- 3.9-1 An intent of the Land Use Plan is to apply the requirement of Section 30250(a) of the Act that new development be in or in close proximity to existing areas able to accommodate it, taking into consideration a variety of incomes, lifestyles, and location preferences. Consideration in allocating residential sites has been given to:
- each community's desired amount and rate of growth.
 - providing maximum variety of housing opportunity by including large and small sites, rural and village settings, and shoreline and inland locations.

In addition to the considerations pertaining to the allocation of residential sites listed above, all development proposals shall be regulated to prevent any significant adverse effects, either individually or cumulatively, on coastal resources.

One housing unit shall be authorized on every legal parcel existing on the date of adoption of this plan, provided that adequate access, water, and sewage disposal capacity exists, and proposed development is consistent with all applicable policies of this Coastal Element and is in compliance with existing codes and health standards. Accessory dwelling units (ADUs) and/or junior accessory dwelling units (JADUs) may also be permitted consistent with ~~California Government Code Section 65852.2 and with~~ standards established in the Implementation Plan (Mendocino County Code, Title 20, Division II). The number of permitted ADUs within the Coastal Zone outside of the Gualala Town Plan area shall be limited to five hundred (500) units. Within the Gualala Town Plan area, a maximum of one hundred (100) ADUs shall be permitted. Any change to the caps on the maximum number of ADUs shall require a Local Coastal Program amendment. Determination of service capacity shall be made prior to the issuance of a coastal development permit.