

THE SEA RANCH
AMENDED PRECISE DEVELOPMENT PLAN
POLICY STATEMENT

Adopted by Board of Supervisor's Resolution 72194

July 7, 1982

I. INTRODUCTION

A. History

The Sea Ranch is a 5,000 acre Planned Community (PC) District located along 10 miles of the northern Sonoma County coast. The original PC Plan was established in the early 60's and approved by the County of Sonoma in 1964 and 1968. The 1968 Plan called for 5,200 lots. The original plan included a golf course, lodge, recreational facilities, commercial area, airport and equestrian facilities with approximately half of the land reserved for Common Area and Open Space. To date there are 2,124 lots that have been recorded on a Final Map with the maximum number of lots now allowable set at 2,329 by the Coastal Commission. This reduced lot count is tabulated in the lot count summary *in* Section IV of this Policy Statement.

B. Objectives for Ultimate Development

The purpose of this Policy Statement and the accompanying amended Precise Development Plan are to:

1. Identify the basic developmental objectives for ultimate buildout at The Sea Ranch.
2. To re-evaluate and establish a basic land use circulation and development framework.
3. To establish a procedural mechanism for future provision of more specific development standards at subsequent appropriate development stages.

The objectives of Oceanic California Inc. for developing The Sea Ranch to this ultimate plan are as follows:

1. To retain and continue the basic land uses of the original PC District in light of current standards and pursuant to recent legislation enacting the Local Coastal Plan, establishment of access per the Bane Bill and the requirements of the Coastal Conservancy and Coastal Commission.
2. To incorporate the findings and recommendations of previous Environmental Assessments into this Amended Precise Development Plan.
3. To encourage the preservation and utilization of historic buildings and structures.
4. To retain the general topographic characteristics of the site and to protect other major natural features of the site.
5. To provide for required housing types including the employee housing and transfer sites, as well as the typical Sea Ranch lot developed to date.

6. To provide sites for possible future public facilities and schools.
7. To provide sites for possible additional recreational facilities.
8. To identify timber preserve areas.

II. LAND USE PROPOSALS - AMENDED PRECISE DEVELOPMENT PLAN

A. Residential

1. Standard Single Family Lot - The intent of this Land Use Area is to create and enhance areas for single family living at very low densities in spacious environments similar to the existing Sea Ranch lotting patterns. These lots will be surrounded by Common Area in conformance with the original Sea Ranch concept. Lotting patterns will occur in two areas, one in undeveloped lands such as Units 34-B, 35-D and 36, and the other occurring within existing condo lots in 35-A, 35-B, 35-C, 34-A and 19. Actual lot configurations and height, site and bulk standards will be established at the tentative map stage.
2. Employee Housing - Employee housing consists of 45 units located in Unit 35-D at the north east corner of The Sea Ranch. Lot sizes average 50 by 100 and will front on Common Area similar to the standard Sea Ranch lot. It is unsure as to what unit type, or design, will be constructed in this area, however, all lots will be subject to The Sea Ranch Restrictions and design standards and must

be a part of The Sea Ranch Association. These housing units will be constructed or otherwise made available at the earliest feasible date according to a schedule submitted with the first tentative map filed pursuant to this Precise Development Plan.

3. Transfer Site - This site is located in the proposed Unit 34-B and contains approximately 28 acres. The transfer site will be deeded to the State Coastal Conservancy and they are proposing to develop up to 100 units on this site. It is estimated that this density would be greater than the standard Sea Ranch lot areas but would be less than the density in the employee housing site. All development within the transfer site will be subject to The Sea Ranch Design Standards and must conform to The Sea Ranch Restrictions. All owners must belong to The Sea Ranch Association. Development may be in the form of detached units, residential condominiums (including time share) or garden apartments.

B. Public Facilities

1. Civic facilities - The existing industrial/office use will remain in Unit 26 adjacent to Annapolis Road. Additional facilities will be allowed northerly of Unit 27 adjacent to Highway 1 as shown on the plan and will include a fire station and other local public administration offices.

2. School Sites - Two areas have been designated as possible school sites. One is located between Unit 7 and State Highway 1 adjacent to Galleons Reach. Additional school facilities can be placed in the area easterly of State Highway 1 between Unit 27 and proposed Unit 34-B.

3. Public Utility Facilities - Water, Power, Telephone and TV facilities exist throughout The Sea Ranch development as well as two wastewater reclamation plants, which are a part of County Service Area No. 6. An additional wastewater treatment plant site is located at the southerly end of the project across from Unit 15. It is proposed that a future Corporation Yard be placed adjacent to the Ranger Station northerly of the proposed Unit 35-B.

4. Public Parking/Access - Public parking and access easements are shown on the plan and have been transferred to the State Coastal Conservancy as required by the Bane Bill. The developer will improve or bond for minimal improvement of accessways within the subdivided lands of Units 34A and 36 as a condition of the first tentative map filed pursuant to the Precise Development Plan. Minimal improvements are described as gravel parking areas and cleared trails with wood chip surface. Improvements to parking and access at The Sea Ranch Lodge will be incorporated with future expansion of the Lodge. The schedule and scope of improvement of other access facilities is pending and subject to the availability of grant funds.

5. Intersection Improvements - Intersection improvements required by the Coastal Plan will be constructed according to a schedule submitted with the first tentative map filed pursuant to this Precise Development Plan.

C. Commercial Areas

1. Existing - An existing commercial area exists adjacent to and in conjunction with The Sea Ranch Lodge. As shown on the plan, the area northerly of the existing facilities is earmarked for future commercial expansion which may include expansion of the Lodge to 120 units and possible related expansion of the restaurant. An additional commercial area will be allowed in the vicinity of the Golf Course Clubhouse proposed at the north end of the ranch. In addition to the Clubhouse, which may include a restaurant and/or snack shop and a pro-shop, additional commercial facilities would be allowed including but not limited to a branch real estate sales office.

D. Recreational Facilities

Existing private recreation facilities are shown on the plan and consist of swimming, tennis and sauna. These existing facilities are located in Unit 1 and between the proposed Unit 36 and Unit 18. Proposed private recreational facilities will be similar to the existing and are shown as possible future facilities on the plan. A public golf course, consisting of nine existing holes, is located at the north end of The Sea Ranch. The plan shows a possible future expansion to

18 holes, however, it has not been determined when, or if, these nine holes will be constructed. As indicated in Section II, C, a clubhouse and pro-shop will be constructed and may contain additional commercial facilities.

Stable and Equestrian Facilities

It is proposed that the existing stable structure be incorporated into the existing recreation site in the vicinity of the proposed Unit 36. The stable is an historic structure and will not be destroyed. Any exterior alterations must be reviewed and approved by the Sonoma County Landmarks Commission. Future stable and equestrian facilities will then be established on the east side of Highway 1 and may include, but not be limited to, stables, barns, pasture and other related equestrian facilities. Additional similar facilities may be located east of Highway 1 and between Unit 27 and 34-B as shown on the plan.

F. Common Area

All Common Areas or Open Space shall be created and maintained utilizing the same design criteria that was established for existing Common Areas. Public access trails shall be maintained by the County Parks Department. Land management activities, including but not limited to, trail construction and maintenance, meadow maintenance; tree trimming, removal, or planting, wildlife habitat improvement, watershed improvement; controlled burning to meet land management objectives shall be conducted on common areas managed by The Sea Ranch Association. Land management

activities shall also be conducted on private lots when the lot is included in a landscape management plan prepared by The Sea Ranch Association.

G. Timber Preserve Zones

There are three areas designated for timber preserve and are shown on the plan. These areas have been established by ordinance and shall conform to the provisions thereof. Logging access will be provided to these timber preserve areas as shown on the plan.