



Sonoma Coast Municipal Advisory Council

Scott Farmer, Chair

Members

Bodega/Valley Ford

Che Casul
Alternate: Misty West
Gay

Timber Cove

Scott Farmer, Chair
Alternate: Annie
Cresswell

Sea Ranch/Annapolis

Marti Campbell, Vice
Chair
Dibby Tyler
Alternate: Paul Plakos

Kashia Band/Pomo

Indians
Abreanna Gomes

Fort Ross

Wanda Swenson
Alternate: Chris Fohner

Jenner

Cal Ares
Alternate: Elizabeth
Gallagher

Bodega Bay

Brooks Rooney
Cathy Beck
Alternate: Bob Amiral

Clerk: Cindy Culcasi
Staff: Elise VanDyne
Staff: Leo Chyi

September 16, 2020

5:30 – 7:30 pm

In accordance with Executive Order N-25-20 and N-29-20 regarding the Brown Act for public meetings during the public health emergency, the September Coast MAC meeting will be held virtually. The meeting will be on Zoom and on Facebook live, links below:

Please click the link below to join the webinar:

<https://sonomacounty.zoom.us/j/93272856130?pwd=ajhaRzICamlHaURQdFhwdHlldW42dz09>

Passcode: 635464

One-tap mobile : US: +16699009128,,93272856130# or +12532158782,,93272856130#

Or available via Facebook live on Supervisor Hopkins Facebook page here: <https://www.facebook.com/supervisorlyndahopkins/> After the event the video will be available on Supervisor Hopkins YouTube channel and Facebook.

Meeting Agenda

Pledge of Allegiance

Roll Call

Clerk: Cindy Culcasi

A. Approval of Agenda

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

C. Correspondence

D. Consent Calendar

1. Approval of July 15 General meeting minutes
2. Approval of July 30 Special meeting minutes
3. Approval of updated By Laws

E. Public Comment

Comment 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.

F. Informational / Presentation Items

1. Supervisor Lynda Hopkins
2. David Robinson, Manager of Regional Parks
3. Meredith Wharf Rebuilding Plan: Michelle Ling and Mike Volatile of the County of Sonoma General Services Agency.

G. Regular Calendar Items (Discussion and/or Action)

1. Land Use Permit Review Process and update status of Timber Cove Country Inn application



Sonoma Coast Municipal Advisory Council
Scott Farmer, Chair

2. Selection for Coast MAC Representatives

H. **Council Member and Staff Reports**

1. Chair - comments
2. Council Member Comments
3. Emergency Preparedness AdHoc committee report
4. Sunset By Laws AdHoc committee

I. **Call for Agenda Items**

J. **Adjournment**



Sonoma Coast Municipal Advisory Council

Scott Farmer, Chair

July 15, 2020 MAC Meeting, 5:30 pm – 7:30pm

Members

Bodega/Valley Ford

Che Casul

Alternate: Misty West
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Jenner

Cal Ares

Alternate: Elizabeth

Gallagher

Bodega Bay

Brooks

Rooney Cathy

Beck

Alternate: Bob Amiral

Clerk: Cindy Culcasi

Staff: Elise VanDyne

In accordance with Executive Order N-25-20 and N-29-20 regarding the Brown Act for public meetings during the public health emergency, the July Coast MAC meeting will be held virtually. The meeting will be on Zoom and on Facebook live, links below:

- Zoom: <https://zoom.us/j/96729479480>

Meeting ID: 967 2947 9480

One tap mobile +16699009128,,96729479480# US

- Or available via Facebook live on Supervisor Hopkins Facebook page here:

<https://www.facebook.com/supervisorlyndahopkins/>

Meeting Agenda

Pledge of Allegiance

Roll Call

A. Approval of Agenda

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

C. Correspondence

D. Consent Calendar

Approval of March minutes

E. Public Comment

Comment 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.

F. Information / Presentation (discussion only)

- a. Deputy Jeremy Lyle and Misti Wood of Sonoma County Sheriff on Coastal Crime Issues
- b. Pole Mountain project, Marshall Turbeville.
- c. Cal Fire, update, Q&A, Marshall Turbeville

G. Regular Calendar Items (Discussion and/or Action)

- a. Land Use/Events Permit process
- b. TIF Priorities and Process

H. Council Member and Staff Reports

- a. Chair – AdHoc updates
- b. Emergency Preparedness AdHoc Chair report.
- c. Bodega Bay members report on letter sent in January.
- d. Staff Reports

I. Call for Agenda Items

J. Adjournment

Sonoma Coast Municipal Advisory Council

Scott Farmer Chair

May 20, 2020 5:30-7:30

Online Zoom/Facebook Meeting

Meeting called to order – Mac Clerk Nance Jones

Pledge of Allegiance- All

Roll Call- Present: Che Casul, Cal Ares, Cathy Beck, Marti Campbell, Scott Farmer, Wanda Swenson, Brooks Rooney, Dibby Tyler

Absent- Abreanna Gomes

Statement of Conflict of Interest- none

Correspondence- none

Chair Statement-It has been 4 months since our last meeting. We have been separated from one another, yet somehow, I think we are closer than before. Thoughtful and careful people have charted our path. For them I am grateful. I feel safer for their efforts. Yet we have far to go. We intend to have all boats rise with the new tide. Let's start the meeting.

Approval of Agenda – Marti Campbell moved to approve agenda. Motion seconded by Dibby Tyler. Motion carried 9-0-0

Consent Calendar:

Approval of 1-15-2020 Minutes- Based on corrections made Brooks Rooney made a motion to approve minutes and the motion was seconded by Cathy Beck. Motion carried 9-0-0-

Public Comment:

Vesta Copestakes-Wanted to know if the coastal plans will be following other plans and removing all spraying with herbicides.

Nate Buck- appreciates opening of boat ramp wants to remind everyone that fishing is more than recreation, that for many people it supplements the food they put on the table so consider this during future openings.

Regular Calendar Items:

Supervisor Lynda Hopkins gave an update on the new openings of the SIP. New areas are open and some of them are:

Mowing and landscaping, childcare for non-essential workers, dog walking and grooming, car washes and residential and janitorial services. The county has now met the criteria for 2b so will begin to look at outdoor dining and outdoor movies, religious services and modified summer camps.

There are resources for small businesses through SOCO Launch. Looking how to make outdoor dining and retail work for businesses.

Bert Whitaker- Director of Regional Parks-

He acknowledged that the coastal areas will be challenged with many visitors. Inland park facilities are partially re-opened, most have opened parking lots and the inland lots are very full

Coastal parks have soft closures. The parking lots are closed, and you may either bike or walk to park. The beaches and trails are closed from 11-5 pm.

Boat ramp at Westside open and people can launch their own boats to fish for food.

Bert talked about the apprehension of influx of tourists along the Russian river corridor and the coast. Also concerned about the significant trash pickup.

They continue to be in support of a phased approach to opening but realize that many tourists from outside the area will try to go to coastal beaches.

Mike Lair- State Parks Regional Director-

He and Bert are working together in sync and following health orders. He noted that most of the local folks are following the orders but many visitors from out of the area are not.

California Highway Patrol Captain Aristotle Wolf-

He announced that they are not enforcing the health orders per se. They cannot legally stop people and ask them where they are from, but they are enforcing vehicle and parking violations and will be ticketing those. They will move people along when they can. They cannot cite cars unless they are in violation. There will be two extra officers out at the coast this weekend as they are aware it is a holiday weekend and the weather are supposed to be nice. While they are supportive of the health orders their main function is violation of laws and crime.

Board Comment-

Brooks Rooney- Do Law enforcement have enough PPE? Lynda Hopkins responded that the county had more than enough PPE of all types to support many areas including law enforcement

Cathy Beck- We need patience and hope that people will mind their manners. She appreciates all the police and parks staff are doing.

Scott Farmer When will Salt Point State Park get a resident badge? Mike Lair responded that there is a candidate in the academy now and in July they will stay in one of the park residences there.

Brooks Rooney- A suggestion for future planning. Has anyone considered the feasibility of only allowing parking on one side of the coastal roads? Elise asked for Brooks to send info to her as she is working now with Caltrans to address other issues and will make this suggestion.

Brooks to Lynda Hopkins- Second home families spending the weekend in Bodega Bay. Can Dr. Mase make it legal for folks to come in. Currently Elise noted that a family cannot move between two houses unless the need to check essentials or perform maintenance.

Cathy Beck – supports a long-term solution of no parking on either side of Hwy1

Wanda Swenson- Could we expect all the parking lots to be closed until there is a vaccine? Lynda responded that there will be a phased in approach as appropriate going forward.

Public Comment-

Liz Martin- is very concerned about this weekend. Park parking lots are closed but there are other parking lots with to go food where people are staying and eating outside. Aristotle reported that they only continue to work out there addressing traffic and ordinance laws.

Cea Higgins- people are parking all over but not ticketed due to legal space. What is to discourage them from coming as only locals are following the ordinance. Aristotle responded that in many instances a ticket may not even deter some people and that this is really a social contract. Mike Lair responded that the Park rangers have more flexibility based on their CCR's to cite cars but that is about all.

Donna Martinez- Short term rentals when will they open? Lynda responded that there is no timeline yet and not in the short-term realm

Frank Bell- Public Policy notifications are hard to read as they are so small. Also, the parking lots have been busy but people demonstrating acceptable behavior thus far.

Vesta Copestakes- Can there be clarity around the restrooms? Bert responded that it is up to park operators, but no regional park restrooms are open at this time and Mike Lair said same for state parks. Mike also responded again that the rangers have a little more flexibility in citing visitors but there are miles of coast, so it is very challenging.

Bob Miller- He has been in business in Bodega Bay for 25 years and has been shut down for the last several months and has been happy to do. He notices that at Salmon Creek when people are there and asked to leave by ranger, they do but the minute rangers are gone visitors come right back in. There are not enough officers to police all of this. Surfers would be happy to help volunteer with keeping visitors out. Bob also commented on Coleman Valley Road becoming a public restroom and that the restrooms need to be opened.

Mike Nicholls- commented that in Santa Cruz they are running plates and notifying people.

Kate- doesn't feel like she hears much being said for coastal members safety with all the people coming to the coast. Lynda Hopkins commented that this statement is inaccurate as they are absolutely taking everyone's safety into consideration but opening slowly and thoughtfully. They are constantly thinking of the health of the community.

George Flores- Can residents put notices on cars addressing health ordinances and also for fire safety?

No answer at this point

Donna Martinez- Is there a time limit on how long you can stay at second home to do maintenance? Air B&B's are operating. Does the closure also include hotels as many are open? Lynda responded that

hotels can be open for essential workers and homeless. She is trying to get approval for code enforcement staff to go out and cite violations.

Vesta Copestakes- commented that hotel income is increasing how is that. Lynda Hopkins has not seen the article citing this so cannot comment at this time

Anonymous- commented need help with road vegetation mowing. Elise informed that people should put in a SOCO alert and it will be reviewed and prioritized by TPW.

Anonymous- The health notices are too small

Debbie- If get pulled over for speeding and you find out they are in violation of health order will they get cited. Aristotle responded that they will not cite but educate.

Merlin Kolb- Thanks for all your hard work, He is a charter boat captain and many arenas are opening like Berkeley and SFO but not Bodega Bay. They have put together good plans and need them approved. He urges Lynda to open sport fishing.

Eric Koenigshofer- Asked that the inappropriate tourism advertising be removed. Lynda will pass on immediately.

Kate- commented grass next to highway and flowers are brown and she thought that CALTRANS agreed not to use herbicide.

Communication Plan-

Scott Farmer did an overview of the draft communication plan that had been approved by the LRR MAC.

Board Comment-

Brooks Rooney- thinks the plan sounds good and favors adopting as it can be revised as needed.

Cathy Beck- requested that on 5c MAC be capitalized

Dibby Tyler- under B advisory topics is capped. Recommends not capitalizing it.

A motion was made by Che Casul to adopt the new communication Plan with the two corrections and it was seconded by Marti Campbell Motion carried 9-0-0

Land Use/Events permit Process-

Scott Farmer did an overview of the new AdHoc committee for Land Use. He has identified the need for a new AdHoc committee and is looking for volunteers along with himself.

Scott Farmer-Chair

Wanda Swenson

Cathy Beck

Che Casul

Scott will set up the first meeting of the group

TIF Priorities-

Scott informed the board that the correct version of the TIF policy was not posted and the TIF AdHoc can correct. The TIF funds at this time though are largely exhausted so this will be tabled to next meeting.

There was a motion to table until next meeting was made by Cathy Beck and seconded by Marti Campbell. Motion carried 9-0-1 Che abstained from voting due to conflict of interest.

New Agenda Setting Process-

Scott read through a document outlining the new agenda setting process. As chair he believes it will make the agenda setting process more open and transparent to the board and the community. The agenda setting AdHoc will be disbanded this meeting and the new process will begin now. Agenda items will be asked for at end of each meeting Board members and community members will be asked to submit at end of meeting or to email items to Elise VanDyne. Elise will keep track of submitted items and work with Chair for each meeting to set agenda items.

Here is draft agenda setting process as read by Scott Farmer:

Prior to the end of each MAC public meeting, MAC Representatives will have an opportunity to offer agenda topics for future consideration. The public will also have the opportunity to offer agenda topics for future consideration. District 5 staff will record and manage these. When an agenda is being formed, District 5 staff, the Chair and Vice Chair will review offered topics and current events affecting the coast and set the agenda. When we return to hosted public meetings, the hosting representative(s) will be consulted. If a representative or member of the public wishes to offer topics between meetings, they may do so by presenting it directly to District 5 staff and it will be included for consideration.

The intent is to gather a broad set of topics that represent the needs and concerns of our community and move items to an agenda in a meaningful way.

Board Comment-

Marti Campbell- asked for Scott to send out his draft copy to all. Nance to include in minutes below.

Cathy Beck- appreciates new system

Marti Campbell- suggested we go ahead and adopt through a vote and she would feel good approving.

Dibby Tyler- if we are going to approve needs to hear verbally one more time.

Public Comment-

Geff Smith-recommended you wait until you can review document at next meeting.

Motion to approve new agenda setting process made by Marti Campbell. Seconded by Brooks Rooney.

Motion carried 8-1-0. Che voted nay.

Council Members Report-

Che identified that their funding is transferring from WCCS to SAY and he does not see this organization serving the coastal youth.

Brooks Rooney- Ken Tan(Regional Parks Planning Department) held a meeting in Bodega Bay to update residents on the second phase of the Bodega Bay bike and pedestrian trail Cathy Beck and Brooks Rooney wrote a letter in support of the project signing it as Coastal MAC members. A copy will be sent to Elise for inclusion as correspondence for next meeting.

Scott Farmer- thanked Cal Trans for removing trees in right of way. He wanted to dispel a rumor that the Salt Point Park cell tower will not be able to be used by locals. It will be available for use August 2020. Scott also reported with tourism down the number of first responder calls has decreased by 50% since parks are closed.

Sunsetting of AdHocs-

Scott Farmer will sunset the following AdHocs for 2020 and form the new Land Use/ Events Permit Process and Emergency Preparedness AdHocs

Land Use/ Events Permit Process- addressed in earlier pages of the minutes.

Emergency Preparedness Scott asked for volunteers-

Paul Plakos- Alternate

Cathy Beck

Scott Farmer

Wanda Swenson

Chair to be decided at first AdHoc meeting and Scott Farmer will take responsibility to set up first meeting.

Staff Report by Elise VanDyne-

1) LCP - updated schedule in a few days. Going to planning commission in September with revised draft - bringing in all the comments received. BOS review by end of the year. Revised Draft available before any of these

2) TIF Funds awarded for 2019-2020

- Bodega Bay Area Chamber of Commerce, \$5,000 for small business support
- Russian River Chamber of Commerce, \$7,500 to help small business set up online
- TLC Child and Family Services, \$15,000 basics support
- River to Coast Children's Services, \$20,000 basics support
- Russian River Alliance (two grants), \$10,000 food delivery
- The Center for Social and Environmental Stewardship, \$10,000 Youth program
- Sonoma County Farm Trails, \$20,000 Food programs
- Sebastopol Center for the Arts, \$15,000 Artist Support
- Friends of Rio Nido, \$5,000 Small business support
- Main Stage West, \$5,000 online production support
- Lazy Bear Fund, Inc., \$20,000 food provision from local restaurants
- Pets are Loving Support, \$5,000 pet supplies and delivery to patients
- West County Community Services (two grants), \$45,000 showers for homeless and food programs
- Russian Riverkeeper on behalf of Clean River Alliance, \$5,000 Food delivery

- Latino Service Providers, \$25,000 basic support
- North Bay Organizing Project on behalf of UndocuFund, \$25,000 undocumented workers basic support

There were also a variety of proposals that we were able to send to other funding sources within the county. Some are being contracted to provide food and services through Emergency Operations Center, for example. As a result, we have been able to stretch our limited dollars as far as possible. One of these was Coastal Seniors for food provision along the North Coast.

3) Update on the Fire Town Hall

a) Vegetation - this is the time to report vegetation management time for county roads and to work your own home vegetation management.

b) Alerts and evacuation - better alert system with camera system. Disaster Operation Center in contract with broadcast networks to get the news out. County Sheriff and fire working on a county-wide evacuation plan.

c) Shelter after evacuation - what kind of locations and new regulations are needed under an evacuation during the Shelter in Place. Full video of the Town Hall is on Lynda Hopkins Facebook page.

Agenda Planning for next Meeting

Board-

Cal Ares – suggested that the agenda should include an update each meeting from Fire Marshalls

Cathy Beck- suggested that the group begin to look at what sustainable tourism would look like

Brooks Rooney- identified that there is an overburdened coast and suggest review of new housing regs around ADU's and also look at what affordable housing is out there or planned

Dibby Tyler- suggested a visioning session for what the coast will look like post covid-19

Public-

Geff Smith requested that a local fire representative be at each meeting now through fall. They can assess local properties now for fire. Just need to request local representative.

Adjournment-

A motion was made by Che to adjourn meeting at 7:53 and seconded by Dibby Tyler.

Motion carried 9-0- 0



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Clerk: Cindy Culcasi

Staff: Elise VanDyne

Sonoma Coast Municipal Advisory Council
Land Use and Events Permit Review process.

1. Applications will be reviewed by District Director, Leo Chyi, and the Land Use/Events AdHoc committee. County staff may make recommendations of applications to take up. As well, an email account dedicated to receiving and archiving permit application submissions relative to the Coast MAC region will be maintained. Permit Sonoma will include this email address in their distribution. Any Land Use/Event AdHoc committee member can review these and recommend to the Chair that the AdHoc convene to consider applications of significant interest to the community.
2. Coast MAC Land Use/Events Ad Hoc committee:
 1. The Coast MAC Land Use/Event AdHoc committee will meet as needed to consider if an application should advance for public consideration.
 2. In order that the application process not be impeded by our process, placing these on an agenda shall be timely. Should a Coast MAC general meeting not be timely, the Chair will call for a Coast MAC Special meeting with only permit applications on this agenda.
 3. The applicant and public will be invited to attend, ask questions and comment.
3. Applicant will be provided an opportunity to present their project at the public meeting.
4. The Council and public will be allowed an opportunity to ask questions and comment on the application.
5. The Council may choose to vote to convey approval or disapproval recommendations.
6. Council, applicant and public comments and responses will be recorded, in writing and sent to Permit Sonoma within 3 working days.
7. After a permitted event, at the next Coast MAC general meeting, an agenda item will allow for the applicant, council and public to review and comment on the event, as it happened. A written record of this review will be sent to Permit Sonoma within 3 working days and be made part of the applicant's record at Permit Sonoma.
8. It is the intent that this process be open and thoughtful. It is the hope that future event application decisions be informed by past performance, both good and not.

Responsibility of Land Use/Event Permit AdHoc

- Review and request review of permits of community concern.
- Schedule meeting, - either forthcoming MAC or a Special Coast MAC meeting if timing requires.
- Publicize meeting
- Record council, applicant and public comment and responses during pre-permitting process and convey to Permit Sonoma.
- Record post event comments and convey to Permit Sonoma.



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Tourism Impact Fund (TIF) Grant Funding Policy Recommendations

Sonoma Coast Municipal Advisory Council (MAC) District

The Sonoma County Transient Occupancy Tax (TOT) is a tax on accommodations at lodging and camping facilities in the unincorporated areas of the county. From this fund, each Supervisorial District in Sonoma County receives a percentage for discretionary projects within each district under the Tourism Impact Fund (TIF). These funds are awarded in small grants to local agencies and not-for-profit organizations to create improvements or change within the community. Awards within the Sonoma Coast MAC region are based on the TIF funding priorities and criteria reported below. In times of significant, unexpected events such as fires, floods, or public health emergencies, these priority recommendations may be set aside in favor of funding emergency needs at the discretion of the Supervisor.

MAC representatives and Supervisorial staff will notify the community when the application period is open for grants and will be available to coach you through the grant process, should you need it.

General Funding Criteria (no preferential order)

- Applicants must be a not-for-profit organization or local agency.
- Consideration will be given to those projects that can demonstrate matching funds or leverage from other resources.
- Grant funds shall not supplant funds for projects under another agency's budgetary responsibility.
- Fairness across districts will be considered over multiple years. For example, if there is a big project in one district, in a following year we will consider more allocation to other areas to bring a fair balance over time. The MAC will guide District 5 staff annually. Where the TOT revenue was generated as well as tourist impacts will also be taken into account.
- Funded projects will be transparent and listed on the County District 5 website.
- It is important that projects be appropriate and bring significant benefit to our Sonoma Coast Community, locally and/or regionally. They must make sense.

General Funding Areas (no preferential order) with some examples

- Tourism Impact Mitigation
 - Trash management
 - Traffic and parking
 - Tourist Amenities
 - Housing
- Community Resilience
 - Communications infrastructure
 - Disaster preparedness, readiness, recovery
 - Economic development
 - Wildland fuels management
- Innovative Community enhancement projects



Sonoma County Coast Municipal Advisory Council

Council Members Cathy Beck and Brooks Rooney representing Bodega Bay

March 18, 2020

Ken Tam, Park Planner II
Planning Division
Sonoma County Regional Parks

The Sonoma County Municipal Advisory Council would like to add their support to the Bodega Bay Bike and Pedestrian Trail plan to extend to the Coastal Harbor Trail. This is a vital link of the 1200 mile California Coastal Trail. The planning division of Sonoma County Regional Parks has done an excellent job addressing the concerns of the local populace including wetland and native plant impacts, eradication of invasive species and enhancing Monarch butterfly overwintering sites.

We urge the Board of Supervisors to continue their support of this project and encourage their consideration of any additional funding sources available to help expedite this next phase.

Sincerely,

L

Cathy Beck

Brooks Rooney

Cathy Beck and Brooks Rooney
Bodega Bay Representatives

Sonoma Coast Municipal Advisory Council
Special Meeting of the Sonoma Coast MAC on Timber Cove Country Inn Permit Application
Scott Farmer Chair
July 30, 2020, 5:30 – 7:30
Online Zoom/Facebook Meeting

Meeting Called to Order at 5:32 p.m.

Cindy Culcasi

Pledge of Allegiance

All

Roll Call – Present

Scott Farmer - Chair
Che Casul
Cal Ares
Dibby Tyler
Wanda Swenson
Brooks Rooney
Marti Campbell
Cathy Beck
Abreanna Gomes

Absent

None

Clerk: Cindy Culcasi

Staff: Elise VanDyne

Staff: Leo Chyl

Approval of Agenda – Cindy Culcasi

Motion to approve by Cathy Beck and seconded by Brooks Rooney. The motion carried 9-0-0

Statement of Conflicts of Interest - Cindy Culcasi

There were none

Introduction to Permit Review Process – Scott Farmer

Mr. Farmer welcomed everyone to the first meeting called by the Coast MAC Land Use and Events AdHoc Committee to comment on the permit to build a new inn and spa in Timber Cove. Since this is a special meeting, public comments must pertain to the specific topic of this meeting. Leo Chyl explained how the comment process will work in the meeting. The time limit for comments was 2 minutes.

Elise VanDyne added that the purpose of this land use meeting is to gather public comments. The comments will be shared with Permit Sonoma as part of the public record.

To quote Scott Farmer, "Last year, when we were surprised with a marathon permit application for the coast, we universally felt we should have been included much earlier in the application process. To address this, the Coast MAC together with District 5 staff have developed this process to bring timely inclusion. Today is the beginning. This is a chance for us as a community to learn about a project directly from the applicant, in a venue favoring learning, sharing and meaningful discussion. We will be measured by how well we hear; we will be judged by the kindness with which we treat one another. We all love this place, our coast."

Permit Sonoma has implemented a new referral process to engage referral agencies in the completeness process in accordance with Government Code Section 65943, the Permit Streamlining Act. In short, a planner has 30 days from acceptance to deem an application complete or incomplete. An Incomplete application status means additional information is needed prior to processing of the application. The initial referral sent out with an August 6th date, is giving those referral agencies an opportunity to comment on absent application submittals.

There will be a second referral sent out requesting a more formal review of the application as a whole, giving referral agencies more review time and allowing them time to submit conditions and/or comments in regard to project design and implementation.

Mr. Farmer introduced the project and presenters. He pointed out that the Timber Cove Country Inn requested this special public meeting.

Applicant: Timber Cove Country Inn, LLC
Project Name: Timber Cove Country Inn
Site Location: 21850 Highway One, Timber Cove (Jenner)
APN: 109-070-010

Presenters:

- Michael Barry (Owner – Timber Cove Country Inn): mbarry@ironstate.net;
- Colin Leary (Project Manager – Timber Cove Country Inn): cleary@ironstate.net;
- Margaret Grahame (Project Manager – Timber Cove Country Inn): margaret.grahame@timbercovecountryinn.com.

The presentation is available on Zoom and starts 12 minutes into the meeting. Link to Zoom Meeting: https://zoom.us/rec/share/3vQoD63c71hIWohWtWDdZKcPPqW9X6a82yhMqfsOzBqVrBQXmE_r-qkpRN55u3m

Highlights of the Presentation:

Michael Berry

- Mr. Berry is the CEO of Ironstate Development and the Chairman of Ironwave Hospitality
- He is the principal owner of Timber ID (Timber Cove Inn), and the principal owner of Timber Cove Country Inn LLC

- Colin Leary and Margaret Grahame have been involved with this project for the past couple of years
- Mr. Berry's history with the Timber Cove area dates back to 2014. He visited the Timber Cove Inn about 5 years ago and recognized what a magical place it is. He worked with his partner to rehabilitate Timber Cove Inn and bring it back to the luster it had years prior
- During the renovation, they worked to keep the character of the Inn and bring it up to modern standards. They cleared the violations of past owners, both monetarily and physically. The Inn was brought up to modern code, including ADA (American Disabilities Act), and a permanent generator was installed, in addition to other improvements
- He noted that the Inn is a community asset.
- When he purchased the Timber Cove Inn, he also purchased a 12-acre parcel north of the Inn and another parcel on the east side of Hwy 1 across from the existing Resort
- The project was looked at as being environmentally conscious, harmonious with the landscape, respecting the bluff area and wetlands and many environmental concerns. The project utilized many local resources who have years of experience in this area.
- The inspiration for the hotel was combining comforts of hospitality with the elements of nature.
- There will be 12 hotel cottages, each an independent structure and a reception area with a spa and some amenities
- A portion of the site is developed while another portion remains untouched. This was by design.
- There are small structures as opposed to a larger structure that would not blend in.

Colin Leary

- Mr. Leary spoke to the site plan. He has been working on this project for about 2 years.
- Timber Cove Resort is to the south of the plan site.
- The 12 units are all around 600 square feet. They are designed to make a light touch and also to take advantage of the views with windows facing the bluff. The site slopes down towards the bluff. There is natural screening along HWY 1 to help lessen the impact of the buildings and the elevations of the slopes down to the bluff also lessen the impact from the highway. There is a proposed sauna and small soaking tub (for about 8 people) towards the southern portion of the site.
- There is parking which meets the requirements. There is emergency access through the parking lots and also through the Resort.

Margaret Grahame

- Ms. Grahame discussed the recognition that the project will be located on a vacant parcel on the coastline.
- The impact to the coastline must be considered. Will it disturb the soil? Will it disturb native habitats for Monarch Butterflies? Once the buildings are completed, more people will be onsite. There will be more tourists and more traffic on the road. How will it impact the community at large? We worked with a series of experts that assessed the project. Sometimes the experts said, "no, we don't think you should do it this way". For example, there are no buildings on the wetlands and a 100-foot setback. In the permit documents, there are technical reports which include information on greenhouse gases, water and septic, air quality, biology, and the bluff.
- The project does impact the community and the community feedback is very important to us. We have already had conversations with the Coastal Commission, Supervisor Hopkins, and the County.
- We want the project to look, match, and feel like the environment in Timber Cove. The architectural design will be clean, natural, and will blend in with the environment. Use the

Zoom link above to see the renderings of the cabins, materials used, and floor plans. The reception area will include the three spa treatment rooms, a small multi-function room, and a few other amenities. The spa is open to the public, not just to the people staying in the cabins. The soaking tub is available to people staying in the cabins or a person who books a spa treatment.

The summary points of the questions/answers were already sent to Permit Sonoma. We had a short turnaround to get the information to the County. They are attached as Exhibit 1 at the end of the minutes

I'll scan the summary points submitted and add as Exhibit 1 to the end of the minutes

Option to Vote on Project – Scott Farmer

Mr. Farmer stated the MAC has the option to vote on the project, although the vote is not required. He asked the Council to comment.

Marti Campbell wanted to confirm that the Timber Cove Country Inn Project Team would work with Permit Sonoma on various issues specific to this project and then there would be a second comment period. Mr. Farmer confirmed that is correct, but the MAC may not necessarily meet again to discuss the project. Ms. Campbell asked why the MAC would not meet again to discuss with the public if there were changes to the project. Per Mr. Farmer, the decision would be made whether to meet again by the AdHoc Committee.

Scott Farmer suggested that, depending upon the changes made, the AdHoc Committee would determine if another meeting was needed. He asked if the project team was agreeable.

Ms. Campbell is concerned regarding the water issue since it is significant. She would ask that the AdHoc Committee bring this back for more discussion. When MAC was formed, she saw in the Bylaws that the MAC was going to have the responsibility to help lead the effort regarding development along the coast.

Cher Casul commented that the Council should leave the issues such as water to the professionals. He sees the Council as determining if the projects are culturally and socially appropriate.

Dibby Tyler said she believes the MAC is to determine whether the application is complete or not. She is comfortable saying the application is complete if they can resolve the water issue.

Marti Campbell acknowledged what Mr. Casul said and noted this is new to the MAC and they are learning. She said in general she is very favorable about this project.

Mr. Farmer suggested they add the topic to the next general meeting as a touch base.

Cal Ares does not want an up or down vote now since evidence is still being gathered. He believes it is a good idea to discuss in the general session.

Scott Farmer moved the Council does not vote now but keep an eye on the issue and discuss in a general meeting at the appropriate time. The comments from this meeting will be sent to Permit Sonoma. Cal Ayes seconded the motion. The motion was approved 8-0-1 (Che Casul opposed)

Scott Farmer asked if anyone on the Council had any agenda items. He requested that they be emailed directly to him. He thanked the project team and all who attended.

Scott Farmer adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Cindy Culcasi, Coast MAC Clerk



SONOMA COUNTY COAST

MUNICIPAL ADVISORY COUNCIL BYLAWS (Coast MAC)

Approved by the Sonoma County Board of Supervisors on September 25, 2018
Modified on _____

ARTICLE I - NAME

The name of this Municipal Advisory Council shall be the Sonoma County Coast Municipal Advisory Council ("Coast MAC").

ARTICLE II - AUTHORITY AND PURPOSE

Section 1. In order to facilitate community engagement, the Coast MAC will make recommendations to the Board of Supervisors and other County decision makers on the following Advisory Topics:

- a: Use Permit Applications when referred by the Permit and Resource Management Department
- b: Rezoning applications when referred by the Permit and Resource Management Department)
- c: General Plan Amendment or Development Applications in the Coast MAC area that is referred by the Permit Sonoma (formerly Permit and Resource Management Department)
- d: Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
- e: Health and Human Safety-Net Services when requested by the District Supervisor
- f: Additional Topics Requested by the District Supervisor or by Coast MAC Council .

Section 2. The duties of the Coast MAC shall include:

- a: Hold regular open and public meetings;
- b: Study and analyze the Advisory Topics;
- c: Keep the District Supervisor informed of any issues related to Advisory Topics within their community;
- d: Provide advisory recommendations on the Advisory Topics and an annual report to the Board;

e: Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE III - MEMBERSHIP

Section 1. Membership. The membership of the Coast MAC shall be nine members. Requirements for membership include: members must reside within the boundaries of the Municipal Advisory Council, and be over at least 18 years of age. There are no requirements for property ownership or citizenship.

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The District Supervisor will select members based on the following criteria:

a: The Fifth District Supervisor will work with the community to identify and evaluate the sub-areas within the Coast MAC boundaries to determine proper representation on the MAC.

The Coast MAC will have the following representation:

The Sea Ranch/Annapolis: 2 Representatives, 1 Alternate

Timber Cove: 1 Representative, 1 Alternate

Fort Ross/West Cazadero: 1 Representative, 1 Alternate

Jenner: 1 Representative, 1 Alternate

Kashia Band of Pomo Indians: 1 Representative, 1 Alternate

Bodega Bay: 2 Representatives, 1 Alternate

Bodega/Valley Ford: 1 Representative, 1 Alternate

b: The Fifth District Supervisor will lead the community in an exercise to nominate representatives and alternates to serve on the MAC, using the identified sub-areas as a framework for the composition of the MAC.

c: The Fifth District Supervisor will consider the community's nomination for appointment to the MAC and will select final nominations to submit to the Board of Supervisors for appointment.)

d: The District Supervisor shall submit selected applicants to the Board of Supervisors for appointment. Appointments shall be posted in accordance with the Maddy Act (Government Code section 54970 *et seq.*).

Section 2. Terms. A membership term is a two-year period. The Coast MAC members may be reappointed. Members may serve a maximum of two terms

Section 3. The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of five members; Class B shall consist of four members. Class A shall have an initial membership term of two years. Class B shall have an initial membership term of three years. Thereafter, each member's term shall be two years. The District Supervisor shall determine which members shall serve the initial three-year term.

Section 4. Attendance. Members are expected to attend all meetings of the Coast MAC. Absence from two consecutive or three cumulative absences from the Coast MAC meetings in a twelve-month period may result in removal.

Section 5. Removal. The District Supervisor may, in his or her discretion, recommend removal of a member to the Board of Supervisors. A majority vote by the Board is necessary to remove a member.

Section 6. Vacancies. A vacancy shall exist when a member dies, or submits a written resignation to the District Supervisor or has been removed as set forth in Section 5. When a vacancy occurs, the District Supervisor will consider the alternate (if any) along with other candidates to fill the vacancy and submit recommendations to the Board of Supervisors for appointment.

ARTICLE IV- MEETINGS

Section 1. Brown Act. All meetings of the Coast MAC, its committees and subcommittees shall comply with the Brown Act (Government Code section 54950 *et seq.*).

Section 2. Regular Meetings of the Coast MAC shall be held at an established date, time and place open to the public (currently every other month). Notice of the meeting time and place will be given to the public and the MAC members at least seventy-two (72) hours before the meeting. The Chair or Vice Chair may cancel any regular meeting in accordance with The Brown Act by giving written notice of at least seventy-two (72) hours before the regularly scheduled meeting time. This requirement of notification prior to cancellation shall not be waived

Section 3. Special Meetings. The Chair may call and preside over special meetings by providing notice of the time, place and agenda to each member and the public at least (twenty-four) 24 hours before the special meeting. Only items on the agenda of the special meeting may be considered at said special meeting.

Section 4. Quorum. A quorum of the Coast MAC must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC members or voting alternates.

Section 5. Voting. Every official action taken by the Coast MAC shall be adopted by a quorum vote. An alternate of the Coast MAC may vote under the following circumstances:

a: If a member of the MAC is absent from a meeting and the alternate replaces the MAC member for the full meeting.

b: If a member of the MAC recuses themselves from an item the alternate, if any, will replace the MAC member for that agenda item.

c: If an alternate is sitting for a MAC member and the agenda includes items continued from a prior meeting, the alternate must state on the record that she/he has reviewed the relevant materials for the items on the agenda, including the minutes (if available) from the prior meeting.

Section 6. Recusal. When any member recuses from participation in any matter before the Coast MAC because of a conflict of interest, that member shall not be counted as present for purposes of determining whether or not there is a quorum. An alternate may fill the MAC member's seat as outlined in sections four and five.

Section 7. Secretary. Administrative support for the Coast MAC shall be provided by staff identified by the District Supervisor, a voluntary agreement, contract, or other means.

Section 8. Notice. The Coast MAC meetings will be open and public, with notice of the time and place given to the public and the Coast MAC members at least seventy-two (72) hours before the time of regular meetings and at least twenty-four (24) hours before special meetings.

Section 9. Public Comment. At each Coast MAC meeting, members of the public will be given the opportunity to directly address the items on the agenda for a specified period of time prior to being voted on, and on Advisory Topics within the jurisdiction of the Coast MAC.

ARTICLE V – ADMINISTRATIVE ROLES

Section 1. The Coast MAC shall have a Chair and Vice Chair. The District Supervisor shall appoint the first Chair and Vice Chair. After that, the MAC will elect the Chair and Vice Chair annually at the last general meeting of the calendar year. The Chair and Vice Chair will serve for one (1) calendar year or until replaced by the District Supervisor.

Section 2. Chair. The Chair shall preside at all meetings of the Coast MAC and call for special meetings. The Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. Vice Chair. In the Chair's absence, the Vice Chair shall assume the Chair's responsibilities. The Vice Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE VI - COMMITTEES AND SUBCOMMITTEES

Section 1. The Coast MAC may establish a temporary advisory single-purpose committee or subcommittee, which must consist of less than a quorum on an as-needed basis. All Ad Hoc committees and subcommittees shall serve a limited or single purpose (that is not perpetual) and will be dissolved once the specific task is completed. A single-purpose committee is exempt from the Brown Act when specific factors are met. All committees and subcommittees shall comply with the Brown Act.

- a: These committees or subcommittees may conduct research, meet with members of the community and develop recommendations to bring back to the MAC in an open and public meeting.
- b: Alternate non-voting council members may serve on committees which shall not exceed four (4) members. Of the four, one community member may serve on an AdHoc Committee.

ARTICLE VII - CONTRACTS

Section 1. The Coast MAC and/or members thereof shall not have the power or authority to bind the County of Sonoma by any contract or agreement.

ARTICLE VIII – MANDATE FOR COMMUNITY ENGAGEMENT

Section 1. Community engagement is paramount to the success of the Coast MAC. MAC members will establish a Community Engagement Guide at the start of each calendar year, to be approved by the Fifth District Supervisor.

ARTICLE IX - CONFLICT OF INTEREST/GRIEVANCE

Section 1. Conflict of Interest. The Coast MAC members will not involve themselves in official Coast MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest, the member will abstain from voting, and the abstention will be recorded in the minutes.

Section 2. Members and staff will comply with State of California laws regarding conflict of interest for publicly appointed bodies, including the Political Reform Act. The Coast MAC will implement the procedure for resolving conflicts of interest in the Sonoma County Municipal Advisory Council Recommended Policies and Procedures.

ARTICLE X - AMENDMENTS

Section 1. A recommendation to the Board of Supervisors to amend these bylaws may be made at any regular meeting of the Coast MAC by a quorum vote of MAC members, provided that copies of the proposed amendments are sent to all members of the Coast MAC at least ten (10) days prior to the meeting at which such action is taken. The amendment will not be effective until and unless it is approved by majority vote of the Board of Supervisors.

ARTICLE XI – MINUTES

Section 1. There shall be minutes of the Coast MAC meeting proceedings. The Coast MAC administrative staff shall be responsible for minutes and will be responsible for the sending of minutes to all Coast MAC members, the District Supervisor, and members of the public who request them. A record of minutes will be maintained by the Coast MAC secretary. The record of minutes will be maintained on the Sonoma County Coast MAC website.

ARTICLE XII – RECORDS

Section 1. Records of all Coast MAC agendas, minutes, meeting materials, records of action, annual reports, and external communications from at least the prior two years shall be maintained by the Coast MAC Secretary and retained on the Sonoma County MAC website . These records shall be available for public inspection and copying as required by the Public Records Act (Government Code section 6250 *et seq.*).

ARTICLE XIII - PARLIAMENTARY AUTHORITY

Except as otherwise provided by law, these bylaws, or rules adopted by the Board of Supervisors, Rosenberg’s Rules of Order shall be the parliamentary authority of the Coast MAC.

ARTICLE XIV – LEGAL COMPLIANCE

The Coast MAC shall comply with the legal requirements of the County of Sonoma, the State of California, and with federal funding sources. Nothing in these bylaws shall be interpreted to be inconsistent with the ordinances of the Sonoma County Board of Supervisors.

ARTICLE XV - EFFECTIVE DATE

These bylaws and future amendments thereto, unless otherwise specified, shall become effective upon adoption by the Sonoma County Board of Supervisors.

Approved by the Sonoma County Board of Supervisors on _____

Susan Gorin, Chair, Sonoma County Board of Supervisors

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Special Meeting Permit Application Review – July 30, 2020

Sonoma Coast MAC – Timber Cove Country Inn Permit Application

Meeting Overview:

This is the first Special Meeting called by the Land Use AdHoc Committee for the MAC. The purpose of this meeting is to provide an opportunity for the public to learn about and comment on the Permit Application for a new Inn and spa in the parcel adjacent to the current Timber Cove Resort.

Presenting the plan and reports will be Owner and project managers:

- Michael Barry (Owner – Timber Cove Country Inn): mbarry@ironstate.net;
- Colin Leary (Project Manager – Timber Cove Country Inn): cleary@ironstate.net;
- Margaret Grahame (Project Manager – Timber Cove Country Inn): margaret.grahame@timbercovecountryinn.com.

Request for a Use Permit, Coastal Permit, Design Review, and Local Coastal Plan Amendment for a new inn consisting of 12 detached guest cabins, each approximately 649 square feet in size, a 2,623-square foot reception and spa building, and a sauna room and pool served by an onsite septic system and the Timber Cove County Water District on a 12.74-acre parcel off of Highway 1 and adjacent to the coast. Only the spa will be open to the general public. Passenger vehicle access will be from Highway 1 and emergency vehicle access from the adjacent parcel (Timber Cove Resort). There will be 18 onsite parking spaces and 3 bicycle parking spaces

[Here is the link to the application.](#)

All public comments noted below were gathered from the meeting and will be provided to Permit Sonoma as part of the application.

To follow is the link to the Zoom Meeting <https://youtu.be/PrGEaUYPK38>

Council Member Questions:

- Marti Campbell
 - Ms. Campbell appreciated the care taken by the Timber Cove Country Inn to provide pictures of the different views from various parts of the property, the inclusion of the scale of the site and the detail of the presentation. She is still taking in the information and nothing popped out to her that wasn't included in the presentation. She added that the agencies listed in the presentation will also comment and they have more knowledge regarding air quality, traffic flow, etc. She has no negative comments to make.
- Dibby Tyler
 - Ms. Tyler had no negative comments but does have a lot of questions (most are for the County Planning Staff). She felt there was a need for more history of the Timber Cove Inn especially the background why the Inn itself was not allowed to expand. She

wondered about the rationale for no expansion and commented that this appears to be an expansion, but she understands it is a separate project with its own organization. She is interested in the rationale behind no expansion for the Inn. This is a question and not a complaint.

- Michael Berry - The project team has tried to research the expansion issue also. His understanding is that the Inn was involved in violations and wasn't a good member of the community at the time. He added that this is all hearsay and his team has tried to research the issue for the exact questions that are being asked. This information was given to them in an informal manner.
- Margaret Grahame – Ms. Grahame confirmed that her understanding is the same as Mr. Berry's. There are no records in the County, but they did get access to Coastal Commission files. There was a survey completed where one person who responded commented that the Inn (at the time) was not being properly managed.
- Ms. Tyler asked about worker housing. The LCP/County Plan although they speak to worker housing, makes it difficult to provide that option. They encourage visitor facilities, but don't really address the working housing issue. She asked if the Project could include a provision for worker housing on the site and include it in the plan or make a commitment to provide housing to local workers.
 - Michael Berry - The small parcel on the east side of Hwy 1 might be an option for worker housing. If given approval, he would build as many apartments as the county deems suitable for that site to provide for worker housing. Worker housing is needed, and it is difficult to find people who want to drive for 30 to 45 minutes to work. There is minimal public transportation that is available on the coast. Mr. Berry is open to suggestions regarding worker housing and it is important to him.
 - Margaret Grahame - There are conditions by the County for worker housing in an urban area that don't exist on the coast. What Mr. Berry and his team wants to show is that housing is important to them. Mr. Berry purchased housing up on the ridge, is in the process of building a house in Timber Cove and has also rented homes in the area to provide for worker housing. This includes not just Timber Cove Country Inn along the coast, but other businesses in the area. This requires an honest open discussion with the County rather than just a pat solution.
- Ms. Tyler asked if this is a good time to start a new business?
 - Although it may not be the best time to start a new business, Mr. Berry responded that they are long term players and things should be more normal in a year or two.
- Abby Gomez - Ms. Gomez has no comments currently. The project managers have already been in contact with the tribe and she received an update from them.
- Wanda Swenson - Ms. Swenson mentioned climate change and the effects of building (especially wooden structures) has on the coast. She noted that the fire storms occurring now run parallel with the atmospheric river storms that happen in the winter. It won't happen every year which brings up drought and water. Building on the coast in 2020 seems short

sighted and noted that if this had come up in 1970, people would have thought it was great. Ms. Swenson added that the Coastal Plan is set up to protect the coast. She also wants to address the water issues. She asked about the takings clause in the constitution which is mentioned in the project and if the project isn't approved if that might happen.

- Colin Leary - The premise of the takings discussion is about the expansion issue on an adjacent lot discussed earlier (in the Dibby Tyler discussion points). Their land use attorney referenced the takings clause in the document. Mr. Leary stated there are no plans to sue the county and asked Michael Berry to clarify. Regarding climate change, there was a study completed by an individual very familiar with the site who has worked on it for a number of years. Sea level, the bluffs and location of the buildings was taken into consideration. Fire is also a consideration. The buildings are prefab and the type of foundation of the buildings has been a significant point of discussion. Mr. Leary stated they are open to comments and discussions regarding these issues.
- Michael Berry - Mr. Berry will look further into the taking's clause and review.
- Margaret Grahame - Mr. Leary asked Ms. Grahame to discuss water and drought. Timber Cove Water District is state controlled and regulated. She has a will serve letter from the Water District and PG&E. They will make sure that the community has sufficient water. Ms. Swenson asked about water being trucked into Timber Cove in the past. Ms. Grahame responded that the operations weren't as effective as we could have been. There are no issues with water availability now. Timber Cove does have the capacity to furnish water.
- Scott Farmer - Mr. Farmer was asked by Erich Lynn (Timber Cove Fire Protection District Chief) to report that they are looking at and in discussion regarding fire and emergency access. They will be reporting this information to the County. Mr. Farmer asked Margaret Grahame to speak to the cliff bluff trail and the effects of TOT (transient occupancy tax).
 - Margaret Grahame - The Coastal Commission requires public coastal access to the bluff where possible. As part of the plan, there will be coastal access available from sunrise to sunset. The cabins will be available for a buy out for 24 days a year. There will be no weddings, loud music, etc. during those 24 days. Chief Lynn (Timber Cove Fire Department) is concerned about emergency access, bluff access, and additional tourists. There will also be additional TOT generated (\$200,000 to \$250,000) by the new development which goes into the general fund. Ms. Grahame will work hard to bring the funds back to the coast to support, e.g. volunteer fire department.
- Cal Ares - Mr. Ares has concerns about Jenner and cars passing through since they are already almost at full capacity. What traffic parameters are you looking at? Mr. Ares also mentioned water capacity on the coast. He thanked Mr. Leary for his thorough description of the traffic issue.
 - Colin Leary - W-Trans was commissioned to perform an initial traffic study. W-Trans did a trip study based upon the number of rooms. The study reported that the site generated less than significant traffic. There are more details included in the report that Mr. Leary or Ms. Grahame are happy to discuss with Mr. Ares.
- Brooks Rooney - Most of her questions have already been answered. Where are the access points to the coastal trail for the public? Does it create a parking problem for the Inn, emergency access issues?

- Colin Leary - Regarding emergency access, there is a K turn (for emergency vehicles) south of the reception building and also through the Inn driveway. Adobe Engineers have been with the project for the last couple of years and have studied the site. Part of the process is to speak to local officials (Fire, EMT, etc.) to make sure they are comfortable with the coast plan. The parking has been considered based upon the development. There is parking capacity in an adjacent lot near the Buffano Bench.
- Cathy Beck - Ms. Beck pointed out that she is concerned about the water and the will serve letter that is not dated or signed. She is very concerned about the water, quality, and capacity. She is also concerned about the PG&E will serve letter which is 2 years old.
 - Colin Leary - There is no issue with having the letters updated. This is a fair point. Ms. Grahame will get the letters updated. Ms. Beck also added she is concerned about adequate water for fires. Per Scott Farmer, Erich Lynn is also bringing up the issue of water for fire protection.
- Che Casul – Mr. Casul spoke to the younger generation coming up noting he is one of the younger members of the council. He also has worked in Timber Cove/West County in social services for 13 years and also manages an environmental organization. He grew up in the area and noted that all of his El Molino High classmates who lived in Fort Ross and Timber Cove worked at the Timber Cove Inn. All but two have left the county and those two people still work at Timber Cove Inn. Mr. Casul believes we need to look at a resource for our young people to live and work in the community where they grew up. We can have responsible conservation in place and do this in a responsible way. Mr. Casul is very in favor of expanding and bringing in more jobs to this community. Often that butts directly with environmentalism but added a reminder that he manages an environmental organization. Mr. Casul’s staff biologist did a study of the wetlands and is very familiar with them. He found them to be dry wetlands and not that viable. He wants nesting birds to be kept in mind when building and the project should not be done during nesting season. He also doesn’t expect any new buildings to stand out since they are near the existing Inn and very low profile.
 - Colin Leary - Mr. Leary appreciated the perspective and history of the community. Ms. Graham, Mr. Berry, and Mr. Leary are very aware of the nesting bird issue and have discussed. Regarding the view of the bluffs, many visual assessments were done. Depending upon the distance in the ocean from the bluff, the view of the building will vary. They feel good about the position of the structures. If screening is needed, native material will be used.

Public Comments and Q&A:

- Anne Vernon (direct neighbor of the Inn) - Ms. Vernon said she has spoken with Margaret Grahame. She was not aware that a permit had been pulled to build employee housing on the east side of Hwy 1 across from the Inn. This lot borders her lot. She stated that the lot is zoned for one unit. The existing Timber Cove Inn water tank is on Ms. Vernon’s property. Ms. Vernon noted that the lot is zoned for 1 unit as are all of the lots in Timber Cove, Unit 2. Building a multiple unit building on the vacant lot would not be a good entry to Timber Cove. She does believe there should be affordable housing, but Timber Cove shouldn’t take the hit in a rural

area. There are very reasonably priced lots available in Timber Cove where homes could be built.

- Colin Leary – Mr. Leary responded that no permit has been pulled for the lot across the street from the Inn. If that were an actual concept, it would be part of the plan. If it was a plan, public comment would occur. It is a challenge to find affordable housing. Mr. Berry spoke and said he was just expressing his thoughts. He did purchase a lot in Timber Cove and is building a home on the lot. He is happy to have a dialogue about this issue. Any housing built would be done in a pleasing and aesthetic manner.
- John Rea (direct neighbor of the Inn) - Regarding the water district serving the new project, there was never an agreement to serve Timber Cove Country Inn. The existing Timber Cove Inn does have an agreement to obtain their water from the Timber Cove Water District. A previous owner of the existing Inn said they would build a water tank but that never happened. Anne Vernon and Mr. Rea are for growth and want to work with you. The Water District should have a discussion with the Timber Cove County Water District.
 - Margaret Grahame - Ms. Grahame did contact the Timber Cove County Water District (TCCWD) and obtained a will serve letter. She will check if it was dated and signed. If there is a concern about the water district having the capacity to provide water, Ms. Grahame will absolutely research and get to the bottom of the issue.
 - Leo Chyli-(Lynda Hopkin's staff) added he has spoken with Permit Sonoma. The plan was submitted on July 16, 2020. At this time, no building permits have been filed. The details have been shared with other agencies to determine what is needed. This project is still very new so there are limited records available.
- Rick Coates had 5 questions. On the traffic study is that vehicle miles travelled or is it level of service? With the water issues, has the Inn considered rain harvesting, specifically for fire protection or perhaps land scaping?; Is there any tree removal?; Will there be power lines (considering fire safety and the look of power lines or underground?; Has anyone considered cumulative impacts and the big picture?
 - Colin Leary
 - Traffic study - He believes the primary focus on the study was trip generation which was deemed not to be significant. Mr. Coates questioned if the issue was actually level of service and Mr. Leary agreed.
 - Water harvesting - They will take a look at water harvesting and see if there is any potential for it.
 - Tree removal - Mr. Leary believes that any trees removed are quite small so there are no large trees being removed.
 - Power lines - There will be no above ground power lines. All power lines will be underground
 - Cumulative impact and the big picture - Mr. Leary has no response that he can provide regarding the last question.
- Steve Burdlebough - Mr. Burdlebough is concerned about weekends when Hwy 1 becomes very congested. He noticed in the completion of the RCSPA, that no arrangements were made for car sharing or shuttle arrangements. As the LCP comes up for review, it is being suggested that Sonoma County do the same as Marin on busy weekends if a shuttle/ride sharing was required.

- Colin Leary - This project is expected to produce less than 10 trips per peak hour. The agencies have deemed this less than significant. The project is modest in scale and is deemed not to have a large number of trips. A shuttle service would not be appropriate for this type of development.
- Margaret Grahame - Because of the different schedules and the distance travelled by employees, carpooling isn't an option. There is one bus that travels the coast from Santa Rosa in the morning and evening. If the greater community went down the same path as Muir Woods and Marin, that would be a conversation to have with the coastal community, state parks, County, etc.
- Richard Sachen Jr (Sierra Club Sonoma Group/Chairman of Executive Committee) - Mr. Sachen has a few questions: Will the project be LEED certified and to what level?; And if not LEED certified, why not?; How many years before there is remediation on the cliff and how many years do the engineers expect the cliffs to last before they get worn away?; Concern about the spa and pool down by the cliffs and how that will interact with the coastal access during the day?
 - Colin Leary
 - LEED Certified - We are not using LEED certification. A decision was made that the components of the project are very attractive and don't warrant the need for LEED certification stamp although they do believe that LEED is great in general
 - Remediation of Cliffs - Mr. Leary stated he would have to check the report although he believes it is 50 to 100 years. The entire analysis is found in the report and if Mr. Sachen has any trouble finding it, the team would be happy to go over it with him.
 - Interaction with Coastal Access - Mr. Berry stated that the pool and spa are at the same elevation as the cabins although they may appear to be nearer the cliffs.
- Grace O'Malley (Timber Cove) – Ms. O'Malley appreciated the opportunity to learn more about the project. Margaret Grahame has been very good about bringing her into the loop some months ago. Ms. O'Malley and her husband have lived full time in Timber Cove for 18 years. They live about a mile north of the Resort (existing Timber Cove Inn). When they first moved here, the Resort wasn't used much. Over the years, the Resort has been used more and more. With the current owners, the Resort has had outstanding success. Ms. O'Malley reviewed the documents and appreciated the fact they will tread lightly. She likes the design very much, simple style, and the extended eaves that take on the Timber Cove look. She thinks they went out of their way to minimize the visual impact to HWY 1. However, she has concerned the cabins have been pushed too close to the bluffs. This maximizes the visuals to the neighbors. Ms. O'Malley would like to talk to the project managers about this issue. The existing Resort creates a very large degree of night lights. The new project will use the dark sky approach, and this could teach the Resort a few things. We need to make sure that both properties use the dark sky approach.
 - Michael Berry responded that the dark sky approach resonates with the project team and it is a focus.
- Open questions on Q&A

- The primary septic tanks appear to be uphill from the buildings, does that mean that the contents are pumped up to the septic tanks? If that is the case, how will the pumps be kept operating during the many power failures?
 - Colin Leary - The septic does have capacity to get through any power outage. Adobe Engineering designed a system that has the capacity, flexibility, and would not be overwhelmed in the event of a power outage.
- Annie Cresswell (Timber Cove) – Are you sure the water limits don't have to do with the water supply for the area? The subdivision hasn't been built out yet and during droughts this is a water scarce area?
- What is the reason for the 24-day closure of the bluff trail? What sort of events are planned?
 - Margaret Grahame - There will be no special events (weddings, music, etc.) held at this facility. There will be times when a group will book the facility and will want privacy. During these 24 days, the bluff trail may be closed at various times during the year. This was part of the agreement to build the facility.
- Janet Smith – Heimer (Timber Cove) - She is concerned about the water service. TCCWD is already stretched both physically and financially. Most water districts have a water permit process, so an unsigned/undated letter poses a risk with the developer.
 - Colin Leary - This was discussed earlier in this meeting. We are more than happy to go back and get an updated letter from the water district.
- Margie Johnson - Thank you for having this process, but I was surprised by the short 2-day notice for the meeting?
 - Scott Farmer – Because of the two-part system for comments on the permits, we thought we were bound by an August 6 deadline, but over the weekend we received a notice we had more time. Rather than reschedule, we decided to have the meeting since the discussion would be the same if the meeting was held later.
- Tim McKusick (Timber Cove) - Mr. McKusick had a couple of questions: What size meter is slated for the project? When was the will serve letter issued by the Timber Cove County Water District? He also added that the Resort was not allowed to expand due to lack of water.
 - Colin Leary – With respect to the water, Margaret Grahame did a lot of research and found the survey (discussed earlier) that was done a number of years ago. If there is different documentation, please let us know. Ms. Grahame added that the will serve letter was issued in October 2018.
- The question regarding the septic was not about capacity, but if there was the pumping needed to send the contents uphill to the septic.
 - Colin Leary - The project team will review with Adobe Engineering.
- Annie Cresswell (Timber Cove) - if the bluff trail is a public trail it should not be closed at all. How are you going to notify the public in advance about closure dates?
 - Colin Leary - This is currently not a public trail but was proposed as a public trail. It seems like a net positive for everyone and was agreed upon. The Country Inn

is committed to this agreement and not allowing the number of days to creep up.

- Rubin Weinsveg - There is a similar agreement regarding no events with the wineries. There has been event creep. The ambiguity of the 24-day closure is very problematic.
- Grace O'Malley requests that the parking lot be screened and also that there should be a lighting study.
- When will the story poles go up?
 - Margaret Grahame - When this application is deemed complete by the county, that is when the 4-week review period to put up the story poles is open.
- Rick Coates – In regard to power outages, they can last for weeks at a time and that needs to be taken into account. The Coast seems like low man on the totem pole when it comes to fixing the outages. You've admitted that there will be a small increase in the number of miles travelled which speaks to my concern about cumulative impacts. The heavy traffic on weekend detracts from the enjoyment of the coast. It got there incrementally and not all at once.
 - Margaret Grahame – Ms. Grahame is more than happy to meet with Mr. Coates to discuss the traffic study.

Council Member Wrap up

- Dibby Tyler - Ms. Tyler believes there may be a reason to relook at the setback from the bluff, for both visual and safety. Reducing the setback from the wetlands may be a better option since they aren't very lovely wetlands. It appears if all setbacks were implemented, there would be nothing left. She was very concerned about the geologic report. It costs quite a bit of money to do it right.
 - Colin Leary – We respect your comment regarding reducing the setback from the wetlands, but it might not be achievable. We will check on this issue. We worked with many consultants on this issue and feel very confident that the site plans meet the requirements.