



**Sonoma County Coast Municipal Advisory Council**

**Agenda**

**Regular Meeting**

**May 18, 2023 05:30 PM**

**Fort Ross Elementary School, 30600 Seaview Rd, Cazadero, CA 95421; meeting will be streamed via**

**Zoom at:**

**<https://sonomacounty.zoom.us/j/98135931288?pwd=ek5nd1NyMTNPQVJVS2V3OAVzQzQT09>**

**<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/boards-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. Consent Agenda**

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. March 16, 2023 Minutes

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

- Discussion**

**5. Independent Office of Law Enforcement Review and Outreach (IOLERO) Presentation from Lizette Camacho, Community Engagement Manager and John Alden, Director**

- Discussion**

IOLERO's mission is to strengthen the relationship between the Sheriff's Office and the community it serves through outreach and the promotion of greater transparency of law enforcement operations.

## **6. Chair and Council Member Reports**

**Discussion**

## **7. 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.

## **8. Supervisor Lynda Hopkins**

## **9. Local Coastal Plan Site Specific Policy Options**

**Discussion**    **Possible Action**

The Coast MAC representatives will discuss policy options and consider drafting advisory correspondence regarding these options.

## **10. Consideration of letter in support of AB 817 (PACHECO): LOCAL GOVERNMENT: OPEN MEETINGS**

**Discussion**    **Possible Action**

## **11. Staff Report, Elise Weiland**

**Discussion**

Including Broadband update and discussion regarding fall MAC member (s) election process.

## **12. Adjournment**

**Sonoma Coast MAC**  
**March 16, 2023 DRAFT Minutes**  
**Bodega Bay Grange**

**Meeting Called to Order – 5:38 PM**

Chair Brian Leubitz

**Pledge of Allegiance**, led by Ginny Nicholls

**Roll Call– Present**

Brian Leubitz– chair

Beth Bruzzone- vice chair

Marti Campbell

Scott Farmer

Jill Lippit

Drew McCalley

Caroline Madden

Ginny Nicholls

**Absent–**

Abreanna Gomes

**Approval of Agenda**

Beth Bruzzone moved to approve the agenda and Marti Campbell seconded. The motion carried 7-0

**Oath of Office**

Leo Chyi administered the oath of office for Drew McCalley.

Marti Campbell highlighted the community service work Drew McCalley has done in the community.

**Consent Agenda**

Marti Campbell moved to approve the consent agenda and Beth Bruzzone seconded. The motion was carried unanimously.

**Statements of conflict of interest, if any, from Council members**

There were no statements of conflict of interest

**Correspondence**

There was no correspondence

**Chair and Council Member Reports**

There were no chair and council member reports

**Public Comment**

Michael Keyes spoke about a new beach in Scotty Creek that is currently without a name. He highlighted the influence that Indigenous People have had on the area, and suggested “Katan Xal” as a possible name with the consultation of the Native community.

Jim Moore highlighted a project that the Bodega Bay Grange is working on to become a commercial kitchen.

Lynn Kelsen spoke on a series of projects the Native Plant Society was working on in the area.

### **Supervisor Lynda Hopkins**

Leo Chyi gave the staff update for Supervisor Hopkins

He noted that the County has been pushing Permit Sonoma to make their process for Coastal Vacation Rental policy available as soon as possible. The document on policy options available at this meeting was created by Permit Sonoma based on feedback from the Board of Supervisors for this purpose.

### **Presentation from Creative Sonoma, Director Kristen Madsen**

Kristen Madsen gave an overview of the work and projects of Creative Sonoma. Slides available [here](#).

### **Sonoma County Local Coastal Plan Update and Policy Options**

- The discussion began on agricultural fencing. Vice Chair Beth Bruzzone and Scott Farmer both shared concerns over whether the fencing requirements proposed will be adequate to keep animals and people out of fenced areas, as well as that the term “agricultural enterprise” must be entirely removed since the requirements it imposes are cumbersome for small farmers and difficult to meet. Public comment made on this topic highlighted tensions resulting from the fact that agricultural communities were not consulted.
- The next topic discussed was the Marine Lab. Scott Farmer spoke of the community benefits the marine lab has provided. Supervisor Hopkins explained that District 5 reached out to community members and the Bodega Marine Lab and developed this policy in order to facilitate continued scientific research as a result of this meeting. Vice Chair Bruzzone noted the tensions landowners in the area were feeling over this proposed policy. Public comment made on this topic included suggestions for the County to support educational initiatives in partnership with the Marine Lab, as well as to clarify that this policy would help to streamline communications between the Marine Lab and other organizations and individuals.
- Campgrounds were discussed next. Scott Farmer asked whether this policy would allow for more private campgrounds, and Supervisor Hopkins clarified that the intent was to create more camping opportunities to expand regional parks, as flooding will make some current locations inaccessible. Supervisor Hopkins also said that she will bring the concern over the proliferation of private campgrounds to the BOS.
- Estero Americano: Vice Chair Bruzzone began by providing some background for this policy, and highlighted the tensions experienced in the community, with the public wanting increased access, but property owners struggling with trespassing. Supervisor Hopkins noted that some public points of access had been blocked by Marin County. Public comment was made in support of a Sonoma County Access point, and Chair Leubitz echoed this sentiment. In response to comments from the public and Vice Chair Bruzzone stating the concerns of property owners at the current proposed location for the access point, Supervisor Hopkins noted that the goal has been to identify broad areas where public access points were placed, and that the access point would not necessarily be at the specific location marked by a dot on

the map. Vice Chair Bruzzone commented that the put in is not blocked. Marin County narrowed the access, the walkway to the put in to stop vehicles driving down onto the sensitive eel grass beds and launching boats causing significant damage to the environment. There is plenty of room to walk around the off set K-rail to kayak and canoe.

- Fire Fuel Management: Marti Campbell raised concern over the fact that, with the exception of Sea Ranch, homeowners need County permission to do fire clearing, and added that clarification is needed as to what the policy's wording means exactly. She also expressed concerns over whether this policy will sufficiently address existing concerns. Scott Farmer added that the policy should be broadened to include not only roads and houses, but forests as well. Mat Greene (public, professional forester) added that vegetation removal was only permitted inside the coastal zone with a timber coastal development permit. He also highlighted the fact that terminology used is unclear, and that the simplest fix would be to remove "Timber Harvest Plan" from the proposal and instead use existing permitting procedures. He also noted that public parks and 100 ft defensible spaces around private property are still exempt from this policy. Fire Chief Nichols expressed concern over potential unforeseen consequences and cautioned that this be approached deliberately and carefully. He also added that resource staff from Calfires should be consulted on this further. Supervisor Hopkins proposed postponing a final vote on this. Mat Greene expressed support, adding that the Board of Forestry is taking up this topic next Wednesday. Public comment was made explaining the added complications that the bifurcated LCP process poses. Additional public comment was made noting the need for balancing careful long-term planning with the immediate needs of the community, given the existing difficult permitting process, as we head into the Summer. Chief Nichols also raised concerns over the statement in the proposal that all trees removed must be replaced at a ratio greater than 1:1.
- Offshore Energy Production: Scott Farmer stated that the current policy seems to take a position entirely against offshore wind/sea mining. Cea Higgins (public) expressed concern over the policy's unrealistic assumption that offshore wind/sea mining will never happen here. She highlighted that a key concern was maintaining local control, and that the LCP needs to reflect the discussion at the Planning Commission on this topic, which prioritized local control. Public comment was also made on the need to prepare as a community for potential unintended consequences. Cea Higgins also added that, if a prohibition on these devices was created, any company would have to appeal to the public through a vote, but the language needs to be clarified to reflect this.
- Sea Otters: Drew McCalley stated that reintroducing sea otters is only one of several possible ways to restore kelp. Supervisor Hopkins provided context that sea otter reintroduction is only one portion of this section of the LCP, whose broader focus is stewardship and kelp restoration, but is in the heading because it is new. Cea Higgins (public) recommended looking at other areas where sea otters were reintroduced to get a clear sense of the issues and benefits that resulted. The reintroduction of sea stars may also be beneficial. Public comment was also made on broadening exemptions to kelp harvesting and clarifying the language, to which Supervisor Hopkins agreed.
- Site-Specific Uses: Marti Campbell expressed support for Permit Sonoma's suggestions, as they modernize a policy that is no longer relevant, but expressed support for removing specific businesses from the policy. Scott Farmer and Jill Lippit also expressed support for this. Public

comment was made to support this. Cea Higgins (public) recommended selectively revising instead of entirely removing the Site-specific policies entirely, as they provide better protection than the CDP Process. Public comment was also made on the importance of historical context in this discussion.

- Jill Lippitt created a motion for the coastal MAC to write a letter in support of Supervisor Hopkin's recommendation to lengthen the LCP update. Supervisor Hopkins added that specific issues that are in need of further discussion should be highlighted in this letter as well. The motion was amended to include the sentiments expressed by Supervisor Hopkins. Beth Bruzzone seconded the motion, and it was approved unanimously.

### **Informational Item: Coastal Zone Vacation Rental Ordinance Update Fact Sheet**

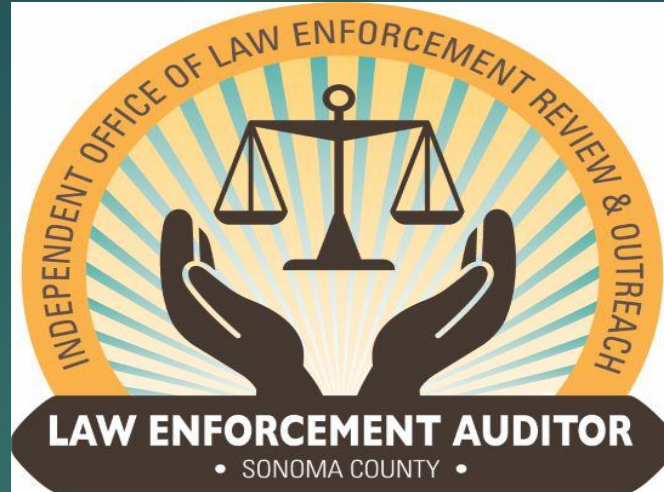
Cea Higgins (public) expressed concern over the fact that the language was selectively taken from a Coastal memo, and did not reflect community concerns that were in the memo. She proposed adding language on "housing stock and affordability, community character, noise, traffic impacts" to the LCP so these factors can be included for future consideration. Supervisor Hopkins expressed support and added that she'd like to strike the language of "high density." Leo Chyi added that he has been working with Permit Sonoma to clearly get an explanation on where this process is in regards to the Coast. Marti Campbell noted that the head of the vacation rental group in the area was not aware of this and that insufficient communication has been made with the Coast regarding the Coastal Zone Vacation Rental Ordinance. Leo Chyi added that he believes the fact sheet available at the meeting is the plan Permit Sonoma is going forward with, however this is not guaranteed. Concerned stakeholders should show up to the meeting on April 24th. Public comment was made expressing concern over the way that this policy feels penalizing to some areas. Chair Leubitz clarified that restrictions were localized, not applicable to the entire Coast, and that different areas have experienced different proportional rates of increase in concentration of Vacation rentals, making localized regulations helpful and important.

### **Staff Report**

None

### **Adjournment**


Scott Farmer motioned to adjourn the meeting at 8:35 pm and Vice Chair Bruzzone seconded the motion.



# We are the Independent Office of Law Enforcement Review and Outreach (IOLERO)

3333 MENDOCINO AVENUE SUITE 240 IN SANTA ROSA, CA 95403

OFFICE 707.565.1534 ONLINE @ [WWW.SONOMACOUNTY.CA.GOV/IOLERO](http://WWW.SONOMACOUNTY.CA.GOV/IOLERO)



IOLERO's mission is to strengthen the relationship between the Sheriff's Office and the community it serves through outreach and the promotion of greater transparency of law enforcement operations.

IOLERO's primary functions include reviewing complaints against the Sheriff's Office, community outreach, and making policy recommendations to the Sheriff's Office.



Through Ordinance No. 6333, IOLERO is authorized to:

Provide objective and independent review of complaints against the Sheriff's Office.

Receive citizen complaints against the Sheriff's Office and forward them to the Sheriff's Office for review.

Advise if an investigation appears incomplete and propose further investigation.

Propose policy and training recommendations to the Sheriff's Office based on the complaints.

Increase transparency of law enforcement operations.

Conduct outreach to the community.

Produce a public report about the complaints and recommendations on a summary level.

Conduct independent investigations "[w]here, in the opinion of the director, the investigation of a complaint or incident by the sheriff-coroner is incomplete or otherwise deficient." (Sec. 2-394(b)(5))



## IOLERO is not authorized to:

Change the decisions made by the Sheriff's Office

Decide policies for the Sheriff's Office

Impose discipline on any Sheriff employee for any reason

Interfere with the performance of the Sheriff's Office



# Community Advisory Council (CAC)


One of IOLERO's primary missions is to engage the community in order to make sure you are aware of our work and to be informed about your viewpoints, concerns and experiences. Our Community Advisory Council (CAC), composed of volunteers from across Sonoma County, helps IOLERO carry out this mission.



# Community Advisory Council (CAC)


The CAC also makes policy recommendations to the Sheriff's Office. This year our priority areas are:

- Traffic Stops
- Recruitment and Hiring Best Practices
- Mental Health/First Response/Alternatives to Jail
- De-Escalation Practices



Our goal is to be present at a minimum of one community event per month. For example, we host a booth at the Cinco de Mayo celebration in Roseland and we give presentations at smaller community events such as the Senior Health Fair in Cloverdale. Additionally, we host community outreach meetings at different locations throughout the county.

If you would like IOLERO to be present at your event, or to learn more about our community outreach efforts, please contact us by phone at [\(707\) 565-1534](tel:7075651534) or via email at [IOLERO@sonoma-county.org](mailto:IOLERO@sonoma-county.org). If you would like IOLERO to be present at your event or to learn more about our community outreach efforts, please contact us by phone or email.



If you would like to reach out to the Community Advisory Council (CAC), please feel free to send them an email at [CAC@sonoma-county.org](mailto:CAC@sonoma-county.org)

You can review our policy recommendations here:

<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/independent-office-of-law-enforcement-review-and-outreach/policy-recommendations>



## **AB 817- OPEN MEETINGS: TELECONFERENCING: NON- DECISION-MAKING BODIES**

### **BACKGROUND**

Local governments across the state have faced an ongoing challenge to recruit and retain members of the public on advisory bodies, boards, and commissions. Challenges associated with recruitment have been attributed to participation time commitments; time and location of meetings; physical limitation, conflicts with childcare, and work obligations.

The COVID-19 global pandemic has driven both hyper-awareness and concerns about the spread of infectious diseases, as well as removed barriers to local civic participation by allowing remote participation. This enabled individuals who could not otherwise accommodate the time, distance, or mandatory physical participation requirements to engage locally.

Diversification in civic participation at all levels requires careful consideration of different protected characteristics as well as socio-economic status. The in-person requirement to participate in local governance bodies presents a disproportionate challenge for those with physical or economic limitations,

including seniors, persons with disability, single parents and/or caretakers, economically marginalized groups, and those who live in rural areas and face prohibitive driving distances. Participation in local advisory bodies and appointed boards and commissions often serves as a pipeline to local elected office and opportunities for state and federal leadership positions.

Existing law (Stats. 1991, Ch. 669) declares "a vast and largely untapped reservoir of talent exists among the citizenry of the State of California, and that rich and varied segments of this great human resource are, all too frequently, not aware of the many opportunities which exist to participate in and serve on local regulatory and advisory boards, commissions, and committees." Under the Local Appointments List, also known as Maddy's Act, this information must be publicly noticed and published. However, merely informing the public of the opportunity to engage is not enough: addressing barriers to entry to achieve diverse representation in leadership furthers the Legislature's

declared goals of equal access and equal opportunity.

### **EXISTING LAW**

Assembly Bill 2449 (Stats. 2022, Chapter 285) permits a full Brown Act legislative body to permit remote participation for a minority of local government officials for just cause or emergency circumstances.

Assembly Bill 361 (Stats. 2021, Chapter 165) until January 1, 2024, permits the full legislative body to participate remotely without posting physical location when the Governor has issued a specified state of emergency. This bill was narrowly crafted to tie to Executive Order N-29-20 which will be lifted on February 28, 2023.

AB 931 (Stats. 2019, Chapter 819) sought to ensure equal gender representation on local boards and commissions. While provisions were invalidated by the court, the legislative declarations recognize these local bodies establish a pathway to other governmental leadership positions and that California must take affirmative steps to remedy the injustices resulting from underrepresentation in leadership positions.

### **Staff Contact**

Kierra Paul

Email: [Kierra.Paul@asm.ca.gov](mailto:Kierra.Paul@asm.ca.gov)

Phone: 916.319.2064

### **PROBLEM**

Currently, there is no law that governs Brown Act Bodies specific to legislative subcommittees, boards, and commissions.

### **SOLUTION**

- **AB 817** would provide a narrow exemption under the Ralph M. Brown Act for non-decision-making legislative bodies currently governed by Act, such as advisory bodies and commissions, to participate in two-way virtual teleconferencing without posting physical location of members.
- **AB 817** would remove barriers to entry for appointed and elected office by allowing non-decision-making legislative bodies to participate virtually as long as they do not have the ability to take final action on legislation, regulations, contracts, licenses, permits, or other entitlements.

### **SUPPORT**

- California Association of Recreation and Park Districts (CARPD) - **Sponsor**
- League of California Cities (CalCities) - **Sponsor**
- Urban Counties of California (UCC) - **Sponsor**
- Rural County Representatives of California (RCRC) - **Sponsor**
- California State Association of Counties (CSAC) - **Sponsor**



**DRAFT**

May 18, 2023

The Honorable Blanca Pacheco  
California State Assembly  
1021 O Street, Suite 6240  
Sacramento, CA 95814

**RE: AB 817 (PACHECO) LOCAL GOVERNMENT: OPEN MEETINGS – SUPPORT**

Dear Assembly member Pacheco:

On behalf of the Sonoma Coast Municipal Advisory Council (Coast MAC) we write to express our strong support for AB 817, which would remove barriers to entry for appointed and elected office by allowing non-decision-making legislative bodies that do not have the ability to take final action to participate in two-way virtual teleconferencing without posting location.

The Coast MAC is comprised of volunteer members from the unincorporated West Sonoma County communities of The Sea Ranch, Annapolis, Fort Ross, West Cazadero, Timber Cove, Jenner, Bodega Bay Valley Ford, Bodega and the Kashia Band of Pomo Indians - spanning more than 60 miles and requiring travel time in excess of 1.5 hours from one end to the other. Challenges associated with recruitment have been attributed to participation time commitments; time and location of meetings; the need to drive after dark and in inclement weather conditions; physical limitation, conflicts with childcare, and work obligations. The COVID-19 global pandemic drove both hyper-awareness and concerns about the spread of infectious diseases, as well as removed barriers to local civic participation by allowing this same remote participation. This enabled individuals who could not otherwise accommodate the time, distance, or mandatory physical participation requirements to engage locally, providing access to leadership opportunities and providing communities with greater diversified input on critical community proposals.

Existing law (Stats. 1991, Ch. 669) requires local bodies to publish and publicly notice opportunities that exist to participate in and serve on local regulatory and advisory boards, commissions, and committees under the Local Appointments List, known as Maddy's Act. However, merely informing the public of the opportunity to engage is not enough: addressing barriers to entry to achieve diverse representation in leadership furthers the Legislature's declared goals of equal access and equal opportunity.

Diversification in civic participation at all levels requires careful consideration of different protected characteristics as well as socio-economic status. The in-person requirement to participate in local governance bodies presents a disproportionate challenge for those with physical or economic limitations, including seniors, persons with disability, single parents and/or caretakers, economically

marginalized groups, and those who live in rural areas and face prohibitive driving distances. Participation in local advisory bodies and appointed boards and commissions often serves as a pipeline to local elected office and opportunities for state and federal leadership positions.

AB 817 would help address these issues by providing a narrow exemption under the Ralph M. Brown Act for non-decision-making legislative bodies that do not take final action on any legislation, regulations, contracts, licenses, permits, or other entitlements, so that equity in opportunity to serve locally and representative diversity in leadership can be achieved.

For these reasons, we are pleased to support AB 817 and thank you for your leadership on this most important issue.

Sincerely,

Brian Leubitz  
Chair, Sonoma Coast Municipal Advisory Council

cc: Assemblymember Jim Wood  
Senator Mike McGuire  
Members and staff, Assembly Local Government Committee  
Ronda Paschal, Deputy Legislative Secretary, Governor's Office of Legislative Affairs  
Supervisor Lynda Hopkins, Sonoma County Board of Supervisors, 5th District



Local Coastal Program  
Permit Sonoma

# 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



Local Coastal Program  
Permit Sonoma

## 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 do 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 do 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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## Sonoma County Local Coastal Plan Update Site-Specific Uses

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.