



Sonoma County Coast Municipal Advisory Council

Regular Meeting

March 16, 2023 05:30 PM

Bodega Bay Grange Hall, 1370 Bodega Ave, Bodega Bay, CA 94923

<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/board-s-commissions-committees-and-task-forces/list-of-boards-commissions-committees-and-task-forces/coastal-municipal-advisory-council>

Chair - Bodega Bay Representative Brian Leubitz • Vice Chair - Bodega / Valley Ford Representative Beth Bruzzone • Kashia Band of Pomo Indians Representative Abreanna Gomes • Fort Ross / West Cazadero Representative Caroline Madden • Timber Cove Representative Scott Farmer • Jenner Representative Jill Lippitt • The Sea Ranch / Annapolis Representative Marti Campbell • Bodega Bay Representative Ginny Nichols • The Sea Ranch / Annapolis Representative Drew McCalley

REASONABLE ACCOMMODATIONS

The Sonoma County Coast Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda, Chair Brian Leubitz

- Discussion
- Possible Action

3. Oath of Office

- Discussion
- Possible Action

Drew McCalley, The Sea Ranch / Annapolis, term 2023 - 2024

4. Consent Agenda

- Discussion
- Possible Action

These items are expected to be routine and non-controversial. The SCCMAC will act upon them at one time without discussion. Any Representatives, staff member or interested party may request that an item be removed from the consent agenda for discussion.

- A. Approval of January 2023 minutes
- B. 2022 Coastal MAC Annual Report to Board of Supervisors

5. Statement(s) of conflict of interest: if any, from Council members

- Discussion

6. Correspondence

- Discussion

7. Chair and Council Member Reports

Discussion

8. Public Comments

Comments from the public regarding matters of general interest not on the agenda, but related to the Sonoma Coast MAC business. Pursuant to the Brown Act, the Sonoma Coast MAC cannot consider issues or take action on any requests during this comment period. Due to time constraints, comments will be limited at the discretion of the Chair.

9. Supervisor Lynda Hopkins

10. Presentation from Creative Sonoma, Director Kristen Madsen

Discussion

Creative Sonoma is dedicated to advancing and supporting the creative community of Sonoma County.

11. Sonoma County Local Coastal Plan Update and Policy Options

Discussion Possible Action

A range of policy options were requested by the Board of Supervisors as part of their review of the Planning Commission Recommended Local Coastal Plan. This is an opportunity for discussion and comment.

12. Informational Item: Coastal Zone Vacation Rental Ordinance Update Fact Sheet

Discussion

For Sonoma County's coast, regulation of vacation rentals must be consistent California Coastal Act. The California Coastal Commission has determined that vacation rentals are an important component of coastal access in areas with limited visitor lodging, such as Sonoma County. However, the Coastal Commission does support applying performance standards to Vacation Rentals when necessary to regulate nuisance, protect public health and preserve coastal resources.

13. Staff Report, Elise Weiland

Discussion

Including update on roads, speed signs

14. Adjournment

Sonoma Coast Municipal Advisory Council
Brian Leubitz, Chair
January 19, 2023, 5:30 – 7:30
Online Zoom/Facebook Meeting

Meeting Called to Order – 5:30 pm

Cindy Culcasi

Pledge of Allegiance

All

Roll Call – Present

Brian Leubitz - Chair
Marti Campbell
Scott Farmer
Abreanna Gomes
Caroline Madden
Ginny Nichols
Beth Bruzzone
Jill Lippitt

Liz Gallagher (alternate)

Absent

Che Casul (alternate)
Carl Osier (alternate)
Annie Cresswell (alternate)
Wanda Swenson (alternate)

Approval of Agenda

Marti Campbell moved to approve the agenda and Beth Bruzzone seconded. The motion carried 8-0.

Statements of Conflict of Interest: if any, from Council members

Cindy Culcasi asked if there were any conflicts of interest. There were none.

Correspondence

There was no correspondence.

Chair Campbell spoke about two letters that were approved. The first was to be sent to Senator Mike McGuire in the November meeting regarding funding of State Parks and the second letter was to be sent to the Board of Supervisors regarding making broadband available to the unincorporated areas in Sonoma County. Chair Campbell noted that she did not receive a response to either letter as of yet.

Consent Calendar

Brian Leubitz motioned to approve the minutes and Jill Lippitt seconded the motion. The minutes were approved 8-0.

Before turning the meeting over to Elise Weiland to do the election of Officers for 2023, Chair Campbell thanked everyone for giving her the opportunity to be Chair of the MAC. She will present the 2022 Annual Report during the March meeting.

Election of 2023 Chair – Elise Weiland

Elise Weiland thanked Chair Campbell for her leadership.

Supervisor Hopkins thanked Chair Campbell for her steadfast leadership. She noted she appreciated Chair Campbell's ability to engage intellectually in complicated bureaucratic processes. Chair Campbell has been a thoughtful and strong advocate for both her constituents and the entire Sonoma County Coast.

Ms. Weiland spoke to the election process for the Chair position. She asked for anyone that would like to run for Chair to speak up. At that point, Brian Leubitz was the only candidate. No other MAC Representatives requested to be a candidate.

Ms. Weiland did a roll call vote to elect Rep Leubitz. The motion passed 8-0.

Ms. Weiland requested candidates for the Vice Chair position. Beth Bruzzone volunteered to run. There were no other candidates. Ms. Weiland did a roll call vote to elect Rep Bruzzone, and the motion passed 8-0.

The gavel was passed to new Chair Brian Leubitz to lead the meeting. Chair Leubitz thanked Ms. Campbell for her work during the past year.

Council Member Reports

Chair Leubitz asked if there were any Council Member Reports. There were none. Chair Leubitz said he would be talking to members about the reports in the future. He would like to highlight the different communities going forward.

Public Comment

- Carol Sklenicka (Public) – Ms. Sklenicka asked about the Wi-Fi presentation discussed in a previous MAC Meeting and if we could get an update. Elise Weiland confirmed she would talk about this issue later in her Staff Report.

Regular Calendar Items

Supervisor Lynda Hopkins

Supervisor Hopkins acknowledged that the storm damage on the North Coast was significant, especially the wind damage. The issue was compounded by the drought stressed forest. The Operations Centers

were set up with unprecedented speed in partnership with their County infrastructure crews and first responders and fire departments. She will invite the infrastructure team and vegetation management team for open space to give an update to the MAC. She thanked Marti Campbell and Scott Farmer for giving her a tour of the damage. She added that an annual check in is needed to make sure that everyone has each other's phone numbers. All of the County Departments need to work in sync and update each other.

Supervisor Hopkins also spoke about the location of disaster supplies and having a conversation about pre-positioning the location. The Supervisor will be working with the Fire Departments about pre-positioning and storage of supplies since it can be difficult to get up the coast during a storm or emergency.

She thanked the Director of Emergency Management, Chris Godley and also Director Alegria de la Cruz. Supervisor Hopkins spoke to financial help available for low and middle income individuals that need help as a result of the storm, e.g., for food, lost work, cost of running a generator, property damage, etc. Lupe Catalan volunteered in Guerneville at the Support Center for a couple of days. Over a four day period, around 600 people applied for financial assistance. She noted that getting the information regarding the availability of financial assistance to residents was a problem. One of the reasons was probably lack of internet. Some West County residents learned of the financial help late and funding was no longer available. Supervisor Hopkins urged people to reach out and share information with West County residents. Although the funding is exhausted, the County is still taking applications and holding them if/when additional funding is available.

Jill Lippitt (MAC) commented that she was disappointed that Jenner wasn't aware of these resources. She puts out a newsletter and would have included the information. The Jenner Community Club got power back early and opened up for Jenner residents. **Supervisor Hopkins** responded that the focus was further north of Jenner, but she can check with Director Chris Godley regarding including the Jenner area. There are funds available along the Coast for people who qualify (non-Coast residents are not included), and the phones were going to be open tomorrow. **Director Godley** noted they reached out to the schools, nonprofit organizations, etc. to reach residents in areas where general mass media doesn't cover. He also confirmed that North Jenner residents can apply for funds. Director Godley noted this is a bold big two year project that the County launched during the storms to help the underserved in the community. Residents with an income of less than \$85,000 are included. There is a scoring system that ranks the request depending upon their situation, e.g., a single mother with children would be high on the list. The funding is generally between \$250 and \$800 and meant to give timely assistance. The funding will be a cash debit card so the individual can use it for what is needed immediately.

Supervisor Hopkins noted this is to be used for the most vulnerable e.g., to put food on their table, or pay rent.

Storm Response and Recovery – Melinda Rivera, PG&E Liaison (Sonoma and Lake Counties)

Chair Leubitz asked Ms. Rivera to give an overview and scope of the response and recovery.

Director Chris Godley interjected and noted that it had been many years since there was a storm of this magnitude. The BOS (Board of Supervisors) has discussed these are the types of storm sets, atmospheric rivers, and how they could be a challenge that exceeds the capabilities to respond. Director Godley's department and the Water Department received funding to look at catastrophic drought and catastrophic weather and flooding events that might challenge public safety and community resources. The cost of the damage in Sonoma County was modest compared to other areas of the state. FEMA will be in Sonoma County to assess damages and determine if Sonoma County can be included in the President's disaster declaration. **Rep Scott Farmer** noted that the winds were a big issue and the strongest he had seen since living along the Coast. Many trees could not handle the winds. Director Godley said they will continue to support communities that become isolated during future events.

- **Melinda Rivera** was joined by Joe Horack (PG&E local electric operations), John Leyba (Vice President), and Ron Richardson (Operations). Both Mr. Leyba and Mr. Richardson have regional roles along the North Coast (Humboldt County to the Golden Gate Bridge). Ms. Rivera noted there was significant damage and outages and most were related to trees falling. Many shared resources came into help since PG&E resources were stretched thin. There were contract crews who worked as quickly and safely as they could.

Lessons learned:

- Plans were already in place to energize the Salmon Creek Substation if it was needed.
- There were temporary generators on standby for the schools.
- Appreciative of partnerships with Sonoma County Emergency Services, CalTrans, and other local utilities.
- Trying to work parallel with other agencies.

There were crews along Hwy 1 almost immediately, however, they were pulled after dark due to the danger of falling trees. The crews worked alongside CalTrans to clear blocked roads. There was a microsite in Timber Cove, so PG&E crews did not have to drive back to Santa Rosa every night. About 30 crews were staged at the Gualala Airport which also made a difference in the response.

Regional (Golden Gate Bridge to Humboldt County) Contact information:

John Leyba, Vice President john.leyba@pge.com

Ron Richardson (Operations) ron.richardson@pge.com

Questions

- Beth Bruzzone (MAC) - Rep Bruzzone thanked PG&E for the response. The response time was impressive. She noted there were some serious communication issues. There were residents who had no power but were being told they had power. Other residents with power out had no information regarding the outage or the time that power would be restored. **Melinda Rivera** noted that PG&E has to look back and determine how to improve the automated messages that were sent since some were incorrect. Given the extent of the damage at the time, it was very difficult to pinpoint the time needed to turn the power back on. **Ron Richardson (PG&E)**

responded that there is definitely an opportunity to improve. It was difficult to estimate the times that power would be restored since there were four storms that hit. Every evening the team reviewed the outages to determine if there was more information that could be shared. It was difficult to gain access to West County during the storms. Mr. Richards asked for more information regarding residents who didn't have power, but PG&E was communicating that they did have power. **Rep Bruzzone** will share the information with **Ron Richardson**.

- **Scott Farmer (MAC)** - Rep Farmer noted that Timber Cove is very appreciative of PG&E, and the other agencies that worked during the storm. Rep Farmer asked for clarification regarding the policy to reimburse a business for fuel to run their generator. A local business was told they could request reimbursement, but upon asking for reimbursement were then told PG&E would not reimburse. **Ron Richardson** asked Rep Farmer to send him the details and he would follow up.
- **Ginny Nichols (MAC)** - Rep Nichols thanked PG&E for their work. She suggested that PG&E list the priority of the work by community in the communications sent to the public. This would allow residents to know where they fall in the priority list. **Ron Richardson** noted that hospitals and schools take the priority. They look at hubs and work to turn gas stations back on. This was a unique situation, and it was hard to get their crews into the area from Monte Rio to Gualala. The use of the Gualala airport as a base was significant and probably shaved off 3 days to restore power. Mr. Richardson said he appreciates the feedback regarding communication, and he sees PG&E is not hitting the mark. He is open to feedback to help improve communication.
- **Marti Campbell (MAC)** - Rep Campbell noted she is the representative from Sea Ranch/Annapolis. She said people are appreciative of your hard work and understand what PG&E was facing. Sea Ranch is estimating they lost 500 trees in the neighborhoods, and that doesn't include the forest. Rep Campbell was in Sea Ranch the entire time and didn't expect PG&E to tell her exactly when the power would be restored. She was happy that the Gualala airport was used as a base camp.
- **Scott Farmer (MAC)** – The one thing that was consistent in Timber Cove was the cell tower, which kept the community connected. As a group, we need to get cell service filled in for the future.
- **Brian Leubitz (MAC)** - It would be helpful to preplan and for PG&E to communicate that residents can go to the Centers that were set up by the County. We have a Ham Radio network, but it wasn't used for this situation. Perhaps that could be used next time to communicate. He agrees with **Scott Farmer** regarding the importance of cell towers. Chair Leubitz asked if underground power lines would ever be used along the Coast? **John Leyba (PG&E)** responded that people are probably aware of the initiative to bury the power lines. 40% of the tier 2 and tier 3 high fire danger areas are covered by underground power lines. Unfortunately, unless there is high fire danger, underground power lines are generally not utilized.
- **Marti Campbell (MAC)** - The nearest location of the comfort center to Sea Ranch was Fort Ross and Fort Ross was difficult to get to during the storm. She noted that the Sea Ranch and Timber Cove Fire Departments are working to address this issue and will reach out to Director Godley soon.
- **Kathleen Cruise (Public)** - Ms. Cruise is a PG&E retiree. She talked about a change in policy at PG&E that used to state "identify, communicate, respond", but now states "communicate,

identify, respond". She stressed it is important that customers know what is going on, e.g., it may be two weeks, but we are working on it.

- **Shona Campbell (Public)**– Ms. Campbell is a business owner in Valley Ford and a member of the Bodega Bay Chamber of Commerce, and Bodega Bay resident. She asked for better communication regarding the status of the roads, e.g., blocked, flooded, etc. Business owners and employees are impacted and sometimes they don't know what is going on. **Chair Leubitz** said he noticed there was a substantial lag regarding updates on the County website for the roads during the storms. He asked Director Godley about how the status of roads was reported.
- **Director Godley (County Emergency Management)** - When there are multiple situations all happening at once (rivers, creeks going up and down), they don't monitor the roads, but depend upon Public Safety and the Road Crews that are out in the field. When a report is received, the information is generally posted on the County website within a couple of hours. It is a challenge to keep track of the numerous roads. Director Godley stressed no matter what, don't drive into a flooded road. It is dangerous. There was a fatality this year and it was the first in years. **Chair Leubitz** asked about installing cameras on some of the roads. Director Godley said that would be difficult because the cameras would have to be wireless and use wireless broadband. The cameras on the main corridors cost about \$400,000 to purchase and \$20,000 a year to maintain.
- **Elisabeth Watson (Public)** - Ms. Watson lives in Sea Ranch and spoke to underground lines. Since residents did not have power for 11 days, she believes there are geographic circumstances that would merit another look. She thanked PG&E for all they did. **Melinda Rivera** responded that PG&E is still beginning to scope the underground miles and we are continuing to do our risk assessment.
- **Question submitted via Zoom – Kathleen Cruise (Public)**– Is the cost for underground PG&E electric service still based upon a ten times rate increase? **Melinda Rivera** – Current cost for undergrounding is a couple of million dollar per mile. PG&E is hoping as they add more miles, they will find more efficiencies and bring down the cost of underground miles. Rates are going up and she noted what will customers be able to bear regarding the cost of undergrounding and fire mitigation work? PG&E is trying to be good stewards with the dollars that they are allocated. Undergrounding is not the only solution. There were 600 job tags for storm work. This is an opportunity for PG&E to look back on the work done and look at all opportunities to improve their services. **Joe Horak (PG&E)** noted we constantly look at ways to improve infrastructure, equipment, and processes. There were near hurricane force winds and this storm hit hard, but we continue to look back to see how we can improve/maintain our infrastructure. Mr. Horak spoke to the increasing number of homes losing power, number of crews involved, and the safety of employees.
- **Scott Farmer (MAC)** - Rep Farmer's neighborhood is off grid and they had electricity throughout the storm. He noted that residents that are grid tied have lots of options to go off grid, some expensive, and others not so expensive.

Chair Leubitz thanked PG&E and the County for joining us on the MAC. He noted there is lots for communities to think about, especially the trees coming down and maintaining the trees that need to come down along the roadways. This may be an agenda item for a future MAC Meeting.

Caltrans SR1 Centerline Rumble Strip Project – Hannah Minderhout, Caltrans Environmental Planner

The presentation starts in Zoom 1:34 <https://www.youtube.com/watch?v=QNFrSKmFS2g>

Arnica MacCarthy, Caltrans Senior Environmental Planner for Marin and Sonoma Counties started the presentation due to technical difficulties for Hannah Minderhout. Caltrans is the lead for the Rumble Strip Project. The project document is available for public review from January 17 through February 15, 2023. The draft initial study with proposed negative declaration will be presented in this meeting. The presentation will give a project overview, disclose environmental impacts, and allow the public to ask questions. The purpose of the project is to decrease head on collisions, centerline collisions and runoff collisions, along with as well as provide refuge area for bicyclists to use when being passed by motorists.

Yet Jangid, Project Manager, gave an overview of the project. The project is between post mile 0 (Monte Rio) and post mile 58.85 on state route 1. The fatalities from run-off road collisions meet the threshold for countermeasures. Mr. Jangid handed off the presentation to Luis Hernandez, Project Engineer. There will be 4 discontinuous segments of the centerline rumble strip, installation of wet-night visibility striping, and 50 spot locations where the shoulder will be widened to provide refuge for bicyclists when cars are passing by. The rumble strip will not be installed e.g., where the speed limit is less than 35 mph, over cattle guards, and pedestrian crossings. A TMP (transportation management plan) would be prepared by Caltrans prior to the beginning of construction. During installation, rolling one lane shoulder and lane closures are anticipated. There will be press releases to notify the public and others impacted by the project. Widening and paving of the 6 foot shoulder would happen separately from the installation of the rumble strip and restriping operation.

Hannah Minderhout spoke to minimization strategies for the project. When the project is completed, there will be a revegetation process and a 5 year plant establishment strategy. Ms. Minderhout discussed the environment impact (Zoom 1:47) of the project. Specifically, resource areas with no impact, and less than significant impact. She also noted the project milestones:

- Public Review Period – January 17 – February 15, 2023
- Final Environment Document – March 2023
- Finalize Bid Package – June 2024
- Construction Begins - January 2025
- Construction Complete – December 2026

The 5 year plant establishment project will start immediately when construction ends.

Where to review the draft environment document:

Online

<https://dot.ca.gov/caltrans-near-me/district-4/d4-popular-links/d4-environmental-docs>

In Person – See Zoom 1:49

Submit Comments:

Email - Son1centerlinerumblestrip@dot.ca.gov

Postal Mail:

Attn: Arnica MacCarthy
Senior Environmental Planner
PO Box 23660, MB 8B
Oakland, CA 94623-0660

Questions/Comments

- **Beth Bruzzone (MAC)** - Rep Bruzzone had both comments and questions.
 - Rep Bruzzone spoke to the comment that agriculture will not be impacted by the project. She noted that doesn't mean don't do the project. Rep Bruzzone said the livestock are creatures of habit and they will be impacted.
 - She asked if landowners will be personally contacted regarding the project and communication will not be via media and signs. **Arnica MacCarthy** - A traffic management plan will be developed during the design phase of the project. She urged Rep Bruzzone to put her concerns into writing using the email address or postal address so Caltrans will call this issue out during the planning phase. **Rep Bruzzone** responded that during a recent State Route 1 project, there was heavy equipment blocking her gates for a long period of time and she had no one to contact to move them. She would like to see Caltrans establish a responsible communication with all the property owners adjacent to the roadway. **Yet Jangid** said they do have public outreach for the project before construction. There will be a mailer and other communication. **Rep Bruzzone** has not received a mailer and social media won't cut it. She thanked Caltrans.
- **Scott Farmer (MAC)** - One of the challenges of Hwy 1 is that it is very curvy, and there are people who are enjoying the views slowly, rather than moving along. There are pull outs, but most are loose material, will they be paved? **Luis Hernandez** responded that of the 50 pull-out locations (which include the pull-outs you refer to), many are not paved. The pull-outs are from the edge of the road to six feet out. **Rep Farmer** will write a comment. He noted that many of the current unpaved pull-outs have a steep drop off and many cars will bottom out.
- **Pat Paterson (Public)** - Mr. Paterson said he wanted to check that turn-outs won't be widened, but will be taken out to 6 feet? There is only one northbound and one southbound turn-out from the Russian River to the Marin County border. Can you fix that? **Yet Jangid** asked Mr. Paterson to send an email with the question and Caltrans will take a look and see what they can do.
- **Carol Sklenicka (Public)** – Ms. Sklenicka thought the rumble strips are already in place south of Jenner. She likes them. Can someone speak to if the existing strips are part of the project or something different? **Yet Jangid** responded that the project discussed will begin in 2025. That is not part of the project.
- **Zoom Question** – Where are the turnouts located? **Arnica MacCarthy** responded that the draft project document lists the turn-out locations by Post Mile.

Chair Leubitz thanked Caltrans for the presentation.

Council Member and Staff Reports

Final Roads Report – Elise Weiland

Ms. Weiland spoke to the bi-annual pavement preservation plan. She received a number of suggested roads from all up and down the coast and in the interior of West County. Debbie Ramirez and Ms. Weiland split up and drove all of the suggested roads. They next ranked the roads, keeping in mind if the road was an evacuation route and the location. A report was given to Public Infrastructure (formerly Public Works). They will put prices for each road and the next step will be to determine the budget and which roads will be paved. The roads not completed will roll into the next year. When the report is updated and returned, the results will be shared with the MAC.

Questions/Comments

- **Beth Bruzzone (MAC)** - Rep Bruzzone noted that many constituents have reached out to her to ask what the Preservation Plan includes. **Elise Weiland** responded that the roads are repaved.
- **Supervisor Hopkins** stated that the roads are actually analyzed to determine the process, e.g., chip seal, resurfacing, or a complete renovation of the road. The road is not widened or changed, only repaired sticking with the current road map exactly.
- **Beth Bruzzone (MAC)** - How much money does the County have to repair the roads? **Elise Weiland** said the County budget for 2023/24 is \$12 million.

Administrative Update regarding In Person Meetings- Elise Weiland

As of March, the MAC needs to go back to in person meetings. There will be hybrid meetings (in person meeting and streaming). We need to meet in places with good wi-fi capability thus meetings will probably be in Bodega Bay, Timber Cove, and Sea Ranch. We won't meet in every single community like we did in the past. Some testing will be done to prepare for the hybrid meetings. The members need to be in the in person meeting.

Supervisor Hopkins said we can get a representative from County Counsel to attend the next meeting and answer questions or provide an update via a formal memo. There will be very limited exemptions (e.g., you are ill or taking care of a family member) to attend remotely without sharing your remote address. It is a case-by-case situation. There is ongoing advocacy to fix/improve this legislation.

Equitable Access California Free WiFi Program – Elise Weiland

This was pushed back a bit because of the storms. We are waiting for Starlink equipment for Jenner. Cazadero is wrapped up and the free wi-fi should be happening. Next week the town of Bodega should be done if all goes well. In Bodega Bay, they are trying to get a hold of the owner of the Pelican Inn.

Questions/Comments

- **Scott Farmer (MAC)** - Is there any movement getting hazardous waste day in the North Coast? It is in Sea Ranch and have been cancelled for maybe a year (Marti Campbell may know). **Elise Weiland** noted that the Lower Russian River MAC has a great Trash Committee. The Coastal MAC could set up an AdHoc Committee as well. The Russian River MAC has created a manual regarding hazardous waste and Ms. Weiland said they would be happy to help you with this issue. **Rep Campbell** noted that North Sonoma Coast Fire formerly participated in a Mendocino County Program, but that has since been terminated. **Rep Farmer** stated it wasn't that simple

since people had to wear hazmat suits. **Elise Weiland** will put Rep Farmer in touch with the right people to work on this issue.

Future Agenda Items

Chair Leubitz asked about future agenda items. He noted that IOLERO (oversight of the Sheriff's Department) would be on a future agenda.

Beth Bruzzone had suggested at the end of the November Meeting an agenda item on the NGO's (Non-Governmental Organizations) and non-profits and what impact they have on policy and programs such as the Local Coastal Plan. Ms. Bruzzone believes that the community is interested in this issue.

There was a procedural correction in the vote for the Chair per Elise Weiland. She failed to take public comment. Someone needs to make a motion to appoint Chair and Vice Chair and allow public comment before there is a roll call vote. Rep Farmer made a motion that Brian Leubitz be Chair and Beth Bruzzone be Vice Chair and Jill Lippitt seconded the motion. Elise Weiland asked for public comment on Chair and Vice Chair. There was none.

Elise Weiland asked for a roll call vote. The MAC elected Chair Leubitz and Vice Chair Bruzzone 8-0.

Chair Leubitz announced that there is a workshop for MAC Board members this Sunday, January 22 at the Monte Rio Community Center. The workshop will be streamed also.

Adjournment

Chair Leubitz asked for a motion to adjourn. Marti Campbell motioned the MAC adjourn and Vice Chair Beth Bruzzone seconded the motion. The motion carried 8-0 and the meeting was adjourned at 7:53pm.

Respectfully Submitted,

Cindy Culcasi, Clerk



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

March 6, 2023

Ms. Lynda Hopkins, Supervisor, District 5
County of Sonoma
575 Administration Drive
Santa Rosa, CA 95403

Dear Supervisor Hopkins:

The report below summarizes the activities and accomplishments of the Sonoma County Coast MAC over the calendar year of 2022. This summary is drawn from the record of our activities, as reflected in our agenda packets of the past year. As you know, we have just begun our fifth year as a MAC. In 2022, all of our meetings were by Zoom, as COVID protocols were in place all year.

We continued to expand our understanding of various County and local entities in the Coastal area. The Local Coastal Plan continued to be a topic of great interest and was discussed in several meetings during the year. Likewise, Vacation Rental regulations, parts of which apply to coastal properties, were presented. Other presentations centered on fire-related vegetation management, water infrastructure, broadband availability, and permitting issues.

In addition to the topics considered in our meetings, our representatives helped with information sharing from your office about topics of interest, and in emergency situations.

We ended the year, having sent two communications to public officials: one to yourself, regarding broadband and the other to State Senator McGuire and Assemblymember Wood regarding the restoration of funding for State Parks. We are continuing to follow up about these issues.

We are looking forward to continuing our work keeping you abreast of the interests and needs of our communities, and assisting you in community outreach.

Martha (Marti) Campbell
2022 Chair
Sonoma County Coast Municipal Advisory Council



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

1. Presentations

- a. Timber Cove County Water District Micro Grid Project (Spencer Lipp)
- b. Special Events Permitting, proposed changes (Bradley Dunn, Permit Sonoma)
- c. Friends of the Gualala River (Chris Poehlmann)
- d. Broadband for the Coast (Calvin Sandeen, Broadband Analyst for County of Sonoma Economic Development Board)
- e. Bryan Hughes of Guerneville Broadband Alliance, on downtown free wifi networks project
- f. Coast Ridge Forest Council, community-based vegetation and wildfire management (Judy Rosales, Executive Director)
- g. 2022 Vacation Rental Ordinance (Ross Markey and Gary Helfrich from Permit Sonoma)
- h. Panel Discussion of Water District Managers: water supply and infrastructure issues (Janet Ames, General Manager, Bodega Bay Public Utility District; John Gray, Board President, Timber Cove Water District; Brian Murphy, Interim Director of Works, The Sea Ranch Water Company; Jamie Dunton, Owner and Operator, Sereno del Mar Water Company, and 22 other rural water companies). This panel was organized by the MAC's Water Ad Hoc.

2. Reports from Staff, MAC Members, or Committees

- a. Coast MAC Land Use Committee reviewed proposal from Timber Cove Resort for resort cabins, on January 4, 2022
- b. Coast MAC Land Use Committee: King Ridge Supreme event, and review of Fish Fest in Bodega Bay, February 22, 2022
- c. Update on March 17 Permit Sonoma Vacation Rental Ordinance presentation to Board of Supervisors (Jill Lippitt)
- d. Report on the Fire Risk and Insurance Town Hall (Marti Campbell)
- e. Frequent updates on Local Coastal Plan by Staff and members
- f. Update and discussion of selection of MAC members for the coming year
- g. Roads Ad Hoc: recommendation by each district of roads qualifying for Pavement Preservation Program were submitted to, and vetted by, Staff Elise Weiland and Debbie Ramirez.

3. Governance

- a. Committees during the year: Coast MAC Land Use Standing Committee; Water Ad Hoc; Roads Ad Hoc
- b. Bylaws change on July 21, allowing MAC members to be reappointed for subsequent terms without term limits
- c. In November meeting, retired Standing Land Use Committee due to such infrequent issues that meetings were often canceled. After discussion, it was decided that emails of potential issues from Permit Sonoma would be directed to the Chair. The Chair and



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

Vice Chair will then appoint Ad Hoc Committees to review issues as appropriate.
This activity can be completed between MAC meetings.



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

4. Correspondence (attached)

- a. November 9 letter from Chair Campbell to Supervisor Hopkins and Tennis Wick of Permit Sonoma regarding several issues related to the Local Coastal Plan.
- b. November 17 letter from Chair Martha Campbell and Past Chair Scott Farmer to Supervisor Hopkins and the other supervisors, proposing that the County adopt a plan to bring fiber optic Internet to all homes and businesses in the County, and municipalize a fiber network available to all users.
- c. November 17 letter from Chair Martha Campbell and Past Chair Scott Farmer to State Senator McGuire and Assembly Member Jim Wood asking that cuts to State Parks budget dating from 2008 be restored so that deficiencies in State Parks in our region can be remedied.

5. Other

- a. Chair Campbell and Vice Chair Leubitz joined Supervisor Hopkins and Permit Sonoma Management on September 14, 2022, for an informal discussion of LCP issues from the Coastal perspective
- b. All members participated in various outreach efforts, at the request of District 5 leadership



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

November 19, 2022

Dear Supervisor Hopkins,

For Sonoma County to be viable, indeed vibrant, ubiquitous, high speed broadband is essential. Our coastal, unincorporated and rural communities are withering due to the demographic greying of our full time residents and the loss of full time housing to short term rentals. The economics of living where housing costs are increasingly high and employment insufficient to afford to raise a family here must be addressed. Young families just can't live here without employment sufficient to, simply put, live here. Robust connectivity provides the link to jobs. During the start of COVID19 isolation, The Sea Ranch experienced an increase in house sales and full time residents. They have fiber optic internet to every home and business. COVID19 has taught us that we can live where we wish and continue to participate in our vibrant California economy, indeed the world economy. Our children can return to raise the next generation here, anywhere.

To this end we strongly urge the County of Sonoma adopt a plan to bring fiber optic internet (the gold standard) to every home, business and agency within the borders of our county. The current array of private internet providers simply cannot, will not, reach to the corners. Their business model, simply put, states, "too far, too few". To overcome the private sector economic realities, we urge the county to municipalize a fiber network to all users. By installing and providing fiber with light, that is, an open source network, consumers can choose which provider they like and at an affordable cost. The providers will not have the burden of building and maintaining infrastructure and competition will drive them to offer improved service. With all served at the speed of light, disparity of connective access is gone from the conversation. The tools to enter the internet and understanding the how will remain, but we know how to provide and teach. We know this will take funds and time to fully complete, but if we don't plan to include everyone now, we never will.

The California Department of Technology, Golden State Connect Authority and the California Middle Mile project move the hope of fiber based internet connectivity very much closer to expectation. This project is moving forward now and if our communities are to be integrated effectively, we must participate, now. "Local Entities" are the local voices at the table as the blueprints are being drawn up. However, as our coastal communities are unincorporated we lack and need a voice at the table. We know our communities. We long for real connectivity. We ask that the Sonoma County Board of Supervisors, you, be our



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

“local entity”. We stand ready to support you with detailed neighborhood realities. Funds are being committed now. Time is of the essence.

The Sonoma County Coast Municipal Advisory Council advises and requests that the Sonoma County Board of Supervisors adopt a plan to municipalize an ubiquitous, open source, fiber optic network in Sonoma County, that this be acted upon now while the opportunity is still ripe, that this plan provide for specific allocation of resources for effective inclusion of all county rural and unincorporated areas in the planning process such that unincorporated Sonoma County is fully represented in planning and the final plan.

Sincerely,

Sonoma County Coast Municipal Advisory Council
Marti Campbell, Chair (The Sea Ranch/Annapolis region)
Scott Farmer, Past Chair (Timber Cove region)

cc:

Supervisor Susan Gorin, District 1
Supervisor David Rabbitt, District 2
Supervisor Chris Coursey, District 3
Supervisor James Gore, District 4
Ethan Brown, EDB, Interim Executive Director
Lauren Cartwright, EDB, Interim Director of Business Development
Jennifer Larocque, CAO, Administrative Analyst III
Bradley Johnson, EDB, Business Strategy Analyst
Leo Chyi, District 5



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

November 19, 2022

Dear Senator McGuire and Assemblymember Wood,

The Sonoma County Coast Municipal Advisory Council, CMAC, is a volunteer citizen council created by the Sonoma County Board of Supervisors. We are an advisory voice for those from Valley Ford, Bodega and Bodega Bay to the southeast, the entire coastline to the Mendocino County border at The Sea Ranch, inland to include the Fort Ross Ranches and Annapolis east to abut Geyserville jurisdiction. It's a large and varied area.

For the past three years we have contributed to the discussion to update the Sonoma County Local Coastal Program which governs our part of the California Coastal Commission Coastal Zone. The Commission has partnered with State Parks, among others, to protect and enhance the California Coast through the Coastal Access Program. The Coastal Act includes responsibilities for shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection. Access is paramount. On the Sonoma Coast, State Parks is a major physical presence. A significant section of our Sonoma Coast, State Parks is, in part, failing to meet their responsibilities to provide access and terrestrial protection of forestlands. This is not due to the efforts of local staff, rather it is due to a failure to restore park funding after the severe cuts in 2008 which have not been restored.

From north to south we refer specifically to Salt Point State Park, Kruse Rhododendron State Natural Preserve and Fort Ross Historic Park. Before the 2008 cuts, there were six resident rangers, badges. There is perhaps one now. They were important partners in local emergency response and valued members of our community.

Kruse Rhododendron Natural Preserve restroom facilities are nailed shut after being damaged by falling trees. They have remained closed for many years.

Fisk Mill Cove in Salt Point Park offers parking, two separate restrooms and bluff access. However, all of this has been closed to the public for many years. The public trails are in varying conditions from volunteer maintained to impassable. After rains mushroom collectors frequent this area. They park along the edges of Highway 1, in pullouts and on side roads. Creative restroom stops are in evidence. The trees are diseased and a fire hazard. Several wildfires have



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

started here. Work has been done to remove some trees but the forest remains sick. Fisk Mill Cove remains closed, making coastal access here closed.

The Fort Ross Historic Park includes the Call House and Reef Campground. During the Meyers Grade Fire important artifacts were removed from the Call House and stored in Sacramento. They have yet to be returned. Reef Campground has been closed for many years. More than a year ago State Parks contracted with Fort Ross Conservancy, a 501(c)(3), to manage Reef Campground as an extension of their fort oversight and interpretive directive. Significant repairs of Reef Campground infrastructure were needed before it could reopen. We were told that the campground would be opened before now, it hasn't. Access to this wonderful campground and great surfing location remains closed to the public

Funding that supported these parks was cut in 2008. Funding needs to be reviewed and reestablished such that we can once again be proud of these coastal gems. Our standing is with our Board of Supervisors. As this is, in our view, a State issue, we are bringing this to your attention as our state voice. It's a question of priorities and funding. If our coast is a state priority, it deserves proper funding.

Sincerely,

Marti Campbell, Chair (The Sea Ranch/Annapolis)
Scott Farmer (Timber Cove)
Sonoma County Coast Municipal Advisory Council

cc:

Terry Bertels, District Superintendent, California State Parks
Supervisor Lynda Hopkins, Sonoma County, District 5



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

November 9, 2022

Supervisor Lynda Hopkins, District 5

Director Tennis Wick, Permit Sonoma

Dear Supervisor Hopkins and Director Wick,

I am writing to share feedback from the Sonoma County Coast MAC about your review of the current LCP at last month's October 4 meeting. Most, but not all, of the substantive issues were already discussed with you at our meeting in Bodega Bay on September 14. We ask that you consider these comments in preparation for the LCP briefing meeting on November 15.

Objective C-LU-5.1 Commercial Services

As you know, the Coast MAC discussed this section in our July meeting. No one spoke in favor of retaining this outdated section, which outlines businesses which existed or were anticipated in 1980. In the meeting materials for October 4, the Summary Report proposed removing this section, and provided a mark-up and new language in Attachment 9. As the meeting was about to end, and after the Public Comment period, Supervisor Hopkins brought this up, recommending that the Planning Commission's version (which included this language) should prevail.

Because the revised language was included in the meeting materials, those of us from the MAC attending the meeting expected this section to either be included, or to be brought up for discussion by the Supervisors and the public. We respectfully ask that this issue be reconsidered at the next Board of Supervisors review of the LCP, and that Permit Sonoma's staff language from Attachment 9 be approved instead. Given the current and future regulatory environment, any expanded use of these properties would be subject to extensive review both by Permit Sonoma and by the Coastal Commission. Retaining this language serves no purpose at all. It also contains errors, misrepresenting the current state of some of the properties.

Fire Fuel Management Program C-OSRC-7

This section, described in the Summary Report, would "streamline vegetation management programs that reduce fire fuel risk and improve the health of coastal forest ecosystems." I was unable to find this Program in the version of the LCP provided for the meeting, or in the attachments included in the agenda materials. It's possible that I just was unable to find this section—the document is unsearchable. We have not discussed this in the MAC, since we have not met since October 4, but I'm sure that we would all definitely support language similar to this in the LCP. We urge you to ensure that it is in the document.

Workforce Housing

We welcome your having moved affordable housing up in the food chain of priorities. But we continue to be concerned about the lack of housing for workers who might make more money



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

than would qualify them for this subsidized housing. And we of course would welcome more subsidized housing on the coast as well.



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

Administrative Manual

All of us in the Coastal region are looking forward to the development of this Manual, which will include concrete information about the treatment of ESHA's, in addition to other important sections.

The Summary Report mentions on Page 1 that this Manual is expected to be developed early next year, then be reviewed by the Planning Commission and Board of Supervisors. There's no mention of regional presentations similar to the ones we received for the LCP. We respectfully request that Permit Sonoma proactively share these drafts with the public in various regional meetings so that the public can comment on the details before they are at a final draft stage, when public comments would have less bearing.

In addition, if the fire-hardening regulations are included in this Manual, it is vital that the public in the Coastal areas be able to comment on what is being proposed.

Process

Finally, we request that the next, and presumably the last, meeting with the Board of Supervisors be conducted more thoughtfully, with a clear presentation of proposed changes still under discussion, so that the Supervisors and the members of the public can weigh in, and so that the Supervisors specifically know what they're voting on.

Respectfully,

Marti Campbell
Chair, Sonoma County Coast Municipal Advisory Council

cc:

Leo Chyi, District 5
Cecily Condon, PS
Scott Farmer, SCCMAC
Gary Helfrich, PS
Brian Leubitz, SCCMAC
Brian Oh, PS
Scott Orr, PS



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/7/2023

To: Board of Supervisors

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number: Supervisor Lynda Hopkins 707-565-2241

Vote Requirement: Majority

Supervisorial District(s): Fifth

Recommended Action:

Approve the Appointment of Drew McCalley (Sea Ranch/Annapolis) to the Sonoma Coast Municipal Advisory Council (SC MAC) for a term beginning on January 1, 2023 and ending December 31, 2024. (Fifth District)

Executive Summary:

Approve the Appointment of Drew McCalley (Sea Ranch/Annapolis) to the Sonoma Coast Municipal Advisory Council (SC MAC) for a term beginning on January 1, 2023 and ending December 31, 2024. (Fifth District)

Discussion:

None

Prior Board Actions:

None

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

None

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

Related Items "On File" with the Clerk of the Board:

None



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update

Policy Options

The attached discussion papers cover a range of policy options requested by the Board of Supervisors as part of their review of the Planning Commission Recommended Local Coastal Plan. The topic areas include:

- Agricultural fencing
- Support for the U.C. Davis Bodega Marine Laboratory
- Expanded opportunities for new campgrounds
- Public access to the Estero Americano
- Fire fuel management
- Preservation of non-commercial forest and woodlands
- On-shore facilities related to off-shore wind energy or seabed mining
- Reintroduction of Sea Otters to the Sonoma Coast
- Site-specific policies for visitor serving development
- Subdivision of agricultural lands to support small family farms

For additional information, contact:

Gary Helfrich, Project Planner

Gary.Helfrich@sonoma-county.org

Phone: (707) 565-2404

Webpage: <https://permitsonoma.org/longrangeplans/proposedlong-rangeplans/proposedlocalcoastalplanupdate>



Sonoma County Local Coastal Plan Update

Agricultural Fencing

Agricultural Fencing: Policy Summary:

Comments have been received that the current Local Coastal Plan policies regarding fencing do not provide adequate guidance for how these policies apply to fencing associated with an agricultural enterprise. Different interpretations of these policies could create conflicts between protection of coastal resources and maintaining agricultural operations, especially management of livestock on grazing lands.

Planning Commission Action:

The Planning Commission recommended two policies that regulate fencing:

Policy C-OSRC-1c: Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. Allow an exception for transportation or public safety facilities where no feasible alternatives to the project can be identified, project impact is reduced to the maximum extent feasible, and an opportunity is identified to restore or improve an existing view that will fully mitigate the project impact.

Policy C-OSRC-4d: Fencing or walls shall be prohibited within riparian habitat and on bluffs, except where necessary for public safety, wildfire risk abatement, habitat protection, or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited. Wildlife-passable fencing should generally be no more than 40 inches tall (up to 6 feet to contain horses) and no lower than 16 inches from the ground (as low as 10 inches where sheep, goats, or predation is a concern). Wooden rail, mesh, or chain link is preferred over wire fence tops, which are less visible to and more likely to result in wildlife collisions and entanglements. Where wire cannot be avoided, the top two wires should be at least 12 inches apart, and the top and bottom wires should not be barbed.

Discussion:

Grazing land makes up nearly half of the land area of the coastal zone, and most agricultural enterprises in the coastal zone are involved in raising sheep, goats, cattle, or dairy cows. Fencing is a necessary component of these agricultural activities, both to contain livestock and manage grazing areas.

Agricultural fencing associated with livestock is generally open wire mesh or strands of wire. This type of fence is likely to have a negligible impact on coastal views and be consistent with policies that protect visual resources. Adding an exclusion for livestock fencing necessary for an existing agricultural enterprise will clarify the distinction between fencing necessary for agriculture and fencing for residential and commercial uses.

Policy C-OSRC-4d addresses fencing within streamside conservation areas and bluffs, but the allowable fencing would not be adequate to contain livestock, especially sheep and goats. Two policy options have been developed to address this conflict: (1) Prohibit all fencing in riparian habitat areas except when necessary for public safety, habitat protection, or as part of a project to restore coastal natural resources, or (2) Allow agricultural fencing within the riparian corridor,



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Agricultural Fencing**

subject to a coastal development permit process where construction of a fence will not interfere with public access and use of public trust lands, and/or not result in an adverse effect to coastal natural resources.

The Planning Commission Recommended Local Coastal Plan defines "Agricultural Operation" as "a specific agricultural use or business." A policy option is provided to replace this with the term "Agricultural Enterprise" as found in the Coastal Zoning Code. This provides a comprehensive description of commercial agricultural use and will improve interpretation and implementation of agricultural policies using this term.

Policy Options:

- A. No change from Planning Commission recommendation
- B. Replace "Agricultural Operation" in the Local Coastal Plan glossary with the following definition:

Agricultural Enterprise: Also referred to as an agricultural operation. An operation of a property owner/operator that derives their primary and principal income from the production of agricultural commodities for commercial purposes, including but not limited to the following: growing of crops or horticultural commodities; breeding and raising of livestock, poultry, bees, furbearing animals, horses; agricultural processing; and preparation of commodities for market. An agricultural enterprise excludes boarding of horses, forestry and lumbering operations, and commercial transportation of prepared products to market.

- C. Revise Policy C-OSRC-1c as follows:

Policy C-OSRC-1c: Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. Allow an exception for:

1. **Replacement in kind of the same type, material, scope/intensity/size, and location as the existing fence necessary to support an existing agricultural enterprise.**
2. **Installation of new fencing necessary to support an existing agricultural enterprise. New fencing must minimize visual impacts to the maximum extent possible, consistent with providing effective containment of livestock and/or protection from predators.**
3. Transportation or public safety facilities where no feasible alternatives to the project can be identified, and visual impacts are reduced to the maximum extent feasible, and visual impacts that cannot be reduced are fully mitigated.

- D. Revise Policy C-OSRC-4d:

Policy C-OSRC-4d: Fencing or walls shall be prohibited within riparian habitat and on



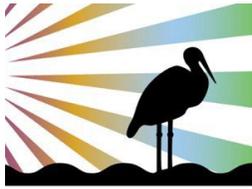
Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Agricultural Fencing**

bluffs, except where necessary for public safety, wildfire risk abatement, habitat protection or restoration, **or when necessary to support an existing agricultural enterprise, subject to a coastal development permit.** Fencing or walls that do not permit the free passage of wildlife shall be prohibited. Wildlife-passable fencing should generally be no more than 40 inches tall (~~up to 6 feet to contain horses~~) and no lower than 16 inches from the ground (~~as low as 10 inches where sheep, goats, or predation is a concern~~). Wooden rail, mesh, or chain link is preferred over wire fence tops, which are less visible to and more likely to result in wildlife collisions and entanglements. Where wire cannot be avoided, the top two wires ~~should~~ **shall** be at least 12 inches apart, and the top and bottom wires ~~should~~ **shall** not be barbed. **An existing agricultural enterprise may be granted an exception to fence height and design standards within riparian habitat or on bluffs subject to coastal development permit supported by findings that construction of a fence within these areas will not interfere with existing public access and use of public trust lands, and/or not result in an adverse effect to coastal natural and/or visual resources.**

Staff Recommendation

Policy Options B, C, and D.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update

Bodega Marine Laboratory

Bodega Marine Laboratory: Policy Summary:

The Local Coastal Program does not cover the U.C. Davis Bodega Marine Laboratory (Bodega Marine Lab) site, as section 30519 of the Coastal Act excludes the University of California from local coastal plan jurisdiction. Much of the associated research with the Bodega Marine Lab, however, does take place offsite and does not immediately benefit from the provisions impacting the State property. It is the intention of the below policy recommendations to support the Bodega Marine Lab activities and to allow this educational research to continue off-site in order to further understand and preserve our natural coastal resources without putting such resources at risk of damage.

Planning Commission Action:

While access issues were discussed, the Planning Commission did not provide recommendations specific to the University of California Coastal and Marine Sciences Institute Bodega Marine Laboratory (Bodega Marine Lab).

Discussion:

While the Local Coastal Plan by statute does not apply to the Bodega Marine Lab site, it may be appropriate to consider additional policies that support the scientific mission of the lab within the Sonoma coastal zone.

Policy Options:

A. Add a new policy to the OSRC element:

Research projects conducted by the University of California Bodega Marine Lab (BML) that involve development, as defined by the Coastal Act, shall only be subject to a streamlined and programmatic coastal development permit that includes the following requirements:

- a. The research activities shall be consistent with the California Coastal Act and other relevant state and federal laws and regulations.
- b. The BML shall submit an annual report to the California Coastal Commission outlining the research activities conducted, including any potential impacts on coastal resources and the steps taken to minimize such impacts.
- c. The BML shall provide the California Coastal Commission with at least 30 days' notice prior to the initiation of any new research activities and shall work with the Commission to ensure that the activities are consistent with the Coastal Act and other relevant laws and regulations.
- d. The BML shall make its research findings and educational materials available to the public, in order to increase understanding and appreciation of the coastal zone and to inform coastal management decisions.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Bodega Marine Laboratory**

- e. The BML shall, in case of any coastal damage or negative impact caused by their activities, take immediate steps to mitigate such damage and take all necessary measures to prevent recurrence of the same.

This policy is intended to support the valuable research activities of the Bodega Marine Lab while ensuring the protection of California's coastal resources.

B. No Change

Recommendation

Staff recommends the Board of Supervisor adopt policy option A to allow and streamline future research opportunities.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update Campgrounds

Campgrounds: Policy Option Summary

At the November 10, 2021 meeting, the Planning Commission noted that while campgrounds provide the most affordable lodging opportunity for visitors to the Sonoma Coast, most campgrounds are in locations that are vulnerable to sea level rise. The Planning Commission directed staff to develop policy options that provide more opportunities for developing new campgrounds as part of meeting equity goals in the context of coastal access and recreation.

Planning Commission Action

Staff provided recommendations regarding policies to encourage campground development at the February 3, 2021 Planning Commission meeting. These recommendations were discussed and supported by the Commission, but no formal direction was given to staff regarding new policies to encourage campground development and the policies were not included in the Planning Commission Recommended Draft Local Coastal Plan.

Discussion

Campgrounds represent the most affordable lodging option for visitors to the Sonoma Coast and maintaining adequate campground capacity is a critical component of providing equitable access for all visitors. Many existing campgrounds are located at low elevations near the ocean and are vulnerable to sea level rise. To offset the future loss of existing campgrounds and provide equitable access to the coast, existing campgrounds must have sites available for managed retreat and new sites will need to be developed to offset loss of existing campgrounds that cannot be moved inland in response to sea level rise.

In addition to encouraging campground development, it is important that campgrounds are limited to areas where adverse impact to coastal natural resources can be avoided, and new campgrounds are compatible with existing and future development consistent with Local Coastal Plan land use policies.

Policy Options:

- A. No change from Planning Commission Recommendation
- B. Revise Land Use Element Section 5 Visitor-Serving Commercial Facilities as shown below to include policies discussed and supported by the Planning Commission that, due to lack of formal action, were not included in the Planning Commission Recommended Draft Local Coastal Plan. The following recommended narrative and policy recommendations are included with the intention of retaining **Table C-LU-4** as written.

"5. Existing Visitor-Serving Commercial Facilities

Below are the definitions of visitor-serving versus local-serving commercial facilities:

- (1) Visitor-serving commercial facilities or uses include development that provides basic support services for visitors such as motels, **campgrounds**, restaurants, grocery stores, auto service stations, and public restrooms. Most of these facilities on the Sonoma County coast are both visitor-serving and local-serving.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update Campgrounds

- (2) Local-serving commercial facilities or uses include all other private commercial development that provides for the needs of the local population such as professional offices, utilities, banks, and fishing industry support services.

Visitor-serving and local-serving commercial facilities accessible to the Sonoma County coast are concentrated primarily in The Sea Ranch, Bodega Bay, and Gualala in Mendocino County. These areas are the most suitable for expanding visitor-serving commercial facilities due to the availability of public services and due to existing development. Jenner and Duncans Mills on the North Coast and Valley Ford on the South Coast are secondary locations along the coast with isolated services (i.e., spot commercial services such as single grocery stores). Other small service centers are scattered along the Sonoma County coast and just inland.

Three visitor centers serve the North Coast: Redwood Coasts Chamber of Commerce in Gualala; Russian River Chamber of Commerce and Visitor Center in Guerneville; and Jenner Visitors' Center in Jenner. The south coast is served by the Sonoma Coast Visitor Center in Bodega Bay.

As of summer of 2022, an estimated 600 vacation rentals are operating in the Coastal Zone with the majority located in The Sea Ranch and Bodega Harbour subdivision.

Tables C-LU-1 and C-LU-1 provide summaries of visitor serving overnight accommodations, other than vacation rentals, in the Coastal Zone. **It should be noted that campgrounds provide 1,083 spaces, which represents more than half of all overnight accommodations in the Sonoma Coast.**

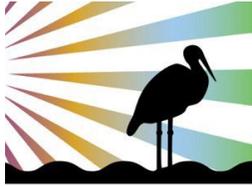
GOAL C-LU-5: Encourage Support public access with visitor-serving uses in the Coastal Zone and establish adequate commercial services for visitors on the Sonoma County coast where such development can be accommodated with minimal impacts on views and natural resources.

Objective C-LU-5.1: Identify and develop new or expanded commercial services for visitors in urban service areas and rural communities **where a need for visitor serving services has been identified.**

Policy C-LU-5e: Encourage the provision of modest scale overnight accommodations ~~that which~~ have minimal impacts on the coastal environment, including **campgrounds**, 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 shall be limited to the allowable residential density.

(New Policy) Policy C-LU-5f: Allow campgrounds, subject to a coastal development permit, in all agricultural, resource, and commercial land use categories where campgrounds will not interfere with the principally permitted use, are compatible with surrounding land uses, and will not have a significant adverse impact on coastal natural resources."

C. Add the following definitions to the Local Coastal Plan Glossary:



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Campgrounds**

"Campground" An area for temporary overnight occupancy consisting of sites for tents or shelters of natural or synthetic material, unsheltered sleeping bags or bedding material, motor vehicles, motor homes, trailers, or moored vessels. Campgrounds also may include parking areas, restroom facilities, and other support amenities directly related to supporting overnight visitors using the area.

Staff Recommendation

Policy Option B and C: Amend Land Use Element Section 5 Visitor-Serving Commercial Facilities to better encourage development of campgrounds and add "campground" to the glossary.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update

Estero Americano Public Access

Estero Americano Public Access: Policy Summary:

Currently, public access to the Estero Americano is only available at the mouth of the Estero or via an informal accessway at Marsh Road in Marin County. The Marsh Road accessway is on land owned by Marin County, but not identified as an accessway by the Marin County Local Coastal Program. Marin County has requested that the informal accessway adjacent to the county line on Marsh Road not be referenced in the Sonoma County Local Coastal Plan. The mouth of the Estero can be accessed by walking along the shoreline from Shorttail Gulch Trail, use of this route would be limited to low tide and the route would be challenging and hazardous in some conditions. The mouth of the Estero Americano could also be accessed by boat.

To expand existing public access, the Planning Commission recommended adding a new proposed accessway at property owned by Sonoma Land Trust and a second proposed accessway on parcel further inland using an existing easement purchased by the Sonoma County Ag + Open Space District.

Planning Commission Action:

The Planning Commission supported Marin County's request to remove references to an accessway at Marsh Road and the staff recommendation to add a new proposed accessways at property owned by Sonoma Land Trust, and another accessway using an existing easement purchased by the Sonoma County Ag + Open Space District across an agricultural parcel adjacent to the Estero Americano.

In addition to these two new proposed accessways, the Planning Commission recommended adding an alternative alignment of the California Coastal Trail along Highway 1, and a water trail for canoes, kayaks, and similar watercraft, accessed from public trust lands at the mouth of the Estero Americano.

In response to some landowners' concerns that existing mapping and policy language encouraged trespassing, the Planning Commission added new text to the public access maps and the public access plans stating:

"Undeveloped (Proposed) access points are not available for public use until developed. Do not use Proposed access points without permission of the landowner."

The Planning Commission also recommended changes to access point labeling on Figure C-PA-1k to clarify that the California Coastal Trail and Estero water trail are general alignments that are not associated with a specific parcel or property owner.

Discussion

The Estero Americano is located within the Valley Ford Subarea on Figure C-PA-1k, with 3 proposed public access ways. One of the three accessways (J-2) is owned by the Sonoma County Land Trust, which supports limited supervised public access to their property. Proposed accessway J-4 is associated with an easement purchased by the Sonoma County Ag + Open Space District.



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update Estero Americano Public Access

The final accessway is a water trail associated with canoeing and kayaking in the Estero Americano and adjoining public trust lands.

Some agricultural landowners along the Estero Americano object to providing any new public access that required use of Estero Lane, citing concerns regarding trespassing, interference with agricultural operations, restrictions associated with existing road easements, and environmental impacts. These landowners also felt that identifying proposed accessways on the Local Coastal Plan Public Access maps encourages trespassing.

Members of Bay Area Sea Kayakers, North Bay Kayakers, Marin Canoe Club, Petaluma Paddlers, and Russian Riverkeeper provided comments in support of increasing public access and noted that while use of property above mean high tide requires landowner permission, the public has a right to use tidelands and tidal waters of the state. Marsh Road in Marin, though not formally identified in the Marin LCP, and the beach are the only public access points.

Permit Sonoma staff has been unable to verify that identifying proposed future public access is having or would have any trespassing or other impact. Ongoing informal access to the Estero Americano does not appear to be creating any immediately identifiable impacts.

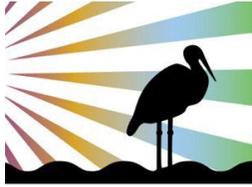
Increasing public access to the Estero Americano is controversial and any new accessways need to carefully balance providing public access to the Estero Americano with protection of natural resources.

A second objection raised by neighboring landowners to the proposed access point is that the private easement serving the Sonoma Land Trust property is restricted to private ingress and egress. While Estero Lane is a County maintained road from Postmile 10.00 at the intersection with Highway 1 ending at Postmile 11.52, the Sonoma Land Trust property is beyond Postmile 11.52 and access via Estero Lane would require an agreement to modify the easement language.

Staff has met with Coastal Commission staff regarding removing proposed public accessways associated with the Estero Americano. Commission staff noted that while public access is encouraged removal of specific proposed accessways could be found consistent with the Coastal Act, as long as all existing public access was maintained.

Policy Options:

- A. Adopt access plan and associated map as recommended by the Planning Commission with language and symbols clarifying that no access exists at this time, and use of the accessway require landowner permission. Add a new symbol and language clarifying that: "The Estero Americano Water Trail (J-3) refers to the Estero and public trust lands within the intertidal zone and that access at the Valley Ford Estero Americano Road Bridge on the Sonoma County side is privately owned and will require acquiring an easement to allow use of this location to launch canoes and kayaks."
- B. Remove points on the map associated with the Estero Americano and add the following policies to the Public Access Element:
 - Support development of public accessways in locations where landowners have expressed an interest in providing access or where easements have been acquired that would allow development of public access.



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Sonoma County Local Coastal Plan Update **Estero Americano Public Access**

Require coastal permit with hearing for vacations of Rights of Way within Sub Area 10 potentially impacting future access to the Estero Americano. The coastal permit shall only be approved if accompanied by findings that the vacation will not reduce existing or future public access opportunities, as a result of sale, or relinquishment of the existing right-of-way that could provide access to the Estero Americano.

Staff Recommendation

Policy decision for the Board of Supervisors.



Local Coastal Program
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Sonoma County Local Coastal Plan Update

Fire Fuel Management

Fire Fuel Management Policy Summary:

Climate change and a long-term policy of fire suppression in forested lands has led to an accumulation of fuel loads. These high fuel loads, coupled with extended drought, and the spread of invasive species has resulted in larger and more catastrophic wildfires that threaten Sonoma County's coastal resources and put coastal communities at high risk of being destroyed by wildfire. Program C-OSRC-11-P1 is intended to reduce these risks in commercial timberlands, but a significant risk to resources and existing development remains in non-commercial forests and communities within the Wildland Urban Interface. Adding a program to the Public Safety Element to develop a programmatic response to these risks will streamline the permitting process for fire fuel reduction and management of non-commercial forest lands.

Planning Commission Action:

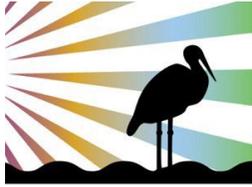
Addition of a fire fuel management program was considered and supported by the Planning Commission at the February 3, 2022 meeting, but the Commission did not provide formal direction regarding the additional program for fire fuel management, and the program was not included in the Planning Commission Recommended Local Coastal Plan.

Discussion

Wildfires in Sonoma County have demonstrated that when fuels are allowed to accumulate around structures, it becomes a hazard not only for an individual property, but for the neighboring properties and the natural environment. Without adequate vegetation management, including fuel breaks such as those proposed as fire prevention projects, catastrophic wildfires are likely to be more frequent and larger, thereby causing damage or destruction to homes, businesses, utility lines, roads (including due to landslides caused by post-fire erosion), and other structures, and degradation of natural resources.

Fire prevention projects are generally implemented as defensible spaces around existing structures, or as fuel breaks along existing roads to provide strategic fire breaks and staging areas for fire fighters. While fire fuel reduction may result in impacts to coastal natural resources, the Coastal Act allows maintenance of existing, legally established structures, roads, and similar development, provided that this maintenance is conducted in a manner protective of coastal resources.

In their November 9, 2022 comment letter, the Sonoma County Coast Municipal Advisory Council supported retaining the existing Program C-OSRC-11-P1 and adding text of new Program C-PS-5-P1. Consistent with this recommendation, staff initially proposed replacing the text of Program C-OSRC-11-P1 with the text of Program C-PS-5-P1 and keeping this program in the Open Space and Resource Conservation Element. After further review, staff now recommends that Program C-OSRC-11-P1 be removed and that a new Program C-PS-5-P1 (below) be added to the Public Safety Element. Staff believes that locating this policy within the Wildland Fire Hazards section of the Public Safety Element will make it easier to locate as fire fuel management is better aligned with the existing policies in this section.



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Sonoma County Local Coastal Plan Update

Fire Fuel Management

In addition to relocation of this policy language, staff recommends streamlining approvals through a "Public Works Project" plan, as that term is defined by the Coastal Act, as it encompasses all public projects developed by a public agency and is not limited to projects that are generally associated with public works departments such as roads, utilities, and public infrastructure. Public Works Projects may also include projects developed by a public agency and implemented by the private sector, such as the recommended fire fuel management program. This streamlining strategy is supported by Coastal Commission staff.

Section 30605 of the Coastal Act states, in part:

To promote greater efficiency for the planning of any public works ... and as an alternative to project-by-project review, plans for public ... may be submitted to the commission for review in the same manner prescribed for the review of local coastal programs set forth in Chapter 6 (commencing with Section 30500)... If any such plan for public works is submitted after the certification of local coastal programs, any such plan shall be approved by the commission only if it finds, after full consultation with the affected local governments, that the proposed plan for public works is in conformity with certified local coastal programs in jurisdictions affected by the proposed public works. ... Where a plan for a public works ... has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1.

A Forest Health and Fire Resilience Public Works Plan provides consistent standards for fire fuel management within each Public Works Plan area and allows programmatic approval of fire fuel management activities within an area rather than requiring each landowner to apply individually for a coastal development permit to manage fire fuel vegetation. Approval of a Public Works Plan requires certification by the Coastal Commission.

Policy Options:

- A. Retain existing Program C-OSRC-11-P1 and do not include new program C-PS-5-P1, consistent with the Planning Commission Recommended Local Coastal Plan.
- B. Replace text of Program C-OSRC-11-P1 in the Open Space and Resource Conservation element with text of new Program C-PS-5-P1 (below).
- C. Remove Program C-OSRC-11-P1 from the Open Space and Resource Conservation element and create a new Program C-PS-5-P1 (below) in Section 5 of the Public Safety Element.

Existing Implementation Program:

Program C-OSRC-11-P1: In cooperation with the Coastal Commission, State Parks, Sonoma County Regional Parks, and Cal Fire Board of Forestry, develop forestry guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal permit exemption, other exemption process, or master plan for forestry maintenance activities consistent with such guidelines.

New Public Safety Element Implementation Program:

Program C-PS-5-P1: Develop Forest Health and Fire Resilience Public Works Plans for



Local Coastal Program
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Sonoma County Local Coastal Plan Update **Fire Fuel Management**

high fire risk areas in order to improve health of non-commercial forest lands, reduce wildfire hazards, and create vegetation management plans that will adapt to increased climate change-induced wildfire risk. Fire prevention projects in developed areas that cannot be designed to directly improve or restore ecosystems or ecosystem processes shall be limited to projects that are required to protect existing structures and/or infrastructure.

Projects approved under a Forest Health and Fire Resilience Public Works Plans shall be designed to:

1. Restore forest health, improve ecosystem resiliency, and conserve forests by restoring native vegetation types and improving habitat for rare, threatened, and endangered plant and animal species.
2. Protect water supply and quality with restoration projects across coastal watersheds.
3. Minimize the loss of forest-sequestered carbon from large, intense wildfires, through reduction of ladder fuels and brush in order to reduce fire severity.
4. Promote public safety, health, and welfare and protect public and private property through fuel reduction treatments and the creation of defensible space around structures in the wildland urban interface.

Where an immediate need is identified for fire fuel reduction in residentially developed areas prior to approval of the Forest Health and Fire Resilience Public Works Plan, develop an interim fuel reduction program for these areas.

Staff Recommendation

Policy Option C: Remove Program C-OSRC-11-P1 from the Open Space and Resource Conservation element and create a new Program C-PS-5-P1 (below) in Section 5 of the Public Safety Element.



Local Coastal Program
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Sonoma County Local Coastal Plan Update Forest and Woodlands

Forest Land: Policy Option Summary:

The Local Coastal Plan draft contains extensive references to both “forest” and “woodland,” but “forest” is not defined in the glossary. “Coastal woodland” is defined in the glossary, but this definition refers back to “forests,” which is undefined.

Planning Commission Action:

The Planning Commission discussed the need to better define terms associated with protection and management of forest and woodland areas. The Planning Commission recommended draft includes policies that protect and define old growth forests and their associated habitat but did not provide definitions of “forest” and “woodland” or add forests to the list of ecosystems potentially protected as Environmentally Sensitive Habitat Areas.

The Planning Commission also discussed the need to identify non-commercial forest and woodlands for inclusion in policies intended to protect biotic resources but did not define the terms “forest”, “woodland” and “forest soils”.

During deliberations, the Planning Commission supported the policy options listed below, but did not provide a specific recommendation to include these options in the Planning Commission Recommended Draft. Clarification of “forest” and “woodland” was discussed by the Planning Commission as well as the need to identify non-commercial forest and woodlands for inclusion in policies intended to protect biotic resources.

Discussion

The terms forest, timberland, and woodland are used interchangeably throughout the Local Coastal Plan but the Planning Commission Recommended Local Coastal Plan does not define these terms. Absent clear definitions and objective criteria for protection, implementing policies protecting these resources is difficult.

Definitions from United Nations Food and Agriculture Organization, U.S. Forest Service, Calfire, and the National Park Service were reviewed as well as definitions for commercial forests found in the California Timberland Productivity Act of 1982. Working with Permit Sonoma Natural Resources Section staff, these definitions were integrated to develop clear, concise proposed definitions that will allow accurate interpretation of policies that protect these resources.

These proposed definitions are provided below as policy options.

Policy Option:

- A. No Change from Planning Commission Recommendation.
- B. Revise definition of “Coastal Woodland”, add definition of “Forest” and “Forest Soils”.

Coastal Woodland Current Definition:

Coastal Woodland: Category grouping the redwood, mixed evergreen, closed cone pine, and oak woodland forests.

Woodland Revised Definition:



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Sonoma County Local Coastal Plan Update Forest and Woodlands

Woodland: An undeveloped area generally larger than one acre where vegetation is dominated by trees at least 20 feet tall producing an open canopy that allows sunlight to penetrate between the trees. Woodlands may support an understory of shrubs and herbaceous plants such as grasses.

Forest Definition:

Forest: An undeveloped area generally larger than one acre where vegetation is dominated by trees at least 20 feet tall producing a closed canopy where branches and foliage of trees interlock overhead to provide extensive and nearly continuous shade at ground level creating an understory of shade-tolerant shrubs and a sparse layer of soft-stemmed plants.

Forest Soil Definition:

Forest Soil: Soils that form in areas covered by forests and woodlands that are generally acidic and organic, with limited chemical fertility. These soils are characterized by a relatively thick surface layer containing organic materials from dead plants and animals, that are easily degraded by microorganisms, especially by mycorrhizal fungi that form a mutualistic relationship with the roots of plants. Forest soils are sensitive to damage from compaction, fertilizer, and fungicides.

C. Change Following Text Throughout Local Coastal Plan:

Local Coastal Plan policies use both "coastal woodland" and "woodland" when referring to woodlands. In the context of these policies, coastal woodland only signifies a woodland within the coastal zone rather than an ecological distinction and this term is not used consistently throughout the Local Coastal Plan. To improve consistency, replace "coastal woodland" with "woodland" in all Local Coastal Plan text.

Many policies refer to "timberland soils" rather than "forest soils". The term "forest soils" applies to both soils found in well-managed commercial timberlands as well as non-commercial forests and woodlands. To clarify the need to protect soils associated with healthy forests and woodlands, including commercial timberlands, replace "timberland soils" with "forest soils" in all Local Coastal Plan text.

D. Add "forest" to Policies C-OSRC-7a and C-OSRC-7o:

Policy C-OSRC-7a: Permit applications for development which could have an impact on biological resources shall be accompanied by a biological resources assessment, as required in Subsection 8. "Environmentally Sensitive Habitat Areas". Biological resources include, but are not limited to, special status plant or animal species and their habitats, coastal dunes, beaches, tidepools, wetlands, estuaries, lagoons, streams and creeks, riparian habitat, **forests**, oak and other native tree woodlands, and native grasslands.

Policy C-OSRC-7o: The identification through site assessment, preservation, and protection of native trees and woodlands shall be required. To the maximum extent practicable, the removal of native trees and fragmentation of woodlands **and forests** shall be minimized; any trees removed shall be replaced, preferably on the site at a greater than 1:1 ratio (and at a greater than 3:1 ratio for riparian trees); and permanent protection of other existing woodlands and forests shall be provided where replacement



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Sonoma County Local Coastal Plan Update **Forest and Woodlands**

planting does not provide adequate mitigation.

Staff Recommendation

Option B, C, and D



Local Coastal Program
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Sonoma County Local Coastal Plan Update Offshore Energy Production and Mining

Onshore Energy Production and Mining: Policy Summary:

Concerns in the 1980s about Federal leases of Outer Continental Shelf to produce oil and gas led to the 1986 approval of Ordinance 3592R, known as the On-Shore Oil and Gas Facilities ordinance of Sonoma County (Sonoma County Code Chapter 31). The ordinance is the result of a countywide ballot initiative that requires voter approval of any proposed Local Coastal Plan Amendment to allow onshore facilities that would support oil and gas development of the outer continental shelf. The ordinance may not be substantively amended without a vote of the people.

Members of the public requested that the Planning Commission recommend extending the prohibition to include offshore wind energy production and undersea mining.

Planning Commission Action:

The Planning Commission considered the issue of prohibiting on-shore support facilities for off-shore wind energy facilities at the January 13, 2022 meeting and made an initial recommendation to prohibit these support facilities within the Commercial Fishing land use category, which the only land use category where industrial on-shore facilities are permitted.

Prohibiting on-shore support for off-shore energy and mining was discussed again at the March 3, 2022 meeting. At the June 29, 2022 meeting the Planning Commission recommended adding Policy C-LU-3b, which prohibits facilities that support offshore oil, gas, or energy production within the Commercial Fishing land use category.

Discussion:

Wind Energy Development

Development of wind energy is critical to addressing the climate emergency, and state and federal regulators have sought to encourage offshore wind development in appropriate areas, and as part of their response to this crisis, the U.S. Bureau of Ocean Energy Management has designated a 206 square mile area located 21 miles offshore of Eureka as a wind power development lease area. Leases to develop wind farms in this area were awarded in December of 2022. The wind resource off the Humboldt coast is exceptional due to strong predictable winds and would support an installed capacity of 1.6 gigawatts.

Public comment on the issue of off-shore wind energy development centered around a perception that Bodega Harbor is under consideration as a staging area for support ships and a preferred location for subsea cable landfall, substations, and overland high-voltage transmission lines.

There does not appear to be any compelling reason that companies developing wind energy in the Humboldt lease area would need to use Bodega Bay for construction or operation of the project as Humboldt Bay is the largest deepwater port between San Francisco and Coos Bay, Oregon, can accommodate ships up to 700 feet long, has dock facilities adequate to assemble floating wind turbines for the project, and an existing grid intertie that has been underutilized since PG&E took Humboldt Bay Nuclear Power Plant offline in 1976.



Local Coastal Program
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Sonoma County Local Coastal Plan Update Offshore Energy Production and Mining

Bodega Bay is a small fishing port served by a 12-foot deep channel that is not adequate for vessels that would construct and service a large wind energy facility. While a high-voltage grid intertie was proposed as part of the Bodega Head nuclear power station, the project was abandoned, and the power line right-of-way acquisition was never completed. Bringing energy from the Humboldt project ashore in Bodega Bay would require approximately 200 miles of high voltage subsea cable. Costs for cable projects similar in scope are approximately \$5 million per mile or \$800 million for a cable to Bodega Bay.

Local control of large energy projects is limited by Section 30515 of the Coastal Act, which allows the Coastal Commission to override Local Coastal Plan if the facility serves a public need beyond the local area. Under this provision, the Coastal Commission can directly amend the Local Coastal Plan and approve the project if the Commission finds the project consistent with the Coastal Act.

Offshore Mining

California (Pub. Res. Code Section 6900), Oregon, and Washington prohibit extraction or removal of hard minerals from state waters, which extend 3 nautical miles from the shoreline. States do not have authority beyond the 3-mile limit. Areas within the United States Exclusive Economic Zone are regulated by the Bureau of Ocean Energy Management, and international waters beyond that are regulated by the International Seabed Authority, although the United States is not one of the 168 member states of the International Seabed Authority.

Subsea mining requires substantial port facilities as well as direct access to on-shore processing and transportation infrastructure (generally railroads) capable of efficiently transporting large quantities of materials. These facilities do not exist along the Sonoma Coast, and it is difficult to identify an economic advantage to replicating facilities that currently exist along San Francisco Bay in Bodega Bay. The climate emergency is causing speculation and anxiety about increased deep sea mining as a potential response to mineral shortages, but there is little reason to think that Sonoma County would be impacted by any such projects.

Subsea mining causes significant damage to ocean resources and ecosystems. A prohibition of onshore support facilities in the Sonoma Coast would be a symbolic gesture demonstrating the County's commitment to protect the ocean, as infrastructure necessary for on-shore support already exists in San Francisco Bay.

Policy Options:

- A. Adopt the current Planning Commission Recommendation.
- B. New Policy: "Prohibit facilities that support development or operation of off-shore energy production facilities. Amendment of this policy shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment."
- C. New Policy: "Prohibit facilities that support exploration, development or operation of off-shore mining. Amendment of this policy shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment."

Staff Recommendation



Local Coastal Program
Permit Sonoma

Sonoma County Local Coastal Plan Update **Offshore Energy Production and Mining**

For policy determination by the Board



Local Coastal Program
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Sonoma County Local Coastal Plan Update

Sea Otter Reintroduction

Sea Otter Reintroduction: Policy Option Summary

Since 2014, more than 90 percent of the kelp beds along the Sonoma Coast have been destroyed by explosive growth in the sea urchin population, which kill kelp by consuming their attachment to the sea floor. The huge increase in sea urchin population is a consequence of the disappearance of the sea urchin's two main predators – sunflower sea stars and sea otters. The sunflower sea star has recently become functionally extinct due to a disease of unknown origin, but the disappearance of the sea otter is the direct result of human activities, specifically hunting sea otters for their fur.

Because disease associated with the disappearance of the sunflower sea star is not yet well understood, reintroduction of sea otters may be one of the most effective measures to control sea urchin population and protect kelp beds.

In June 2022, the U.S. Fish and Wildlife Service published its feasibility assessment of reintroduction of the sea otter to our part of the Pacific coast. This report concluded that reintroduction along the Marin / Sonoma / Mendocino coast is feasible and likely to be successful given adequate resources, but further study will be necessary to identify specific sites.

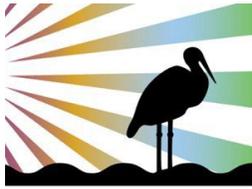
In an October 17, 2022 letter to the U.S. Fish and Wildlife Service, the Sonoma County Board of Supervisors supported reintroduction of sea otters to the Sonoma Coast and stated that “reintroducing sea otters to areas where they historically lived but are currently absent could help restore functioning coastal ecosystems by enhancing ecosystem resilience, biodiversity, carbon sequestration, and resilience to the effects of climate change.”

Planning Commission Action

The Planning Commission discussed several policies to protect marine mammals and preserve kelp beds along the Sonoma Coast but did not specifically make a recommendation regarding the reintroduction of sea otters. Policy C-OSRC-6g specifically addresses preservation of kelp beds:

Policy C-OSRC-6g: Encourage the pertinent state and federal agencies to carry-out the following activities to preserve kelp beds:

- (1) Monitor the size and viability of the kelp beds for all ecological functions including fish habitat;
- (2) Regulate and monitor activities such as sewage disposal, dredging, and renewable energy development, and other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat;
- (3) Prohibit petroleum and other forms of energy development which may have a significant impact on kelp beds as a result of normal operations or accidents (e.g., oil spills and well blow-outs); and
- (4) Require applicants for commercial or industrial kelp harvesting to conduct studies, in consultation with the California Department of Fish and Wildlife, of the specific sites or areas proposed for kelp harvesting. The studies shall identify measures that could be implemented following harvest to restore these sites to their pre-harvest condition, including identification of reference sites and performance standards for determining



Local Coastal Program
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Sonoma County Local Coastal Plan Update

Sea Otter Reintroduction

restoration success. Require any authorized harvesting to be conducted consistent with the recommendation of the studies, including site restoration measures.

Discussion

There are two distinct sea otter subspecies in the U.S., the northern sea otter and the southern (or California) sea otter. Northern sea otters live in the nearshore waters of Alaska, British Columbia, and Washington State, and southern sea otters live along coastal California with Oregon serving as a transition zone between the two subspecies.

Sea otters maintain kelp beds by preying on sea urchins that feed on the kelp stems where they attach to the sea floor, eventually destroying the kelp beds in the absence of predators. Reintroducing sea otters to areas where they historically lived but are currently absent will help restore functioning coastal ecosystems by enhancing ecosystem resilience, biodiversity, carbon sequestration, and resilience to the effects of climate change. A reintroduction could also increase gene flow between existing sea otter populations, contribute to the recovery of the threatened southern sea otter, and mitigate climate change.

Both kelp and seagrass capture carbon dioxide (CO₂) from the atmosphere and transform it into elemental carbon. Some of this carbon is stored in the plants themselves but most of this carbon becomes sequestered in ocean sediments where it becomes isolated from the carbon cycle. Kelp and seagrass also protect shorelines from erosion and reduce ocean acidification, which results from the ocean's absorption of excess atmospheric CO₂.

While Policy C-OSRC-6g could be interpreted to support sea otter reintroduction as a mechanism to protect and enhance kelp beds, the policy does not specifically identify this as an important tool for preserving kelp beds, nor does it acknowledge the role kelp beds play in reducing carbon emissions. Expanding this policy to specifically support sea otter reintroduction will clarify that sea otters are an important component of the kelp forest ecosystem.

Given the fragile condition of kelp beds, harvesting of kelp should be limited to scientific research only and commercial or industrial kelp harvesting should be prohibited until kelp beds have recovered to their historic range and vitality.

Policy Options

- A. Planning Commission recommendation.
- B. Replace Policy C-OSRC-6G(4) with the following text:

(4) Kelp may only be harvested for the purpose of scientific research. Onshore facilities that support commercial kelp harvesting, including the transfer of kelp to land-based transportation, are prohibited until the Board determines that kelp beds have recovered to their historic range and vitality on the Sonoma coast.
- C. Add new subsection to Policy C-OSRC-6G:

(5) Identify locations and opportunities to collaborate with local, state, and Federal agencies, Tribal government, and key stakeholders to reintroduce sea otters to the Sonoma Coast and collaborate on the development of a comprehensive program for reintroduction.
- D. New Program C-OSRC-6-P2:



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Sonoma County Local Coastal Plan Update

Sea Otter Reintroduction

Working with local, state, and Federal agencies, Tribal government, and key stakeholders, evaluate the biological and socioeconomic feasibility of reintroducing sea otters to the Sonoma Coast. This evaluation shall

1. Develop criteria for site-level evaluation of biological success.
2. Identify sites for piloting reintroduction.
3. Conduct socioeconomic study on the benefits of species reintroduction that includes, but is not limited to, tourism, ecosystem services, finfish fisheries, and shellfish fisheries.
4. Identify funding sources for costs associated with reintroduction of sea otters and to offset impacts to the fishing community that may result from reintroduction.
5. Identify educational opportunities associated with reintroduction.

Staff Recommendation

Policy Options B, C, and D



Local Coastal Program
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Sonoma County Local Coastal Plan Update

Site-Specific Uses

Site Specific Policies: Policy Option Summary:

The Planning Commission Recommended Draft Local Coastal Plan contains a series of policies carried over from the current 2001 Local Coastal Plan that were intended to identify and memorialize specific uses on parcels in addition to what is allowed by the base district.

Planning Commission Action:

Staff recommended the Planning Commission remove parcel specific policies. The Planning Commission discussed the issue and did not recommend removing parcel specific policies in the Planning Commission Recommended Local Coastal Plan.

Discussion:

Since the Planning Commission hearings and first Board of Supervisor hearing on October 4, 2022 additional comments, including those provided by the Coastal MAC, have resulted in Staff reexamining the issue of parcel specific policies and potential opportunities and constraints to individual property owners. Some discussion on individual site-specific policies is below. Site specific use policies are used to either allow existing uses or limit future expansions based on environmental constraints. The existing uses are generally consistent with the underlying land use or allowed to continue withing the non-conforming provisions in County code, regardless of specific policy. Those policies limiting expansion of specific uses identify site constraints, which exist and limit development regardless of the specific policy restriction. There is limited evidence that parcel specific policies listed below restrict or permit uses beyond that which would occur under the existing Local Coastal Plan or the Planning Commission Recommended Local Coastal Plan policies.

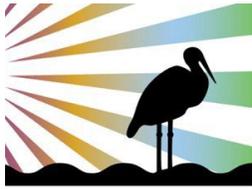
Policy Examples with discussion:

Policy C-LU-5f: Allow expansion of overnight accommodations and other visitor-serving commercial uses; and local-serving commercial uses on Annapolis Road.

Comment: This policy applies to a small commercial area located at the southern end of The Sea Ranch airstrip. This area is served by Verdant View, which is a road extending south off Annapolis Road. Only parcels on the west side of Verdant View are within the Coastal Zone. Land Use is Commercial Services which would already allow commercial uses consistent with this policy. All existing uses of these sites within the Coastal Zone are consistent with existing Local Coastal Plan and Coastal Zoning Ordinance policies, and no permit records can be found that provide an example of the provisions of Policy C-LU-5f being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Expansion of existing uses is not limited by site-specific conditions, and Policy C-LU-5f is redundant with existing and proposed Local Coastal Plan policy.

Policy C-LU-5g: Allow development of limited visitor- and local-serving commercial uses at Stewarts Point designed to complement the historic character of the community.

Comment: No permit records can be found that provide an example of the provisions of



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Sonoma County Local Coastal Plan Update Site-Specific Uses

Policy C-LU-5g being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Policy description of the area affected by this policy is unclear, as the community of Stewarts Point boundary is not described or mapped by the LCP.

Policy C-LU-5h: Allow limited expansion of existing commercial uses east of State Highway 1 associated with the Ocean Cove Store including overnight accommodations and a public horse stable.

Comment: No permit records can be found that provide an example of the provisions of Policy C-LU-5h being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. This area is within the Limited Commercial land use and Commercial Tourist zoning district. Both the overnight accommodations and ancillary equestrian facility are allowed uses in this zoning district. The term "limited expansion" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5i: Limit development west of State Highway 1 at the Ocean Cove Resort to a day use area and campground. Any development proposals should include provisions for pedestrian safety on State Highway 1 as well as erosion control measures and restoration of the degraded bluffs at the cove that take into account projected sea level rise. If needed to improve coastal access, additional parking may be provided parking consistent with Policy LU-5h.

Comment: No permit records can be found that provide an example of the provisions of Policy C-LU-5i being cited as a reason to approve or deny coastal development permits associated with new or expanded development in this area. Standards for safety, parking, and sea level rise resiliency apply to any new development regardless of Policy C-LU-5i.

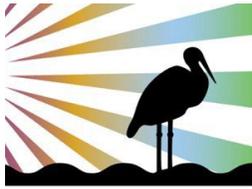
Policy C-LU-5j: Encourage adaptive reuse of the historic barn west of State Highway 1 at the Ocean Cove Resort.

Comment: This policy does not identify what structure is the "historic barn west of State Highway 1", nor is "adaptive reuse" defined in the context of this site, although it is likely this refers to a structure near the driveway serving the Ocean Cove Campground. No structures on this site are listed in the Sonoma County historic inventory and parcels associated with the Ocean Cove Resort are not within the Historic (HD) combining zoning district. The term "adaptive reuse" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5k: Allow limited expansion of existing inn facilities and development of a public horse stable at the Stillwater Cove Ranch.

Comment: Stillwater Cove Ranch is permanently closed and is now a private family compound. Any new use would be subject to LCP policies for RRD, which allow guest ranches and country inns not exceeding 30 units, as well as establishment of commercial stables, riding academies, and equestrian riding clubs. The term "limited expansion" is unclear and difficult for staff to implement in consideration of project proposals.

Policy C-LU-5l: Limit expansion at the Timber Cove Inn to improved parking and public access



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Sonoma County Local Coastal Plan Update Site-Specific Uses

facilities.

Comment: Expanding lodging at the Timber Cove Inn would require overcoming numerous challenges regarding impacts to coastal resources and other site limitations. Because of its location west of Highway 1, any coastal development permit issued for expansion would be appealable to the Coastal Commission. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5m: Encourage provision of screening and other design improvements at the Timber Cove Boat Landing.

Comment: These improvements would be part of any Coastal Development Permit associated with development at the Timber Cove Boat Landing. There are no unique visual issues associated with this site that would not be addressed by visual resource policies that apply to all development in the Coastal Zone.

Policy C-LU-5n: Allow limited new or expansion of existing visitor- and local-serving commercial uses, in the vicinity of the Fort Ross Store, subject to design controls review to preserve the area's scenic character.

Comment: Zoning on this site is Commercial Tourist, so the related uses listed in this policy would already be allowed. There are no unique visual issues associated with this site that would not be addressed by visual resource policies that apply to all development in the Coastal Zone. Policy C-LU-5n does not provide guidance regarding design controls, and there are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5o: Allow a modest infill of visitor- and local-serving commercial development in Jenner if water supply and wastewater treatment and disposal requirements can be met.

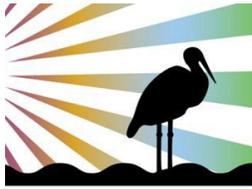
Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside the Coastal Zone. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and proposed Local Coastal Plan policies.

Policy C-LU-5p: Allow provision of overnight accommodations of modest scale and cost and expansion of other visitor- and local-serving commercial services uses at Duncans Mills if water supply and wastewater treatment and disposal requirements can be met.

Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside the Coastal Zone. Zoning for the commercial area of Duncans Mills is Commercial Tourist, which allows restaurants, retail shops, lodging, and bars. There are no unique circumstances at this location requiring a standard of review beyond that provided by existing and Planning Commission Recommended Local Coastal Plan policies.

Policy C-LU-5q: Allow expansion of public access to 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 Development Permit for expansion of uses at the resort.

Comment: This policy is redundant with existing standards. Bridgehaven Resort is within a



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scenic corridor, which already requires design review for any activity that requires a Coastal Development Permit.

Additionally, compelling a private landowner to provide a new accessway because they decline to continue a commercial enterprise that provides access could be a taking, absent facts that there were prescriptive rights. Counsel also pointed out that the Martin's Beach case in San Mateo County clarifies that a Coastal Development Permit can be required as it would be in the case of expansion under the current and Planning Commission Recommended Local Coastal Plan.

Policy C-LU-5r: Allow for new and for the expansion of existing commercial uses in Bodega Bay.

Comment: The parameters of this policy are unclear. Existing land uses already allow and encourage commercial uses on many properties in Bodega Bay.

Policy C-LU-5s: Allow for new and for the expansion of existing visitor-serving uses at Chanslor Ranch consistent with continued agricultural use if water supply and wastewater treatment and disposal requirements can be met.

Comment: Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone. The land use designation and existing zoning for Chanslor Ranch is Land Extensive Agriculture, which allows campgrounds, guest ranches, and country inns provided these uses meet a local need and do not interfere with the principally permitted use of agriculture.

Policy C-LU-5t: Allow modest expansion of commercial uses in Valley Ford if water supply and wastewater treatment and disposal requirements can be met.

Comment: "Modest expansion" is a vague term that is likely to have inconsistent application due to variation in interpretations. Demonstrating that adequate services can be provided for new development are standard requirements for any permit, even outside do the Coastal Zone.

Policy Options:

- A. Remove Parcel Specific Policies. The Board may vote to remove all or a selection of parcel specific policies in the Local Coastal Plan.
- B. Retain Parcel Specific Policies.
- C. Select some Parcel Specific Policies for removal, with the remainder to be retained.

Staff Recommendation

Staff recommends Policy Option A to remove all parcel specific policies related to visitor serving uses.



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Small Family Farms

Small Family Farm: Policy Option Summary:

The Sonoma County chapter of the Community Alliance with Family Farmers (CAFF) requested that the Board of Supervisors reconsider the Planning Commission recommendation of a 640-acre minimum parcel size for Land Extensive Agriculture and a 160-acre minimum for Diverse Agriculture. CAFF recommended that smaller parcels in both categories can provide most of the benefits that large parcels provide plus have many valuable attributes of their own. They can take advantage of the diverse terrain in this region to fit production into smaller areas more suitable for livestock or crops and they are far more accessible to new farmers and ranchers.

Planning Commission Action:

The Agricultural Resources Element was initially reviewed by the Planning Commission at their December 9 2021 meeting. Unfortunately, comments from CAFF were not provided in time for inclusion in the Planning Commission packet for that hearing, but CAFF comments were included as part of the final Local Coastal Plan review and recommendation on June 29, 2022. The Planning Commission supported the need to make more land available for small family farms but noted that soil and groundwater availability in the coastal zone require large parcel sizes to make farming economically viable and did not recommend reducing the minimum parcel size.

The Planning Commission recommendation does not change the current minimum lot size for Land Intensive Agriculture and Diverse Agriculture land use categories as found in the Coastal Zoning Ordinance. The 2001 Local Coastal Plan does allow reducing the minimum parcel size to 160 acres in the case of dairies and similar intensive operations, but that is still likely too large to accommodate the small scale farms envisioned by CAFF.

Discussion

The Planning Commission was concerned that reducing minimum parcel size would reduce protection of agricultural land due to smaller parcels being attractive for residential development and other non-agricultural uses. The increased market demand for smaller parcels for residential development will likely increase the price per acre, making it more difficult for small family farms to earn a living by farming. The Planning Commission recommendation maintains the same residential density and minimum parcel size as found in the Coastal Zoning Ordinance and the 2001 Local Coastal Plan.

Within the Coastal Zone, there are already a significant number of small agricultural parcels: Out of the 162 privately owned agricultural parcels in the coastal zone, 46 are less than 10 acres and 64, or more than 1/3, are less than 40 acres. Tax assessor records show only 12 of these parcels being used for agriculture, with the majority being used as a single-family residence.

One option that was not part of the CAFF recommendation was agricultural land leasing. An agricultural land lease of a portion of a larger agricultural parcel is allowed by the Subdivision Map Act and protects agricultural land by not creating smaller parcels that can be developed with non-agricultural use.



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Sonoma County Local Coastal Plan Update **Small Family Farms**

The most important reason to maintain large minimum parcel sizes is lack of natural resources. Soils are poor and groundwater availability is very limited. The limited areas with better soils and groundwater availability tend to be in Environmentally Sensitive Habitat Areas, and the larger parcel size allows the farmer to avoid these resources while still maintaining sufficient land area for a viable agricultural enterprise.

Policy Options:

- A. Maintain existing minimum parcel size for Land Extensive Agriculture and Diverse Agriculture land uses.
- B. Reduce minimum parcel size to 160 acres in the Land Extensive Agriculture land use.

Staff Recommendation

- A. Maintain recommended density for Land Extensive Agriculture and Diverse Agriculture land uses.



Sonoma County Local Coastal Plan Update

Technical Corrections

Technical Corrections: Policy Summary:

The recommended changes below represent technical errors that have been identified during the Local Coastal Plan development and public hearing process. These errors do not represent a substantive change in the policy intent of the Planning Commission Recommended Draft.

General Corrections

Once adopted by the Board of Supervisors, review the adopted Local Coastal Plan for policy numbering errors, incorrect internal references, spelling, grammar, and consistency with local, state, and Federal regulations and adopted plans.

Land Use Element:

Map Correction: Area 8 Pacific View/Willow Creek Land Use:

As part of the initial development of the Local Coastal Plan between February and August of 2015, staff evaluated agricultural and resource land used to reduce split land use of parcels and improve consistency with criteria for Diverse Agriculture, Land Extensive Agriculture, Resources and Rural Development and Timber Production. In Area 8, the parcel in Willow Creek Valley were changed from Resources and Rural Development, consistent with existing resources and historic use of this land as commercial timberland.

A later version of this map, produced as part of the 2019 Public Review Draft, incorrectly showed Timber Production land use on parcels 097-210-004, 097-210-005, 101-090-001, and 101-090-009, which are outside of the Willow Creek watershed, do not meet the criteria for Timber Production land use designation, and historically have been used for grazing of cattle. Additionally, parcel 101-090-009 is under a Williamson Act contract, obligating the owner to maintain an agricultural enterprise on this parcel.

Correction Comment:

Revise Land Use Map Figure C-LU-1h to designate land use for APN 101-090-001 and 101-090-009 as Resources and Rural Development, consistent with current zoning and land use designation in the 2001 Local Coastal Plan.

Circulation and Transit Element:

A number of trails in the coastal zone provide both recreation and routes for bicycle and pedestrian transportation. This is reflected in the following changes to Objectives C-CT-5.1 and C-CT-5.2:

Objective C-CT-5.1: Equitably allocate the costs of circulation, **trail**, and transit system improvements among the responsible public and private entities responsible for creating the need for system improvements.

Objective C-CT-5.2: Work with the SCTA and Federal and State governments to obtain the



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Technical Corrections

necessary funding for the planned circulation, **trail**, and transit system.

Program C-CT-1-P4:

“Classify, designate, and design roadways and trails ~~according to~~ **meet or exceed** the current version of guidelines for road, bicycle and pedestrian facilities, including the Caltrans Highway Design Manual, the State Parks Trails Handbook, publications of the National Association of City Transportation Officials, ~~and the American Association of State Highway Transportation Officials~~ **and National Access Board’s ADA standards**. Use flexibility provisions in these standards to reduce adverse impacts on coastal resources and provide maximum safety and convenience for bicyclists and pedestrians.”

Correction Comment: Change recommended by Regional Parks to clarify that exceeding design guidelines is acceptable and identify standard for ADA compliance.

Resource Conservation and Open Space Element:

Bodega Harbour Settlement Agreement:

On June 1, 1977, Sonoma County Superior Court ruled on a dispute between Transcentury Properties (developer of the Bodega Harbour Subdivision) and the California Coastal Conservation Commission (predecessor to the Coastal Commission) regarding development rights within the Bodega Harbour Subdivision. As part of resolving this dispute, a settlement agreement was recorded, establishing design and development guidelines for the Bodega Harbour Subdivision. This settlement agreement, referred to as the “1977 Settlement Agreement”, preempts the Coastal Design Guidelines and is necessary to evaluate development proposals within Bodega Harbour. To clarify the requirement to refer to the 1977 Settlement Agreement for development, Policy C-OSRC-3f is corrected as follows:

Policy C-OSRC-3f: Development shall follow applicable community-specific design guidelines for The Sea Ranch, Timber Cove, ~~Bodega Harbour~~, and Sereno del Mar in addition to the Coastal Design Guidelines (Appendix A). In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. **Development in Bodega Harbour shall be consistent with the 1977 Settlement Agreement between Transcentury Properties and the California Conservation Commission (Appendix A-1)**

Correction Comment: Correct Policy C-OSRC-3f to clarify that the 1977 Settlement Agreement applies to Bodega Harbour and add the “1977 Settlement Agreement” to the Local Coastal Plan as Appendix A-1.

Public Access Element:

Policy C-PA-4e: Provide and maintain free **or low cost parking** for users of public access facilities and public access points, subject to restrictions necessary to protect coastal resources, such as limiting number of parking spaces to avoid impacts

Correction Comment: Adding low cost parking maintains consistency with Objective C-PA-4.1.



Vacation Rental Ordinance Update

Coastal Zone: Recap and Next Steps (March 2023)

For more info PermitSonoma.org/VacationRentals or contact gary.helfrich@sonoma-county.org or (707) 565-2404

Vacation Rentals in the Coastal Zone

Vacation rentals play an important role in Sonoma County's tourism economy. However, they also have potential to cause detrimental impacts and pose a risk to the public safety, health and welfare, as well as impacting housing stock by conversion of full time housing.

For Sonoma County's coast, regulation of vacation rentals must be consistent California Coastal Act. The California Coastal Commission has determined that vacation rentals are an important component of coastal access in areas with limited visitor lodging, such as Sonoma County. However, the Coastal Commission does support applying performance standards to Vacation Rentals when necessary to regulate nuisance, protect public health and preserve coastal resources.

Business Licenses to Be Considered in Spring 2023

The Board of Supervisors will consider incorporating the Vacation Rental Licenses and performance standards in Local Coastal Plan for rentals in the Coastal Zone. A Business License Program to address health, safety, and quality of life issues that can be created by vacation rentals is being proposed. The Business License program will among other things:

- Set maximum occupancy cannot exceed 12 guests regardless of number of bedrooms.
- Establish stricter parking requirements.
- Require providing and posting written evacuation instructions and that guests must leave the property when an evacuation warning is issued.
- Subject a property to periodic inspection for maintaining defensible space.
- Notify neighbors whenever a license is issued or renewed.
- Require response times for complaints: 30 minutes in the evening, 1 hour during the day.

Permit Sonoma expects to return to the Board of Supervisors on April 24, 2023, with a proposal to enact a Business License Program in the Coastal Zone through amendments to the current Local Coastal Plan and Coastal Zoning Ordinance. If approved by the Board of Supervisors, the Coastal Commission would need to review and certify that the amendments are consistent with the California Coastal Act. By amending the current Local Coastal Plan rather than waiting for the upcoming Local Coastal Plan Update, Permit Sonoma can institute the Business License Program more quickly.

Complaint Hotline Will Help Business License Enforcement

When a business license program is implemented, Permit Sonoma's new complaint hotline will improve the County's enforcement efforts. Restrictions on when noise can be made, prohibitions of amplified sound and fire pit size limits are some examples of regulation violations that can be reported with the new hotline.

If the designated property manager does not resolve the issue within one hour or 30 minutes during quiet time (10 p.m. to 7 a.m.), a complaint may be submitted by calling the vacation rental hotline.