



Sonoma County Coast Municipal Advisory Council  
**AGENDA**

**Regular Meeting**

**November 21, 2024 05:30 PM**

**Fort Ross School, 30600 Seaview Rd, Cazadero, CA 95421**

<https://sonomacounty.ca.gov/sccmac>

<https://sonomacounty.zoom.us/j/99065630120?pwd=alqYSSQs0BsCbf8Cv0aOM1zBuKINPW.1>

Chair - Bodega / Valley Ford Representative: Beth Bruzzone • Vice Chair - Timber Cove Representative: Scott Foster • Bodega Bay Representative: Brian Leubitz • Fort Ross / West Cazadero Representative: Caroline Madden • Jenner Representative: Jill Lippitt • The Sea Ranch / Annapolis Representative: Scott Nevin • Bodega Bay Representative: Ginny Nichols

**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. Announcement from Spanish Interpreter
- B. Notification of Remote Attendance by Beth Bruzzone
- C. Pledge of Allegiance
- D. Roll Call

**2. Approval of Agenda, Vice Chair Scott Foster**

- Discussion    Possible Action

**3. Consent Agenda**

- Discussion    Possible Action

These items are expected to be routine and non-controversial. The Sonoma Coast MAC 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. Minutes: September 19, 2024

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

**Discussion**

**5. Councilmember comment on matters not listed on the agenda**

**Discussion**

Comments are restricted to matters within the Board's jurisdiction. Please be brief and limit spoken comments to one minute. Due to Brown Act regulations, this is not a time for discussion of any item, however a brief dialogue about considering an item for a future agenda is permitted during this item.

**6. County Report from Supervisor Lynda Hopkins / Staff**

**Discussion**

**7. Public Comments**

**Discussion**

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.

**8. Resources for Care & Aging in Place on the Sonoma Coast**

**Discussion**

Join us for a panel discussion about resources available to senior residents on the Sonoma Coast. We will hear from Nancy Feehan, with Aging in Community; Carolyn Andre, from Coastal Seniors; and Cathy Frey with Mendonoma Health and the Mendonoma Mobile Health Clinic Bus

**9. Informational Item: Correspondence**

**Discussion**

Letter dated November 6 from Supervisor Hopkins and Chair Bruzzone to the California Coastal Commission requesting that proceedings regarding The Wildlands Conservancy's Estero Ranch permit CPH23-011 be held at a location convenient to local residents.

**10. Adjournment**



Sonoma County Coast Municipal Advisory Council  
Minutes  
Regular Meeting  
September 19, 2024 06:00 PM  
Jenner Community Center, 10398 CA-1, Jenner, CA 95450  
<https://sonomacounty.ca.gov/sccmac>

1. **Call to Order**

The meeting was called to order at 6:04 pm by Chair - Bodega / Valley Ford Representative: Beth Bruzzone.

A. Pledge of Allegiance

Led by Chair - Bodega / Valley Ford Representative: Beth Bruzzone

B. Roll Call

Present: Chair - Bodega / Valley Ford Representative: Beth Bruzzone, Vice Chair - Timber Cove Representative: Scott Foster, Bodega Bay Representative: Brian Leubitz, Fort Ross / West Cazadero Representative: Caroline Madden, Jenner Representative: Jill Lippitt, Bodega Bay Representative: Ginny Nichols

Absent: The Sea Ranch / Annapolis Representative: Scott Nevin

Staff Present: Che Casul

2. **Approval of Agenda, Chair Beth Bruzzone** Bodega Bay Representative: Brian Leubitz motioned to approve. A second was made by Bodega Bay Representative: Ginny Nichols.

The motion passed with the following vote:

**All In Favor**     **Opposed**  
 **Abstained**     **Absent**     **Recused**

3. **Consent Agenda**

A. July 18, 2024 minutes

Fort Ross / West Cazadero Representative: Caroline Madden motioned to approve. A second was made by Bodega Bay Representative: Ginny Nichols.

The motion passed with the following vote:

**All In Favor**     **Opposed**  
 **Abstained**     **Absent**     **Recused**

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

Scott Foster commented that he has livestock

Chair Bruzzone commented that she is a cattle rancher though her operation does not qualify

as a CAFO

**5. Councilmember comment on matters not listed on the agenda**

Scott Foster commented on the poor availability of low cost housing in Timber Cove and the lack of charging stations on the North Coast as well as current actions being taken to bring charging stations to the Coast.

**6. County Report from Supervisor Lynda Hopkins / Staff**

Supervisor Hopkins spoke to the County's Climate Resilience Comprehensive Action Plan, Save the Redwoods League's possible purchase of the land adjacent to Fort Ross, the boards General Plan Status update and it's constraints on the Coast by the LCP, and that the Fort Ross Road repair was completed.

Supervisor Hopkins answered questions regarding the LCP and the possible Save the Redwoods League's purchase.

**7. Public Comments**

Scott Farmer commented on Frontier's poor phone service, fiber optic issues on the Coast, the reopening of Reef Camp Ground, Fisk Mill Cove being opened, the issues with Tesla bringing chargers to the Coast, Federal funding opportunities for fast chargers in Sonoma County and efforts for more chargers on the Sonoma Coast.

Tina Podolack from Bodega Bay asked about the letter to the Coastal Commission concerning the Wildlands Conservancy Estero Ranch property.

**8. Presentation from Andrew Smith, Sonoma County Agricultural Commissioner**

Commissioner Smith spoke to how Measure J may impact his department, Agriculture and the County as a whole.

Commissioner Smith spoke to the definition of a CAFO and how the EPA definition is used and defined.

Commissioner Smith spoke to how his department would have to staff up and what would change programmatically within his department.

Commissioner Smith answered questions regarding what a farmworker retraining program would look like, what the cost of Measure J might be to the County, how many CAFOs there might be in the County, how water issues are identified and how they relate to CAFOs, what the downstream effects of the Measure may be, what the constraints of Organic dairy farms are, and how Measure J would interact with State and Federal laws.

**9. Adjournment**

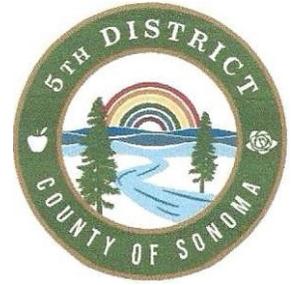
Brian Leubitz moved to Adjourn, Ginny Nicholls seconded. All other members voted in favor. The meeting adjourned at 7:16 PM



COUNTY OF SONOMA  
BOARD OF SUPERVISORS

575 ADMINISTRATION DR. NE. RM. 100A  
SANTA ROSA, CALIFORNIA 95403

(707) 565-2241



November 6, 2024

California Coastal Commission

Dear Chair Hart and Coastal Commissioners,

We respectfully ask, that all hearings and proceedings regarding The Wildlands Conservancy's Estero Ranch property, 2000 Estero Lane, Bodega Bay, recently consolidated permit between Sonoma County and The California Coastal Commission ( Sonoma County permit number CPH23-0011) be held at a location convenient to Sonoma County residents, particularly those that will be directly affected by the proposed development.

The Wildlands Conservancy, a private conservation organization, acquired the Bottarini Ranch in late 2015 or early 2016. Throughout the acquisition process, many Bodega Bay Area residents believed that the acquisition of the property was going to lead to minimal public use with parking and access via Doran Park, and only as the tide allowed.

The majority of the tight knit community of Bodega Bay is aware that TWC submitted a permit for construction of a public access gate at Short Tail Gulch via Osprey Drive in the Bodega Harbour Subdivision. Many have been anxiously awaiting Permit Sonoma's full hearing process for the project so that they can be in the audience to voice their opinions and to observe the process. Many in the area are lacking in the technical literacy required for online participation, cell phone reception, access to internet resources, and viable devices. A long drive would be onerous to many that live in the greater Bodega Bay Area. All of these are equity concerns that a Coastal Commission meeting close to home would address.

There are many in the community with concerns about the Estero Ranch Property. It would be a considerable boon to our community members to have convenient access to the hearings and proceedings so that transparency can be established.

Sincerely,

[Redacted Signature]

Lynda Hopkins  
Supervisor - District 5, Sonoma County, Board of Supervisors

[Redacted Signature]

Beth Bruuone  
Chair, Sonoma County Coast Municipal Advisory Council