

# **Local Coastal Plan Update**

**Public Review Draft Comments**

**September to December 27, 2019**



**Local Coastal Program**  
**Permit Sonoma**

## Cecily Condon

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**From:** Chris H Stoessel <cstoessel@sonic.net>  
**Sent:** Wednesday, September 25, 2019 8:52 PM  
**To:** PRMD-LCP-Update  
**Subject:** LCP-Update: Short-Term Vacation Rental policies

### EXTERNAL

Dear LCP Update Team,

thank you for sharing the LCP update plan with the public. As a Bodega Bay resident, this planning document is very relevant to me, and contains many worthwhile updates to keep our coast accessible while maintaining its unique splendor.

I have a few questions regarding the issue of Short-Term Vacation Rentals (STVRs - which are a significant visitor-serving element, but currently unregulated in the County's Coastal Zone).

The only substantive planning element I found was "Program L-CU-1" (in the Land Use Plan, page 55), which refers to an element in the County's 2014 Housing Element (HE-1k which I can't quite find), but is otherwise rather unspecific regarding scope & timing.

Is this reference an indication that the County plans to extend the County's Vacation Rental ordinances (such as [Code Section 26-88-120](#)) to the Coastal Zone? Is there any schedule associated with this? Will the local communities have any input on such plans (e.g. where the vacation rental density is already quite high and impacts the character of the community, such that perhaps establishing a X Vacation Rental Exclusion Combining District may be considered)? And would it require additional Coastal Commission approval?

I would appreciate your clarification as to the County's plan to regulate STVRs in the Coastal Zone, and would encourage clarification of any such plans in the current LCP update in the interest of balancing the value of STVRs to support CCC's coastal access goals with the impact they have on local residential communities.

With thanks & kind regards,

Chris H. Stoessel  
20066 Heron Dr.  
Bodega Bay

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## Cecily Condon

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**From:** Susan Rudy <susan@stillwatercove.net>  
**Sent:** Sunday, November 03, 2019 7:58 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; Scott Farmer; Annie Cresswell; Scott Foster  
**Subject:** Rescheduling of LCP community meetings

### EXTERNAL

Dear Cecily Condon,

Thank you for the message regarding changes to the LCP meeting schedule :certainly understandable. I appreciate receiving the information in such a timely manner.

I am concerned that in rescheduling and with new time constraints, you may feel unable to bring a meeting to the Timber Cove.

I urge you to continue to include us in your planS for local meetings. The last gathering on the LCP was highly attended, and though we are not a densely populated area, we care deeply about planning for the future of our area.

Geographically we often fall through the cracks in regards to planning projects, and therefore hope and trust you will continue to keep us on the Draft LCP meeting schedule.

Best regards,

Susan Rudy

Stillwater Cove Ranch  
22555 Hwy 1  
Jenner, CA 95450

707.847.3163

Written on a small device w/ a tiny keyboard.

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## Cecily Condon

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**From:** Chris H Stoessel <cstoessel@sonic.net>  
**Sent:** Tuesday, October 22, 2019 9:08 PM  
**To:** PRMD-LCP-Update  
**Cc:** stephanie.rexing@coastal.ca.gov; Lynda Hopkins  
**Subject:** LCP 2020 draft - public comment (STVRs)

### EXTERNAL

Dear Cecily, Lynda and Stephanie,

as a resident and registered voter of Bodega Bay, I have read with great interest the draft of the LCP update.

I have a particular issue with the Land Use Implementation program C-LU-1 (Land Use Element, page 55) which relates to short-term vacation rentals (STVRs). The vagueness of the "Program" in regards to timing and scope is worrisome.

Given that STVRs have thus far been completely unregulated in Sonoma County's coastal zone, their proliferation has been unfettered, enforcement of the TOT regulations as well as payment of associated Bodega Bay Fire Protection District fees has been lax, their impact on local residential communities through noise, parking, traffic and trespass issues has been difficult to control, and arguably has a negative impact that would not be tolerated in inland Sonoma County or other coastal communities where the Coastal Commission has realized the need for reasonable regulation.

I strongly encourage the following implementation criteria for Program C-LU-1 as an adopted part of a CCC-approved LCP::

1. Adoption of the County's Vacation Rental Ordinance (such as Code Section 26-88-120)
2. For all existing and future STVRs, implementation of the permit application and qualification process described in that Code
3. Strict application of the "three strikes" violations rule applied in the County for violations of that Code
4. Reviewing whether parts of the coast qualify as a X Vacation Rental Exclusion Combining District
5. Allowing coastal Home Owners' Associations (such as the Bodega Harbour HOA) to craft specific policies regulating STVRs

I am very worried that a prolonged absence of effective regulation of STVRs at our coast further diminishes the quality of life of coastal residents, increases the burden on the limited local infrastructure, and does not adequately account for all of tourism's impact on coastal disaster preparedness. Adopting meaningful regulation in the 2020 LCP is needed now.

I thank you for your attention to this matter.

Kind regards,

Chris Stoessel

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## Cecily Condon

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**From:** Diana Badger <dianabadger@sonic.net>  
**Sent:** Sunday, October 20, 2019 8:53 PM  
**To:** PRMD-LCP-Update; Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Local Coastal Plan Update Requires Ample Time Meaningful Public Participation

**Importance:** High

### EXTERNAL

To All Whom It May Concern,

I am writing to urge you to revert to the original allotted timeline for voting on the updated Local Coastal Plan. This timeline provides for a minimum of 4 months of review time from the Sept. 26, 2019 date of the Update's release, and allows time for the proposed October and November review workshops, and several more as well in the months following.

The LCP as it now stands is a long and very important document that will have effects on our coastal communities — both human and non-human — for years to come. I am concerned that the County might be trying to push this complex document through for a final vote without giving adequate time for the public to provide meaningful input that could be incorporated into the final version. The public has the right to review this 400-page document, which currently does not protect the Coast to the degree desired by the citizens group who drafted the Local Coastal Plan 4 years ago.

To this end, I'd like to request that the County ensure the scheduling of a minimum of five public workshops for this review – three on the Coast in Bodega Bay, Timber Cove, and Sea Ranch; and two inland; and that these be held *after* the four-month period to allow the public to digest and research the issues. County staff has had five years to do this and now it is the public's turn to get into the details.

I would also like to request that the County form an Advisory Committee to the Coastal MAC (Municipal Advisory Committee) made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, agriculture issues, and water quality. For the original draft of the Local Coastal Plan there were at least five Technical Advisory Committees formed, each with 8-12 citizens with expertise in the above areas. No such committees have yet been formed for this current updated LCP, but they will be needed.

Thank you for doing everything in your power to ensure that ample time is provided for a thorough public review of this very important Local Coastal Plan.

With best regards,

Diana Badger

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## Cecily Condon

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**From:** Janet Moore <janetmooremail@yahoo.com>  
**Sent:** Wednesday, October 16, 2019 6:54 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Local Coastal Plan Update

### EXTERNAL

Hello,

I am writing to request that you follow language in the California Coastal Act that requires public participation in the Sonoma County Local Coastal Plan update. I have the current list of scheduled meetings. I fear there are not enough sessions and not enough advance notice necessary to secure a significant contribution from the public. My community of Bodega Bay is composed of older adults, most who travel during this time of year. They all need to be heard.

I am confident that you realize just how important this public process is and just how important the LCP is. As a retired marine scientist and a 20-plus year resident of Bodega Bay, I have seen first-hand the advancing impacts and serious challenges to those coastal protections fought for by citizens and legislators decades ago. Those protections are more important now than ever before.

In the past our coast has been a refuge for people seeking to recreate in unadulterated nature. But things have changed. Now the coast is more important and more "in demand" than ever.

- Climate refugees in growing numbers flock to the Sonoma Coast every time inland temperatures hit triple digits. Who can blame them? Our town is flooded with people who seek relief. We need to anticipate and manage this influx, helping those people to safely access the coast, to have affordable places to stay (not camping out on residential streets) and assuring that coast is protected from human-induced damage. This situation is an impending challenge that cannot be ignored.

- Climate change is also causing commerce and agriculture to consider moving west to cooler temperatures. Notice the dramatic expansion of vineyards in West Sonoma County. And let's not forget the misguided attempt earlier this year by a former government official to hold a for-profit marathon on the coast that attempted to co-op public trust lands and the beauty of our beaches as their marketing "draw". Commercial interests have historically attempted to monetize the coast. Our LCP must support the Coastal Zone Act in recognizing that new commercial development should have a seawater-dependent use.

- Community culture and local character is being lost at an extraordinary rate as vacation rental numbers explode. So many homes sit empty while long-term rentals and affordable housing is nonexistent. We are losing population, community culture and diversity. Is it okay for people to own multiple homes that sit empty while we have an ongoing housing crisis? The current lack of vacation rental management on the coast is devastating our local residential population. Does the County really want to eliminate all those people who pick up garbage, volunteer for non-profits, provide human services and are the most dedicated stewards for our public lands?

Having a graduate degree in marine policy and science from the University of Washington, I know that the coastal zone is a particularly unique environment; forming the interface between land and sea, it requires careful

study and planning to achieve a thoughtful, balanced approach to land use and management. I believe that an Advisory Committee to the Coastal MAC is necessary. With the UC Bodega Marine Laboratory located here, and legions of skilled retirees, we are fortunate to have these excellent resources in our midst. Use them. Take advantage of these skill sets to be sure that this governing document is based on current science and knowledge. This along with a rigorous public process is essential during these changing times.

Thank you for your consideration,

Janet Moore  
PO Box 775  
Bodega Bay, CA  
94923

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## Cecily Condon

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**From:** reuben weinzveg <preserveruralsonomacounty@gmail.com>  
**Sent:** Wednesday, October 16, 2019 12:14 PM  
**To:** Cecily Condon  
**Cc:** Maggie Fleming; Domenica Giovannini; Tennis Wick; Milan Nevajda; Jane Riley; Amy Lyle; Black, Abigail@Coastal; Lynda Hopkins  
**Subject:** Re: Scheduled LCP meetings too soon to be meaningful for public input

### EXTERNAL

Dear Ms. Condon et al,

Thank you for your email clarifying the current LCP process. I appreciate that the new draft has begun to address the concerns that we expressed over three years ago at the Timber Cove meeting sponsored by the Planning Department. One reason for our immediate concern as expressed in our communications was that during the meeting three years ago, the then Planning Department representative was very dismissive of our concerns that the language of the LCP revision was nothing more than a mirror of the language in the General Plan. I am happy to understand that the new document has begun to address these issues. Given time for our groups to review the lengthy documents, we hope to partner with your department in making sure that the revised LCP provides the protection that our unique coastal region deserves.

Respectfully,  
Reuben Weinzveg

On Wed, Oct 16, 2019 at 9:46 AM Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)> wrote:

Reuben,

Thank you for reaching out. I was asked to provide some clarity on the project timeline and some of the details of the plan regarding your specific concerns. The public workshops were scheduled one month after the drafts release to help orient the public to the new document and changes made since the previous draft (2015). Public comments are encouraged throughout the next several months of the planning process to be incorporated into the document through revisions and recommendations as we move through the public process. The public hearing process is now tentatively scheduled to begin with the Planning Commission in February of next year, and approximately five months after the release of the draft. We won't reach a final draft so to speak until it is adopted by our Board of Supervisors and certified by the Coastal Commission which is expected to be about a year from this drafts release.

Regarding your concerns for agricultural support uses I would like to direct you to the Agricultural Resources Element, Section 3.3 which specifically addresses these issues in policy. Table C-AR-3 identifies the proposed permitting thresholds for coastal development of agricultural uses. This table and associated policy explicitly identify that tasting rooms and other visitor serving uses are allowed only in commercial zones. Similarly the recommendations from the current LCP (2001) have been incorporated into policy for necessary findings in order to approve limited onsite productions facilities (reference Policies C-AR-4a-d).

Policies regarding the protection of Environmentally Sensitive Habitat Areas can be found in the Open-Space and Resource Conservation Element and the Appendix: Habitat Protection Guidelines which is based off of the previous Administrative Manual.

We truly appreciate your commitment to our coast and the protection of our coastal resources and look forward to your further comments. We are at the beginning of a long period of comment opportunities and hope that the above has helped to provide some clarity.

Thanks again,

**Cecily Condon**

Planner III

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1958 | Office: 707-565-1900



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**From:** reuben weinzveg <[preserveruralsonomacounty@gmail.com](mailto:preserveruralsonomacounty@gmail.com)>

**Sent:** Tuesday, October 15, 2019 3:54 PM

**To:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; [abigail.black@coastal.ca.gov](mailto:abigail.black@coastal.ca.gov); Tennis Wick <[Tennis.Wick@sonoma-county.org](mailto:Tennis.Wick@sonoma-county.org)>

**Subject:** Scheduled LCP meetings too soon to be meaningful for public input

Dear Ms. Hopkins, Ms.Black and Mr. Wick:

I find that the lengthy and somewhat obscurely worded proposed LCP draft is impossible for me to intelligently analyze and comment upon within the time frame allotted by the County over the next few weeks. The previous LCP had 95 people working on it including 5 technical committees, and 4 citizen committees. It took them 4 years to come up with a final version.

There is also inadequate definition of Ag support which opens the door for tasting rooms and events in Ag areas. This is the language that the General Plan uses and it opened up huge areas to industrial and entertainment venues for wineries in now impacted areas of the County.

There are repeated clauses allowing for future interpretation of policy by staff instead of definition of terms and specific guidelines for development and activities permitted in the coastal zone.

I request that the public be given at least an additional 4 months to participate meaningfully in the development of the Local Coastal Plan revision, as active inclusion of public comment is mandated by the California Coastal Act. The current schedule for community input does not give anyone time to plough through the 400 page document that we have to deal with. If these meetings are conducted on the dates given, the County will claim that community was given four dates to give input, and without time to go into the weeds of the document; the timing of these meetings will short circuit good and meaningful public input. Damage can be done that will be irrevocable for years into the future.

Respectfully submitted

Reuben Weinzveg, Treasurer Preserve Rural Sonoma County

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## Neighbors to Preserve Rural Sonoma County (PRSC)

*We are a 100% volunteer organization.*

Visit our website at - <http://www.preserveruralsonomacounty.org>

Like us on Facebook - <https://www.facebook.com/preserveruralsonomacounty>

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## Neighbors to Preserve Rural Sonoma County (PRSC)

*We are a 100% volunteer organization. Please consider making a donation to help us advance our mission. Donations can be made by sending your tax deductible checks made out to Sonoma County Tomorrow (our fiscal sponsor), c/o PRSC, P. O. Box 983, Sebastopol, Ca. 95473. Or donating online via Paypal <http://preserveruralsonomacounty.org/donate/>*

Visit our website at - <http://www.preserveruralsonomacounty.org>

Like us on Facebook - <https://www.facebook.com/preserveruralsonomacounty>

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## Cecily Condon

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**From:** Carol Sklenicka <carolsklenicka@gmail.com>  
**Sent:** Tuesday, October 15, 2019 9:10 AM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins  
**Subject:** Re: Permit Sonoma Local Coastal Plan Update Public Workshop

**Importance:** High

### EXTERNAL

Thank you for the notice. Please provide copies of the PLAN at all coastal post offices including the ones Jenner and Stewarts Point and Cazadero!

### Review the Draft: [Public Review Draft](#)

Printed copies of the plan are available for public review at the following locations:

#### **Permit Sonoma**

2550 Ventura Ave,  
Santa Rosa, CA95403

#### **Guerneville Library**

14107 Armstrong Woods Rd,  
Guerneville, CA 95446

#### **Sebastopol Library**

7140 Bodega Ave,  
Sebastopol, CA 95472

#### **Santa Rosa Central Library**

211 E St,  
Santa Rosa, CA 95404

#### **Bodega Bay Post Office**

537 Smith Brothers Rd,  
Bodega Bay, CA 94923

#### **Duncans Mills Post Office**

25375 Steelhead Blvd,  
Duncans Mills, CA 95430

#### **Monte Rio Post Office (Northwood)**

19420 CA-116,  
Monte Rio, CA 95462

#### **The Sea Ranch Post Office**

60 Sea Walk Dr,  
Sea Ranch, CA 95497

We look forward to your continued participation on this project.

Cecily Condon

Planner III

[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)

Phone: 707.565.1958

- [Notice Public Review Draft 2019 Public Workshops.pdf](#)

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**Sonoma County Permit and Resource Management Department**

[www.PermitSonoma.org](http://www.PermitSonoma.org)

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575 Administration Drive · Santa Rosa, CA 95403



<Notice\_Public\_Review\_Draft\_2019\_Public\_Workshops.pdf>

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## Cecily Condon

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**From:** NORMA JELLISON <normalj@sonic.net>  
**Sent:** Friday, October 11, 2019 12:43 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov; Black Abigail@Coastal  
**Subject:** Sonoma County LCP Update

### EXTERNAL

There are many references to Exhibit 1 as below, especially in the Cat Ex Section.

*"Land in the Sonoma County Coastal Zone excluded under Exhibit 1."*

Please advise where is Exhibit 1 to be found?

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

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## Cecily Condon

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**From:** Eric Vanderbilt <ericvan.mege@gmail.com>  
**Sent:** Wednesday, October 23, 2019 11:15 AM  
**To:** PRMD-LCP-Update  
**Subject:** Re: Draft Local Coastal Plan

### EXTERNAL

Hi, Just checking to confirm you received my email.  
Thanks, Eric

On Sat, Oct 19, 2019 at 11:01 AM Eric Vanderbilt <[ericvan.mege@gmail.com](mailto:ericvan.mege@gmail.com)> wrote:

Dear Permit Sonoma,

Your website explains the process by listing the schedule of workshops and an approximate time line for Spring 2020 hearings.

I was not able to find on your website an explanation for how the public comment and Agency (agencies?) approval process will work.

Here is what I would like to know:

- 1) Which decision makers are committed to attending workshops?
- 2) Will staff or decision makers respond to comments submitted at the workshops (is a "workshop" a 2-way conversation, or a 1-way conversation)?
- 3) Do the workshops have any objective or agenda item beyond
  - a) explaining what's the draft, and
  - b) listening to the comments.

In other words, what should we expect to have happen at a workshop?

- 4) Will all comments be compiled by staff? or only written ones? or any?
- 5) Will all (written?) comments be individually responded to?
- 6) If there is a closure date for comments, what is that date?

Thanks, Eric Vanderbilt, Jenner

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## Cecily Condon

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**From:** Jill Lippitt <jennerjill@gmail.com>  
**Sent:** Tuesday, October 22, 2019 10:05 PM  
**To:** PRMD-LCP-Update; Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** LCP Process Violates the Spirit of the Coastal Act

### EXTERNAL

To: PRMD

I am a property owner on the Sonoma Coast, and will be affected by the updated Local Coastal Plan. The Coastal Act specifically requires that the LCP reflect community input, but the process that you have established is woefully inconsistent with the spirit of the law. You cannot take over 4 years to update this plan, without any meaningful participation by the communities affected, then expect that we will be able to study your proposal and respond adequately in a mere 4 weeks time.

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

- Provide several more months time to review the Draft Local Coastal Plan prior to public workshops. The current time for community review is woefully inadequate.
- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,

Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,

- Form an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access. The previous Local Coastal Plan involved almost 100 citizen advisers in it's creation. We coastal property owners need to have this kind of input again.

It has taken over 4 years for Sonoma County to release a revised draft update of our Local Coastal Plan.

The public must have adequate time to review this new draft update.

The LCP is a large document and a critical one for the Sonoma Coast as it is THE document that controls development in the coastal zone, public access/equitable public access to the coast, protection of critical coastal resources (including environmentally sensitive habitat areas) and it is the controlling document for the Coast going forward.

We, on the coast, will have to live with/by this document for the foreseeable future.

We deserve to be allotted the time and the public participation process commensurate with the document's critical importance to us and the place we call home. This will allow us to provide

meaningful public review and comment on this draft document before it goes to the Board of Supervisors for their approval.

Thank you for your consideration of this request.

Jill Lippitt  
1313 Muniz Ranch Rd  
Jenner

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## Cecily Condon

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**From:** ANNA NARBUTOVSKIH <narbutovskih@comcast.net>  
**Sent:** Tuesday, October 22, 2019 4:20 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Public Input into Local Coastal Plan Update

### EXTERNAL

Permit Sonoma:

The Sonoma coast belongs to the public and the people deserve adequate time to have a substantial say about the future of our coast. Please provide the following provisions for public input:

- a) Adequate time is provided to the public to review the Updated Local Coastal Plan prior to public workshops that are scheduled (minimum of 4 months from date of release – September 26th, 2019)
  
- b) That the County schedule a minimum of 5 public workshops – 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland and that these be held after the 4 month period to allow the public to digest and research the issues. Staff has had 5 years to do this and now it is our turn to get into the details.
  
- c) Ask that the County form an Advisory Committee to the Coastal MAC (Municipal Advisory Committee) made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, Agriculture issues and water quality. (For the original draft of our Local Coastal Plan there were at least 5 Technical Advisory Committees formed, each made up of 8-12 citizens with expertise in the above listed areas. No such committees have been formed for this current updated LCP.)

Respectfully,

Anna Narbutovskih

[narbutovskih@comcast.net](mailto:narbutovskih@comcast.net)

Guerneville, CA

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## Cecily Condon

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**From:** Linda Kennedy <lmkennedy294@gmail.com>  
**Sent:** Sunday, October 20, 2019 9:11 PM  
**To:** PRMD-LCP-Update  
**Subject:** Sonoma County Local Coastal Plan

EXTERNAL

Thank you for providing a public review copy of the print version of the Sonoma County Local Coastal Plan update to the Sea Ranch Post Office. I am the collections manager for The Sea Ranch Archives, and wonder if it would be possible to obtain an additional print copy for the Archives collection, to be permanently added, and which we would also make available for review. I would be happy to pick it up or pay postage.

We will of course also download the electronic version but would appreciate having both versions.

Regards,

Linda Kennedy  
The Sea Ranch Archives Committee  
707-785-3680  
lmkennedy294@gmail.com

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## Cecily Condon

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**From:** Susan Teel <teelsus@gmail.com>  
**Sent:** Thursday, October 17, 2019 11:09 AM  
**To:** PRMD-LCP-Update  
**Subject:** Local Coastal Plan Sonoma County

### EXTERNAL

PRMD

*I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:*

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,
- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,
- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,
- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

Thank you

Susan Teel, Bodega Bay Resident

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## Cecily Condon

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**From:** Sharon Ann Chang <sachang@ucdavis.edu>  
**Sent:** Wednesday, October 16, 2019 11:39 PM  
**To:** PRMD-LCP-Update  
**Cc:** Sharon Chang  
**Subject:** LCP draft hard copy and current LCP hard copy

### EXTERNAL

Dear Staff,

I would like to obtain a hard copy of both the Local Coastal Plan draft and a hard copy of the existing Local Coastal Plan. I know there are digital copies online of the LCP draft; however the maps and other items are difficult to print. Thank you for your prompt assistance in this matter as time is of the essence.

Be Well,

Sharon Chang  
707-865-0108

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## Cecily Condon

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**From:** MERCY SIDBURY <mercysidbury@comcast.net>  
**Sent:** Wednesday, October 16, 2019 10:59 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Coastal Use regulations LCP

### EXTERNAL

To Whom It May Concern:

I would like to express my concern that the projected timeline for review of the Coastal Plan is far too speedy and will not adequately allow time for review and participation by county residents.

This is a 400 page document which will guide the coastal use and regulations for decades to come. It is imperative that as many voices are heard as want to be. All county residents are in some way impacted by the fact that our county has a coastline. Land use policies therefore affect us all.

Please do everything you can to extend the review period to at least 4 months from the document's release in September 2019 and have a minimum of 5 workshop/educational gatherings that help us understand what is being proposed and allows for meaningful input into the outcome of this document.

An Advisory Committee should also be formed comprised of experts in the fields of land use, ocean policy, conservation, affordable housing, fire safety, agriculture issues and water quality to insure a broad spectrum of input to the Coastal Municipal Advisory Committee.

Thank you very much.

Sincerely,

Mercy Sidbury

District 5 resident

## Cecily Condon

---

**From:** Beth Thorp <beththorp@mac.com>  
**Sent:** Tuesday, October 15, 2019 10:41 AM  
**To:** PRMD-LCP-Update  
**Subject:** LCP

EXTERNAL

To Whom It May Concern:

As a resident of Jenner, I feel that the LCP greatly affects me and of course it affects all of us that value the coast. Please allow us more time to get through this 400 page draft document so that we can know what is proposed and provide input. The public workshops start in 10 days, that is hardly enough time to get through this document. Please consider the following recommendations:

- Provide more time to review the document prior to public workshops
- Schedule more public workshops

Please consider this, we need more than 4 weeks to review this document.

Thank you for your consideration.

Beth Thorp  
Willow Creek Road  
Jenner, CA

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## Cecily Condon

---

**From:** Bryan Huggins <bhuggs@pacific.net>  
**Sent:** Monday, October 14, 2019 9:25 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins  
**Subject:** coastal protection plan

EXTERNAL

Dear county representatives,

The coast is one of our treasured resources and needs to adequate time in planning and public participation before implementing a new plan. There should be meaningful public participation in the LCP update process as required by the Coastal Act. The following provisions should be made for the comment period:

- a) Adequate time is provided to the public to review the Updated Local Coastal Plan prior to public workshops that are scheduled (minimum of 4 months from date of release – September 26th, 2019)
- b) That the County schedule a minimum of 5 public workshops – 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland and that these be held after the 4 month period to allow the public to digest and research the issues. Staff has had 5 years to do this and now it is our turn to get into the details.
- c) The County should form an Advisory Committee to the Coastal MAC (Municipal Advisory Committee) made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, Agriculture issues and water quality. (For the original draft of our Local Coastal Plan there were at least 5 Technical Advisory Committees formed, each made up of 8-12 citizens with expertise in the above listed areas. No such committees have been formed for this current updated LCP.)

Please allow the adequate time necessary for our community to give their input and make an informed decision regarding this new coastal plan.

A concerned community voter.

Bryan Huggins

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## Cecily Condon

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**From:** Laura Morgan <thesquig@yahoo.com>  
**Sent:** Monday, October 14, 2019 3:42 PM  
**To:** PRMD-LCP-Update  
**Subject:** Re: Inadequate time frame for public analysis and in-put to the LCP revision process

EXTERNAL

Thanks for your acknowledgement, Cecily.

I'm aware of the workshop schedule and appreciate the additional information. Going by what I read of the LCP revision, we all have a lot of work to do!

Looking forward to meeting you in person, Laura

> On Oct 14, 2019, at 1:08 PM, PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org> wrote:

>

> Laura thank you for your comments,

> We would like to clarify that comments are welcome and encouraged over the next several months to a year as we move through the public review process. Comments can be provided in writing or in person during the workshops and Planning Commission, Board of Supervisors, and Coastal Commission Hearings.

> Approximate project schedule:

- > 1. Public Workshops will be starting at the end of October to be held through November. The workshop details can be found in the attached notice.
- > 2. January 2020 The first public hearing before the Planning Commission\*. More than one hearing is anticipated.
- > 3. Spring 2020 The Board of Supervisors Hearing(s)\*
- > 4. Finally, Coastal Commission in the Summer 2020\*

>

> \*tentative

>

> I hope this information is helpful. We look forward to your continued participation in this project.

>

> Cecily Condon

> Planner III

> [www.PermitSonoma.org](http://www.PermitSonoma.org)

> County of Sonoma

> Planning Division | Comprehensive Planning

> 2550 Ventura Avenue, Santa Rosa, CA 95403

> Direct: 707-565-1958 | Office: 707-565-1900

>

>

>

>

>

> -----Original Message-----

> From: Laura Morgan [mailto:thesquig@yahoo.com]

> Sent: Monday, October 14, 2019 10:10 AM

> To: PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>

> Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>;

> [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

> Subject: Inadequate time frame for public analysis and in-put to the

> LCP revision process

>

> EXTERNAL

>

> Dear Ms. Condon,

>

> I am a local physician working within the coastal zone, as well as an author of natural history guides to the trails within Sonoma Coast State Parks. Despite my background, I find that the lengthy and somewhat obscurely worded proposed LCP draft is impossible for me to intelligently analyze and comment upon within the time frame allotted by the County over the next 6 weeks.

>

> As it now stands, there is remarkable lack of scientific reference or consultation directing policy in this document, compared to our earlier LCPs.

>

> There is inappropriate imposition of General Plan policy in this document instead of expected accommodation for the unique qualities of the coast.

>

> There are repeated clauses allowing for future interpretation of policy by staff instead of definition of terms and specific guidelines for development permitted in the coastal zone.

>

> These are just a few of the concerns raised by my first quick pass over the document. For this reason, I request that the public be given at least an additional 4 months to participate meaningfully in the development of the Local Coastal Plan revision, as active inclusion of public comment is mandated by the California Coastal Act.

>

> Thank you for your consideration.

>

> Laura Morgan, MD

> Occidental Area Health Center

>

>

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> <Notice Public Review Draft 2019 Public Workshops.pdf>

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## Cecily Condon

---

**From:** Laura Morgan <thesquig@yahoo.com>  
**Sent:** Monday, October 14, 2019 10:10 AM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Inadequate time frame for public analysis and in-put to the LCP revision process

EXTERNAL

Dear Ms. Condon,

I am a local physician working within the coastal zone, as well as an author of natural history guides to the trails within Sonoma Coast State Parks. Despite my background, I find that the lengthy and somewhat obscurely worded proposed LCP draft is impossible for me to intelligently analyze and comment upon within the time frame allotted by the County over the next 6 weeks.

As it now stands, there is remarkable lack of scientific reference or consultation directing policy in this document, compared to our earlier LCPs.

There is inappropriate imposition of General Plan policy in this document instead of expected accommodation for the unique qualities of the coast.

There are repeated clauses allowing for future interpretation of policy by staff instead of definition of terms and specific guidelines for development permitted in the coastal zone.

These are just a few of the concerns raised by my first quick pass over the document. For this reason, I request that the public be given at least an additional 4 months to participate meaningfully in the development of the Local Coastal Plan revision, as active inclusion of public comment is mandated by the California Coastal Act.

Thank you for your consideration.

Laura Morgan, MD  
Occidental Area Health Center

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## Cecily Condon

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**From:** Scotty Muira & Jim Ethridge <muiracomcast.net>  
**Sent:** Monday, October 14, 2019 9:27 AM  
**To:** PRMD-LCP-Update; stephanie.rexing@coastal.ca.gov; Lynda Hopkins  
**Subject:** Local Coastal Plan Update

### EXTERNAL

Please make certain that 5-6 public workshops are scheduled and the review/comments period from time of the final document's release is at a bare minimum 6 weeks. This is such a major plan that will impact virtually all residents and visitors to Sonoma County—we can't afford to rush thru the public review process. Thank you!

Scotty Muira and Jame Ethridge

10426 Scenic Dr., Forestville CA 95436

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## Cecily Condon

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**From:** Susan Rudy <susan@stillwatercove.net>  
**Sent:** Sunday, October 13, 2019 8:23 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; Gabriel.Buhr@coastal.ca.gov  
**Subject:** Public Comment Period/Sonoma County Draft LCP

### EXTERNAL

Dear Cecily Condon,

I have just returned from a local meeting regarding the Local Coastal Plan (LCP) – and I came away with grave concerns about the timeline for public comment.

It appears that the PRMD is fast tracking the process. The Draft plan was released on September 26<sup>th</sup>, with a 4 week turn around for public comments – which means we are already half way through the comment period. This is an exceptionally short time to read and respond to such an important, large and complicated document – and public meetings haven't occurred yet

PRMD has informed a number of people that they expect to complete this process by December 2019.

PRMD has spent 4 years writing this draft, and have only given the public 4 weeks to respond – that is unacceptable.

I request that the public comment period be extended to allow for appropriate study and research of the Draft Local Coastal Plan.

Regards,

Susan Rudy

Stillwater Cove Ranch  
22555 Hwy 1  
Jenner, CA 95450

707.847.3163

## Cecily Condon

---

**From:** Richard Ryan <rmryan@mixcom.com>  
**Sent:** Saturday, October 12, 2019 1:28 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** LCP draft review schedule

### EXTERNAL

Dear PRMD,

The recently released draft of the Local Coastal Plan is being rushed through. Public workshops begin less than a month after it was released. Please slow the schedule down and add workshops. As a citizen and taxpayer I strongly request the following:

- Adequate time to review Draft Local Coastal Plan prior to public workshops (minimum of 4 weeks from date of release)
- Minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland
- Availability of printed copies ( to check out from all coastal post offices and Sonoma County Libraries as well as reasonably priced printed copies for purchase from PRMD)
- Formation of an Advisory Committee to the MAC made up of a variety of citizens from thorough out the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality.

Richard Ryan  
Jenner, CA

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## Cecily Condon

---

**From:** Fred Allebach <fallebach@gmail.com>  
**Sent:** Saturday, October 12, 2019 7:45 AM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Local Coastal Plan process

### EXTERNAL

Hi,  
The Sonoma Coast is a tremendous place that always holds for me the potential discovering the wonder and awe of nature. I like it because of the emphasis on natural features, rural qualities, and the free public access. I want my county and state representatives, and their staffs, and my tax dollars to support the above values.

I would like to request that there be **meaningful public participation** in the Local Coastal Plan (LCP) update process as required by the Coastal Act by ensuring that:

One, adequate time is provided to the public to review the Updated Local Coastal Plan prior to public workshops are scheduled (minimum of 4 weeks from date of release - September 26th, 2019)

Two, that the County schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland

Three, that the County make printed copies of the Updated LCP available to check out from all coastal post offices and Sonoma County Libraries as well as reasonably priced printed copies for purchase from PRMD.

Four, that the County form an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality. (For the original draft of our Local Coastal Plan there were at least 5 Technical Advisory Committees formed each made up of 8-12 citizens with expertise in the above listed areas. No such committees have been formed for this current updated LCP)

The upshot of my requests: make sure a robust public process is ensured, **and protect natural features and free public access**

Fred Allebach

"We don't know where we're going, but we have to stick together in case somebody gets there." Ken Kesey

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## Cecily Condon

---

**From:** NORMA JELLISON <normalj@sonic.net>  
**Sent:** Friday, October 04, 2019 7:21 AM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov; Black Abigail@Coastal  
**Subject:** Re: Sonoma County LCP Update

### EXTERNAL

In follow up to my email below, I note that the **Introduction to the 2019 Public Review Draft of the LCP Update** lists the below workshops (pg 24 under **CITIZEN PARTICIPATION IN PLAN PREPARATION**) as though they were associated with the current 2019 Draft Update!:

Public workshops on the Local Coastal Plan Update were held as follows (page 24):

July 14, 2015 County PRMD Hearing Room, Santa Rosa

July 7, 2015 Del Mar Center, The Sea Ranch

June 29, 2015 Bodega Bay Fire Station

June 24, 2015 Monte Rio Community Center

May 28, 2013 Del Mar Center, The Sea Ranch

June 5, 2013 Bodega Bay Fire Station

June 8, 2013 Jenner Community Center

In actuality, the listed workshops were associated with the **2015 Draft Update.**

**In as much as those public workshops were for the 2015 Draft Update (copied from page 24 of that document's Introduction), and moreover, as the 2019 Draft Update has been substantially revised and rewritten w/ instructions to public to ignore the existence of the 2015 Draft, I do not believe that the Public workshops for the 2015 Draft should be listed as though they count or could be construed as public participation or participation in plan preparation for the 2019 Draft Update!**

Similarly, I am confused by the list of contributors to the 2019 Update (on Acknowledgment page 25), many of whom no longer work for the County and have not for many years. While some of those may arguably have contributed to the **2015 Draft** (some would be a stretch even for that 2015 effort), I wonder if many of them, in fact, had any input to writing the **2019 Draft**.

**Both pages from the 2015 Intro were simply copied for this 2019 version!**

This is only tip of the iceberg of issues with the 2019 draft update.

This document requires adequate time to review and the current schedule being proposed by Permit Sonoma is not adequate.

Please give this document the time it deserves for the public to be able to read and review it and comment in public workshops and in writing.

The schedule is too rushed.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

*-----Original Message-----*

**From:** [NORMA JELLISON](#)

**Date:** 9/30/2019 2:45:46 PM

**To:** [PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)

**Cc:** [Fifth District Supervisor Lynda Hopkins](#); [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

**Subject:** Sonoma County LCP Update

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,
- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,
- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,
- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

It has taken over 4 years for Sonoma County to release a revised draft update of our Local Coastal Plan.

The public must have adequate time to review this new draft update.

The LCP is a large document and a critical one for the Sonoma Coast as it is THE document that controls development in the coastal zone, public access/equitable public access to the coast, protection of critical coastal resources (including environmentally sensitive habitat areas) and it is the controlling document for the Coast going forward.

We, on the coast, will have to live with/by this document for the foreseeable future.

We deserve to be allotted the time and the public participation process commensurate with the document's critical importance to us and the place we call home.

This will allow us to provide meaningful public review and comment on this draft document.

Thank you for your consideration of this request.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

And take this to the land as well.

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## Cecily Condon

---

**From:** district5  
**Sent:** Thursday, October 03, 2019 9:11 PM  
**To:** Rexing, Stephanie@Coastal; PRMD-LCP-Update; 'NORMA JELLISON'  
**Cc:** Black, Abigail@Coastal  
**Subject:** Re: Sonoma County LCP Update

Absolutely, will do.  
Lynda Hopkins Team

---

**From:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Sent:** Wednesday, October 2, 2019 3:47 PM  
**To:** PRMD-LCP-Update; 'NORMA JELLISON'  
**Cc:** Lynda Hopkins; Black, Abigail@Coastal  
**Subject:** RE: Sonoma County LCP Update

### EXTERNAL

Hello All,

I wanted to make sure that folks knew to add the Coastal Commission's planner for Sonoma County, Abigail Black (cc'd here), to any emails regarding the Sonoma LCP update process. Please also spread the word since public interest and input on the process is ramping up.

We are adding all correspondence we receive to our files for the Update. Please do not hesitate to reach out to Abigail ([abigail.black@coastal.ca.gov](mailto:abigail.black@coastal.ca.gov)) with questions or comments. Thank you!

---

Stephanie R. Rexing  
District Supervisor  
North Central Coast District  
California Coastal Commission  
(415)-904-5260

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Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)

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**From:** Cecily Condon <Cecily.Condon@sonoma-county.org> **On Behalf Of** PRMD-LCP-Update  
**Sent:** Wednesday, October 2, 2019 3:25 PM  
**To:** 'NORMA JELLISON' <normalj@sonic.net>; PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>  
**Cc:** Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; Rexing, Stephanie@Coastal

<Stephanie.Rexing@coastal.ca.gov>

**Subject:** RE: Sonoma County LCP Update

Norma, thank you for your comment,

We are working on getting a detailed schedule onto our project website now.

In the meantime we are planning on the following:

1. Public Workshops will be starting at the end of October to be held through November, including workshops on the coast and a workshop in Santa Rosa held with the Planning Commission.
2. January 2020 The first public hearing before the Planning Commission
3. Spring 2020 The Board of Supervisors Hearing(s)
4. Finally, Coastal Commission in the Summer 2020

Details for each workshop will be posted and noticed as they are scheduled, with a minimum of 2 weeks' notice, though we intend on providing more.

We are working on identifying the appropriate locations and costs for print copies of the draft.

Comments are welcome in writing throughout the process and during the workshops and Planning Commission, Board of Supervisors, and Coastal Commission Hearings.

I hope this information is helpful, there are still several months ahead of comment opportunities for the Local Coastal Plan Update process.

**Cecily Condon**

Planner III

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1958 | Office: 707-565-1900



---

**From:** NORMA JELLISON [<mailto:normalj@sonic.net>]

**Sent:** Monday, September 30, 2019 2:46 PM

**To:** PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

**Subject:** Sonoma County LCP Update

**EXTERNAL**

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,

- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,
- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,
- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

It has taken over 4 years for Sonoma County to release a revised draft update of our Local Coastal Plan.

The public must have adequate time to review this new draft update.

The LCP is a large document and a critical one for the Sonoma Coast as it is THE document that controls development in the coastal zone, public access/equitable public access to the coast, protection of critical coastal resources (including environmentally sensitive habitat areas) and it is the controlling document for the Coast going forward.

We, on the coast, will have to live with/by this document for the foreseeable future.

We deserve to be allotted the time and the public participation process commensurate with the document's critical importance to us and the place we call home.

This will allow us to provide meaningful public review and comment on this draft document.

Thank you for your consideration of this request.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

And take this to the land as well.

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## Cecily Condon

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**From:** district5  
**Sent:** Thursday, October 03, 2019 9:05 PM  
**To:** Robert Hillmann; PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Re: Please slow down the Coastal Plan approval process!

Hi Robert,

Someone passed out mis-information, Bob. Below is the real scoop. We have more than a year of public comment and participation scheduled:

We are working on getting a schedule onto our website now.

In the meantime we are planning on the following:

1. Public Workshops from the end of October through November, including workshops on the coast and a planning commission workshop in Santa Rosa
2. The first public hearing before the Planning Commission in January
3. The Board in the Spring
4. Finally, Coastal Commission certification in the Summer

I hope this helps but yes, we are months away from the first public hearing and end of the first sets of comment, comments can then be provided at the Planning Commission, Board, and Coastal Commission Hearings.

---

**From:** Robert Hillmann <bob@reenergyworld.com>  
**Sent:** Wednesday, October 2, 2019 3:36:28 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Please slow down the Coastal Plan approval process!

### EXTERNAL

There must be **meaningful public participation** in the LCP update process as required by the Coastal Act. We all know why those of us who love and depend upon the Coast need this to be a deliberative process resulting in wise decisions.

Thank you

Bob Hillmann

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## Cecily Condon

---

**From:** Susan Upchurch  
**Sent:** Thursday, October 03, 2019 12:27 PM  
**To:** 'Misha Bailey'; PRMD-LCP-Update; Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** RE: Local Coastal Plan

Hello Misha:

Thanks for your email, and nice to hear from you.

You'll be glad to know that the LCP team was just in The Sea Ranch last week, connecting with people in the community who were engaged in the previous LCP process. They have planning and legal backgrounds, and were part of an advisory group at that time. I trust that Permit Sonoma will engage with the community, and know that they are in the process of setting up meetings along the coast.

Best to you.

Best regards,

*Susan Upchurch*  
District Director to  
Supervisor Lynda Hopkins  
Fifth District  
County of Sonoma

Staff contact: [District5@Sonoma-County.org](mailto:District5@Sonoma-County.org)  
Phone: 707.565.2241

---

**From:** Misha Bailey [mailto:miz.bailey@gmail.com]  
**Sent:** Thursday, October 3, 2019 11:45 AM  
**To:** PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>; Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; stephanie.rexing@coastal.ca.gov; Susan Upchurch <Susan.Upchurch@sonoma-county.org>  
**Subject:** Local Coastal Plan

### EXTERNAL

Dear PRMD, Supervisor Hopkins, and Coastal Commission,

I am writing to let you know that as a Sonoma County resident, I am following the current draft update to the Local Coastal Plan. I strongly support continued protection of the Sonoma Coast. Our breathtakingly beautiful, open, undeveloped coast is one of the primary reasons I continue to live in Sonoma County, even though I grew up here. The high cost of living presents a challenge, and yet access to our stunning coast makes it all worthwhile.

I am concerned to hear that the current draft update to the LCP may have removed or reduced environmental protections. I am also concerned that it hasn't been made clear yet how public participation will be invited throughout the planning process.

I respectfully request the following public participation opportunities be made available and announced a.s.a.p., to ensure meaningful public engagement and community buy-in, throughout this extremely important plan update:

- Adequate time is provided to the public to review the Updated Draft Local Coastal Plan prior to public workshops being scheduled (minimum of 4 weeks from date of release - September 26th, 2019)
- The County schedules a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland
- The County make printed copies of the Draft Updated LCP available to check out from all coastal post offices and Sonoma County Libraries as well as reasonably priced printed copies for purchase from PRMD
- The County form an Advisory Committee to the Coastal MAC made up of a variety of County citizens with expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality. This was done previously, yet to date, no such committees have been formed for this current updated LCP.

With appreciation for all you do,  
Misha Bailey

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## Cecily Condon

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**From:** Misha Bailey <miz.bailey@gmail.com>  
**Sent:** Thursday, October 03, 2019 11:45 AM  
**To:** PRMD-LCP-Update; Lynda Hopkins; stephanie.rexing@coastal.ca.gov; Susan Upchurch  
**Subject:** Local Coastal Plan

### EXTERNAL

Dear PRMD, Supervisor Hopkins, and Coastal Commission,

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## Cecily Condon

---

**From:** Black, Abigail@Coastal <abigail.black@coastal.ca.gov>  
**Sent:** Thursday, October 03, 2019 11:27 AM  
**To:** PRMD-LCP-Update; Rexing, Stephanie@Coastal  
**Subject:** Re: Sonoma County LCP Update

### EXTERNAL

Thanks Cecily! Appreciate your partnership as well.

**Abigail M. Black** | Coastal Planner  
**CALIFORNIA COASTAL COMMISSION**  
North Central Coast District  
(415) 904-5290

---

**From:** Cecily Condon <Cecily.Condon@sonoma-county.org> on behalf of PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>  
**Sent:** Thursday, October 3, 2019 8:21 AM  
**To:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Black, Abigail@Coastal <abigail.black@coastal.ca.gov>  
**Subject:** RE: Sonoma County LCP Update

I apologise for the string of repeated emails.

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Thanks for your patience and we hope to see you both soon! As always we appreciate your consistent partnership on this project.

Cecily

---

**From:** Rexing, Stephanie@Coastal [mailto:Stephanie.Rexing@coastal.ca.gov]  
**Sent:** Wednesday, October 02, 2019 3:47 PM  
**To:** PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>; 'NORMA JELLISON' <normalj@sonic.net>  
**Cc:** Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; Black, Abigail@Coastal <abigail.black@coastal.ca.gov>  
**Subject:** RE: Sonoma County LCP Update

### EXTERNAL

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We are adding all correspondence we receive to our files for the Update. Please do not hesitate to reach out to Abigail ([abigail.black@coastal.ca.gov](mailto:abigail.black@coastal.ca.gov)) with questions or comments. Thank you!

---

Stephanie R. Rexing  
District Supervisor  
North Central Coast District



Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)

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**From:** Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)> **On Behalf Of** PRMD-LCP-Update  
**Sent:** Wednesday, October 2, 2019 3:25 PM  
**To:** 'NORMA JELLISON' <[normalj@sonic.net](mailto:normalj@sonic.net)>; PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>  
**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>  
**Subject:** RE: Sonoma County LCP Update

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**Cecily Condon**

Planner III

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1958 | Office: 707-565-1900





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**From:** NORMA JELLISON [<mailto:normalj@sonic.net>]

**Sent:** Monday, September 30, 2019 2:46 PM

**To:** PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

**Subject:** Sonoma County LCP Update

## EXTERNAL

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## Cecily Condon

---

**From:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Sent:** Thursday, October 03, 2019 8:51 AM  
**To:** PRMD-LCP-Update; Black, Abigail@Coastal  
**Subject:** RE: Sonoma County LCP Update

**EXTERNAL**

Thanks, Cecily! No worries, we fully expect interest to increase as the process goes on.

In sending that email, I mostly wanted to make sure communications were getting to Abigail so we lessen the margin for misplacing any, and I hope that making Abigail primary contact will assure that doesn't happen. Thanks!

~Stephanie

---

**From:** Cecily Condon <Cecily.Condon@sonoma-county.org> **On Behalf Of** PRMD-LCP-Update  
**Sent:** Thursday, October 3, 2019 8:22 AM  
**To:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Black, Abigail@Coastal <abigail.black@coastal.ca.gov>  
**Subject:** RE: Sonoma County LCP Update

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---

**From:** Rexing, Stephanie@Coastal [<mailto:Stephanie.Rexing@coastal.ca.gov>]  
**Sent:** Wednesday, October 02, 2019 3:47 PM  
**To:** PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>; 'NORMA JELLISON' <[normalj@sonic.net](mailto:normalj@sonic.net)>  
**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; Black, Abigail@Coastal <[abigail.black@coastal.ca.gov](mailto:abigail.black@coastal.ca.gov)>  
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---

Stephanie R. Rexing

District Supervisor

North Central Coast District

California Coastal Commission

(415)-904-5260



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---

**From:** Cecily Condon <[Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org)> **On Behalf Of** PRMD-LCP-Update

**Sent:** Wednesday, October 2, 2019 3:25 PM

**To:** 'NORMA JELLISON' <[normalj@sonic.net](mailto:normalj@sonic.net)>; PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>

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**Cecily Condon**

Planner III

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County of Sonoma

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---

**From:** NORMA JELLISON [<mailto:normalj@sonic.net>]

**Sent:** Monday, September 30, 2019 2:46 PM

**To:** PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

**Cc:** Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

**Subject:** Sonoma County LCP Update

**EXTERNAL**

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

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## Cecily Condon

---

**From:** Dee Swanhuysen <pdswan@comcast.net>  
**Sent:** Wednesday, October 02, 2019 3:57 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Request for meaningful and comprehensive public participation in the LCP update process

### EXTERNAL

Request for meaningful and comprehensive public participation in the LCP update process. This is required by the Coastal Act and includes:

- Adequate time provided to the public to review the Updated Local Coastal Plan prior to public workshops are scheduled (minimum of 4 weeks from date of release-September 26th, 2019).
- County schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland.
- County make printed copies of the Updated LCP available to check out from all coastal post offices and Sonoma County Libraries as well as reasonably priced printed copies for purchase from PRMD.
- County form an Advisory Committee to the Coastal MAC made up of a variety of citizens from thorough out the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality. (For the original draft of our Local Coastal Plan there were at least 5 Technical Advisory Committees formed each made up of 8-12 citizens with expertise in the above listed areas-no such committees have been formed for this current updated LCP).

Regards,

Dee Swanhuysen,  
Rural Alliance Board President  
1800 Jonive Rd  
Sebastopol, CA 95472

[pdswan@comcast.net](mailto:pdswan@comcast.net)

707-823-3236

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## Cecily Condon

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**From:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Sent:** Wednesday, October 02, 2019 3:47 PM  
**To:** PRMD-LCP-Update; 'NORMA JELLISON'  
**Cc:** Lynda Hopkins; Black, Abigail@Coastal  
**Subject:** RE: Sonoma County LCP Update

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District Supervisor

North Central Coast District

California Coastal Commission

(415)-904-5260

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**To:** 'NORMA JELLISON' <normalj@sonic.net>; PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>  
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Planner III

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**From:** NORMA JELLISON [<mailto:normalj@sonic.net>]  
**Sent:** Monday, September 30, 2019 2:46 PM  
**To:** PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

Cc: Lynda Hopkins <[Lynda.Hopkins@sonoma-county.org](mailto:Lynda.Hopkins@sonoma-county.org)>; [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)

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*And take this to the land as well.*

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## Cecily Condon

---

**From:** Robert Hillmann <bob@reenergyworld.com>  
**Sent:** Wednesday, October 02, 2019 3:36 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Please slow down the Coastal Plan approval process!

### EXTERNAL

There must be **meaningful public participation** in the LCP update process as required by the Coastal Act. We all know why those of us who love and depend upon the Coast need this to be a deliberative process resulting in wise decisions.

Thank you  
Bob Hillmann

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## Cecily Condon

---

**From:** Peter Warner <phytopagan@sonic.net>  
**Sent:** Wednesday, October 02, 2019 3:02 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Sonoma Coast LCP revision process

EXTERNAL

To whom this concerns:

I write to request extensive and comprehensive public participation in the Local Coastal Plan for the Sonoma County coast. To fulfill this request, I would like Sonoma County PRMD to provide the following during this process:

1. Time adequate to review the draft updated LCP prior to public workshops (a month seems adequate, at minimum);
2. At least 5 public workshops, at different locations on the coast as well as in inland communities;
3. Copies of the LCP available to the public, such as at libraries and post office facilities;
4. Advisory committees are formed by Sonoma County government for the purpose of providing expert testimony and guidance for the LCP process — and beyond — in a number of interest areas, such as a) conservation of plants, vegetation, wildlife, hydrology, marine science and policy, soils, and geology, b) land use practices and management, c) housing and necessary infrastructure affordable to all, d) future planning for transportation needs, and e) accommodations and considerations for climate change, sea level rise, termination of fossil fuels availability, community based energy production and distribution, and f) public health and welfare facilities and availability.

I have lived, worked, and passed thousands of leisure hours on the Sonoma Coast for over 40 years. I will be among those holding Sonoma County accountable for a deliberate and just participatory process during this revision of the Sonoma County Coast LCP.

Sincerely,

Peter Warner  
Sebastopol, CA

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## Cecily Condon

---

**From:** Stephanie Hiller <hiller.stephanie@gmail.com>  
**Sent:** Wednesday, October 02, 2019 3:01 PM  
**To:** PRMD-LCP-Update  
**Subject:** Re: Local Coastal Plan Update: climate change

### EXTERNAL

Thank you, Cecily. I apologize for the rudeness of my message. I would like to read the public Health section before passing judgement, so will sign back on. I am however seriously concerned about the way the county is failing to prioritize climate change in all of its projects. Is it possible we still believe "it will not affect us" -- even after those awful fires?

Perhaps I can be of service here by calling it to your attention repeatedly: climate change should be at the top of our lists for just about everything/

Stephanie

On Mon, Sep 30, 2019 at 8:29 AM PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)> wrote:  
Stephanie,

You have successfully been removed from the project update list as per your request. We thank you for your comment, Climate change is primarily addressed in this plan in the Public Safety Element.

If at any time you would like to reinstate notifications for this project please let us know through this address or use our website: <http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/Local-Coastal-Program/Proposed/>

Best,

Cecily Condon

Planner III

[www.PermitsSonoma.org](http://www.PermitsSonoma.org)

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1958 | Office: 707-565-1900

-----Original Message-----

From: [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org) [mailto:[no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org)]

Sent: Sunday, September 29, 2019 8:10 PM

To: PRMD-LCP-Update <[PRMD-LCP-Update@sonoma-county.org](mailto:PRMD-LCP-Update@sonoma-county.org)>

Subject: Local Coastal Plan Update: climate change

Sent To: County of Sonoma

Topic: Local Coastal Plan Update

Subject: climate change

Message: After a search, I found no reference to climate change in the 59 pages on Land Use, and only one in Agriculture.

I have no interest in this plan if at this late date you are not dealing with climate change!

Food shortages are one of the first consequences we can expect. So are we going to be dining on wine alone?

Please remove me from this discussion.

Sender's Name: Stephanie Hiller  
Sender's Home Phone: 707 9398272  
Sender's Cell Phone: 505 5777175  
Sender's Address: 516 7th St W  
Sonoma, CA 95476

--

**Stephanie Hiller**

Writer and researcher  
SRJC Adjunct Instructor

**Sonoma, CA**

707 939-8272  
505 577-7175 Cell

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## Cecily Condon

---

**From:** NORMA JELLISON <normalj@sonic.net>  
**Sent:** Wednesday, October 02, 2019 8:41 AM  
**To:** PRMD-LCP-Update  
**Subject:** Fw: Re: Sonoma County LCP Update

### EXTERNAL

fyi.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

*-----Original Message-----*

**From:** [NORMA JELLISON](#)  
**Date:** 10/2/2019 8:21:54 AM  
**To:** [district5](#)  
**Cc:** [Fifth District Supervisor Lynda Hopkins](#); [stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)  
**Subject:** Re: Sonoma County LCP Update

Elise -

Thank you for this reply.

Meetings of the Planning Commission, County Supervisors and Coastal Commission which will stretch over many months to a year are opportunities for public participation.

However, they are no substitute for rounds of public workshops and a lengthy period for written comments to be submitted.

There was a robust public participation process and timeline for submitting written comments for the **2015** Preliminary Draft LCP and this massively rewritten and reorganized **2019** LCP Update deserves no less robust public participation process and timeline to submit written comments.

I reiterate my requests as listed in the original email:

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,
- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,
- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,

- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

Cheers,

Norma Jellison

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

*-----Original Message-----*

**From:** [district5](#)

**Date:** 10/1/2019 10:01:21 PM

**To:** [NORMA JELLISON](#)

**Cc:** [Lynda Hopkins](#)

**Subject:** Re: Sonoma County LCP Update

Hi Norma,

I'm sure your message to PRMD will give you the full information on the process, and I just want to quickly let you know that the public participation part of the process is intended to be many months to a year. I was in a meeting recently where it was incorrectly reported that the entire 1,000 page document had to be read and responded to in 3 weeks! Yes, there is a meeting in 3 weeks, but it is just one of many over the coming months.

I have a meeting in two days that will give me more information -- if you don't hear directly from PRMD first. In the meantime, I wanted to let you know that there is a robust public participation period and we'll make sure you get plugged into it.

My best,

Elise VanDyne

Field Rep for Supervisor Hopkins

---

**From:** NORMA JELLISON <normalj@sonic.net>

**Sent:** Monday, September 30, 2019 2:45 PM

**To:** PRMD-LCP-Update

**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov

**Subject:** Sonoma County LCP Update

**EXTERNAL**

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,
- Schedule a minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland,
- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,
- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

It has taken over 4 years for Sonoma County to release a revised draft update of our Local Coastal Plan.

The public must have adequate time to review this new draft update.

The LCP is a large document and a critical one for the Sonoma Coast as it is THE document that controls development in the coastal zone, public access/equitable public access to the coast, protection of critical coastal resources (including environmentally sensitive habitat areas) and it is the controlling document for the Coast going forward.

We, on the coast, will have to live with/by this document for the foreseeable future.

We deserve to be allotted the time and the public participation process commensurate with the document's critical importance to us and the place we call home.

This will allow us to provide meaningful public review and comment on this draft document.

Thank you for your consideration of this request.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

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## Cecily Condon

---

**From:** NORMA JELLISON <normalj@sonic.net>  
**Sent:** Monday, September 30, 2019 2:46 PM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Sonoma County LCP Update

### EXTERNAL

I request that in order for meaningful public participation to take place regarding review and comment on the recently released draft update of the Sonoma County LCP, the review process proceed as follows:

- Provide adequate time to review the Draft Local Coastal Plan prior to public workshops > minimum of 4 weeks from the date the update was released,
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- Make available printed copies of the draft document: to check out from all coastal post offices and Sonoma County Libraries, as well as reasonably priced printed copies for purchase from PRMD,
- Formation of an Advisory Committee to the Coastal MAC made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, water quality, and public access/equitable public access

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This will allow us to provide meaningful public review and comment on this draft document.

Thank you for your consideration of this request.

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

## Cecily Condon

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**From:** Kate Fenton <kafenton@sonic.net>  
**Sent:** Monday, September 30, 2019 5:55 AM  
**To:** PRMD-LCP-Update  
**Cc:** Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** LCP update process timing

### EXTERNAL

This is to request that there be meaningful public participation in the LCP update process by allowing for:

- Adequate time to review Draft Local Coastal Plan prior to public workshops (minimum of 4 weeks from date of release)
- Minimum of 5 public workshops - 3 on Coast in Bodega Bay, Timber Cove, & Sea Ranch and 2 inland
- Availability of printed copies ( to check out from all coastal post offices and Sonoma County Libraries as well as reasonably priced printed copies for purchase from PRMD)
- Formation of an Advisory Committee to the MAC made up of a variety of citizens from thorough out the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality.

Thank you.

--  
Kate Fenton  
POB 86  
Jenner, CA 95450

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## Cecily Condon

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**From:** Carol Sklenicka <carolsklenicka@gmail.com>  
**Sent:** Saturday, September 28, 2019 8:54 AM  
**To:** PRMD-LCP-Update  
**Subject:** LCP

EXTERNAL

Thank you for sending me the LCP by email.

I speak for many in the Jenner community when I say that we need more time to read and comment on this important, complicated document. I can't even locate the comment deadline on the home page but I'm sure it's there somewhere.

Please let us know your plans for workshops in our area.

Thank you,

Carol Sklenicka  
Friends of Jenner Creek committee

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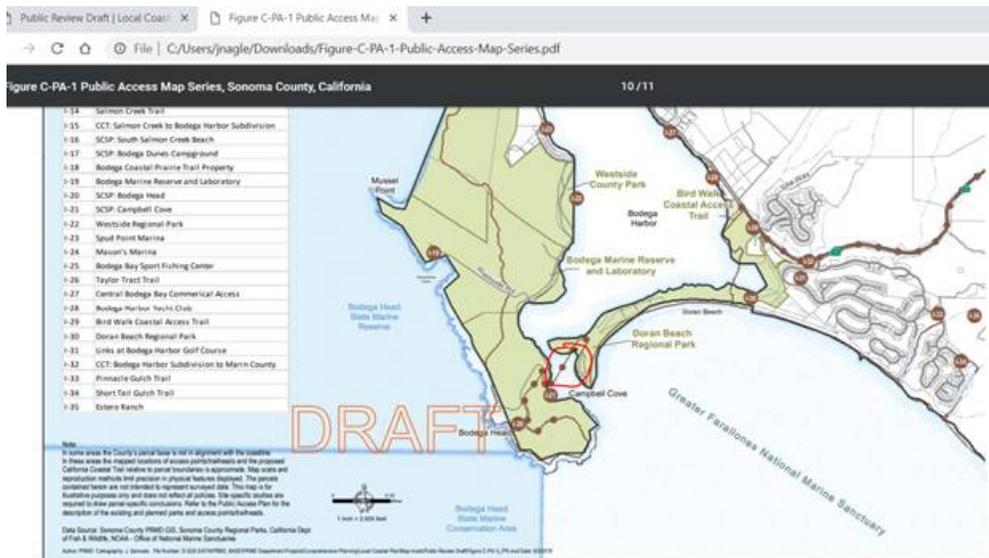
# Cecily Condon

**From:** Nagle, John <John.Nagle@ejgallo.com>  
**Sent:** Thursday, November 07, 2019 9:29 AM  
**To:** PRMD-LCP-Update  
**Subject:** map correction

## EXTERNAL

See red circle. This has to be a mistake and the map doesn't match what is on the ground. Also, I've swam this at low tide, and it was still dangerous. As fun as it was, I don't think you want a public "swim trail" across a busy bay access and tidal raceway. And no way is a bridge every going to be built over the bay. Just saying please repair these displays.

John





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**Cecily Condon**

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**From:** Rue <pqrst@monitor.net>  
**Sent:** Monday, December 02, 2019 8:41 AM  
**To:** Cecily Condon; Amy Lyle; Jane Riley; Lisa Micheli PhD  
**Subject:** The Link Between Marine Fog and High Levels of Mercury in Mountain Lions - Yale E360

EXTERNAL

**[The link between marine fog and high levels of mercury in mountain lions](#)** . . . plus more, of course.

[yale.edu](https://e360.yale.edu/digest/the-link-between-marine-fog-and-high-levels-of-mercury-in-mountain-lions) Scientists have discovered that marine fog in California carries with it high levels of mercury:  
<https://e360.yale.edu/digest/the-link-between-marine-fog-and-high-levels-of-mercury-in-mountain-lions>

Take care, enjoy these damp wintry days.  
Rue

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## Cecily Condon

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**From:** Laura Morgan <thesquig@yahoo.com>  
**Sent:** Saturday, November 30, 2019 2:48 PM  
**To:** Cecily Condon  
**Cc:** Lynda.hopkins@sonoma.county.org; abigail.black@coastal.ca.gov; Tennis Wick  
**Subject:** Re: the LCP Update: Pacific Ocean: California's secret weapon against climate change - SFChronicle.com

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

EXTERNAL

Dear Cecily,

In the spirit of bringing our new LCP Update up-to-date, I'm sending on a recent, brief article about the California coast's leading role in climate change mitigation. It brings up issues that our LCP should reflect. Our Sonoma County citizenry has led the world in environmental protection since the late 1950's and we are still doing it. Thanks for working hard to keep the tradition alive.

Wishing you a joyful holiday season,  
Laura Morgan

<https://www.sfchronicle.com/opinion/article/Pacific-Ocean-California-s-secret-weapon-14871661.php>

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## Cecily Condon

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**From:** NORMA JELLISON <normalj@sonic.net>  
**Sent:** Saturday, November 30, 2019 1:50 PM  
**To:** Cecily Condon; Tennis Wick; Lynda Hopkins  
**Cc:** stephanie.rexing@coastal.ca.gov; Black Abigail@Coastal  
**Subject:** Sonoma Co LCP Update Draft Misses This Altogether

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### EXTERNAL

As I pointed out at Sea Ranch LCP public workshop, among the missing science between last citations to reports dated 2008 lifted from the 2015 Draft and inserted into current Draft w/O updating is the designated No Central CA MPAs (Pt Arena to Pigeon Pt) and its 10 MPAs along the Sonoma Coast from Estero Americano St Marine Recreational Mgmt Area to Del Mar Marine Reserve. The NCC MPAs went into effect in **2010**, yet are nowhere mentioned in the current LCP Update dated 2019.

And unlike the staff comment at Sea Ranch about NMS jurisdiction only goes to MHT, even if one ignores the scientific reports that **SHOULD** have informed the LCP Update (like the Coastal Resilience Sediment Plan written by a collaborative of Fed/St and Local - yes even So Co participated), ignoring the import of the MPAs which are both ocean and adj land oriented is a **big** oversight.

Why is outlined in below article, which as usual one has to read a real newspaper to get the impact of.

Once again this points to what happens in the ocean has great import to what happens on the land and thus to our coastal communities > ergo why this issues such as these should inform the LCP.  
<https://www.sfchronicle.com/opinion/article/Pacific-Ocean-California-s-secret-weapon-14871661.php>

San Francisco Chronicle

Tech  
Food  
Culture Desk  
Datebook  
US & World  
Opinion  
Vault: Archive  
In-Depth  
Podcasts

OPINION

Pacific Ocean: California's secret weapon against climate change

By Fiorenza Micheli and Samantha Murray

Nov. 29, 2019 Updated: Nov. 30, 2019 9:03 a.m.

The ocean is a quiet workhorse for our life here in California. It's a source of fun and relaxation, awe and beauty, but it also gets dinner on the table for many of us. As a marine scientist and an ocean policy expert, respectively, we think about the ocean all day long. More and more we are connecting the dots between ocean health and climate, as the ocean plays a crucial role in helping to regulate Earth's climate by absorbing up to 30% of global carbon emissions. On [Monday, the annual U.N. Climate talks](#) will commence in Madrid. This year's climate negotiations, the "Blue COP," will include more discussions than ever before on the role of oceans in a changing climate. The relevance to our California way of life cannot be overstated.

The scientists unequivocally say the ocean is ground zero for climate change. Here in California, we are already seeing this — from ocean acidification and its growing impacts on our shellfish industry to the effects of marine heat waves off the coast. Together these events signal that a changing ocean will also change what we get from the sea, driving growing concerns on the part of commercial and sport fishermen.

But California is far from gloom and doom. While the federal government drags its feet and protracted international negotiations resume, California's natural resource managers and research science community are on the job. As a state, we are taking action, making significant investments to build resilience to climate change impacts, and exploring solutions to the systemic changes we see in the ocean. Case in point — we are home to the world's largest network of marine protected areas, which could now serve as buffers against climate change.

In 2012, following an extensive public planning process and significant financial investment by the state and philanthropic partners, California completed its statewide MPA network. California's groundbreaking, science-based statewide network of marine protected areas — now covering 16% of state waters and encompassing 852 square miles — is the first of its kind in the United States.

The management effort that has followed is comprehensive and strategic, with a focus on scientific monitoring, interagency coordination, public education and outreach, and enforcement. Indeed, this follow-through represents the second half of California's MPA success story. Seven years later, a [new study](#) suggests that the marine protected network is already showing signs of success. But within this success might be a hidden nugget, an investment we made as Californians that now has relevance in a changing ocean.

California has long been a world leader in working to address the impacts of climate change. California agencies are working to [address sea level rise and ocean acidification](#), to [improve our understanding of the impacts of climate change on coastal communities](#), and to [prepare California's fisheries for the effects of climate change](#).

And now with a new research focus on marine protected areas from diverse groups, including academic scientists, Native American tribes, recreational fishermen, California's Ocean Science Trust and the Ocean Protection Council, California's network provides a beacon of hope. We just might light the way as the world grapples with how to best adapt to and build resilience and resistance against the ongoing impacts of climate change. Against the backdrop of the recent [U.N. Report on oceans and climate](#), Californians should be proud of our international climate leadership.

Overall, California’s marine protected areas are seeing more and bigger fish. Despite some early trepidation that MPAs may reduce the value of fisheries, evidence shows that both commercial and recreational fisheries remain profitable and some have even increased in commercial value. In addition, MPAs may assist scientists and natural resources managers in better understanding the impacts of climate change — including marine heatwaves like the “Blob” and the extreme El Niño of 2014-16, harmful algal blooms and associated high domoic acid levels.

We also know that intact kelp forests and seagrass beds absorb carbon dioxide during photosynthesis and may be creating a natural refuge from future ocean acidification. It’s a Mother Nature-driven mitigation. MPAs support the natural recovery capacity of species affected by climate change stressors, and maintain resilient populations. Preserving these habitats and species in designated protected areas may now be key to protecting our coastal marine ecosystems, allowing them to resist progressive ocean change, and buying us humans time to address our CO2 emissions problem.

As we look to the future and plan for resilience in the face of the worsening realities of climate change, it’s critical that natural resource managers see the potential of properly planned and managed marine protected areas. These special places support thriving marine wildlife and coastal communities, and can buffer us from the accelerating impacts of climate change. As the international climate negotiations are under way, Californians should be proud of our cutting-edge leadership in the global fight to protect our oceans and coastal communities.

*Fiorenza Micheli, Ph.D., is a marine ecologist at the Hopkins Marine Station of Stanford University and co-director of Stanford Center for Ocean Solutions. Samantha Murray, J.D., is an ocean policy expert and executive director for the Master of Advanced Studies program in [Marine Biodiversity and Conservation](#) at the Scripps Institution of Oceanography, UC San Diego.*

*Norma*

*A new ethic for the ocean where the ocean is not seen as a commodity we own but as a community of which we are a part.*

*The sea is worth saving for its own sake. Bill Ballantine NZ*

*And take this to the land as well.*

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## Cecily Condon

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**From:** Prudence Tucker <usattuckers@gmail.com>  
**Sent:** Wednesday, November 27, 2019 3:02 PM  
**To:** Cecily Condon; Stephanie.rexine@coastal.ca.gov; Lynda.Hopkinzx@sonoma-county.org  
**Cc:** Stoessel Christian  
**Subject:** Local Coastal Plan Update

EXTERNAL

Dear Cecily Condon, PMRD Planner

Thank you for notification of the Bodega Bay LCP Draft Workshop scheduled for December.

As a homeowner in the Bodega Bay I forward the following comments after reading the complete draft LCP Draft.

An error in placing the entrance for the Short-tail Gulch Trail (p.87) on Oyster Catcher instead of its location on Osprey has impacted the beach as well as our neighborhood. An immediate edit is in line as Social Media has identified a clearly marked Homeowner Access to the County Beach trail as the County access point allowing night beach access, fishermen, poaching, tour operators etc. to bypass our Coastal Commission approved trail at Osprey and Owl Court where parking is available. Please accept this edit for clarification of the Draft at our upcoming meeting to aid our efforts to curb beach litter, poaching and free roaming dogs on the trail and beach which threatens wildlife.

I hope to attend the December meeting and will share other items if time permits. I applaud the overall draft and efforts as expressed to Christian Stoessel to add short term vacation rental policy into the LCP next year.

Sincerely,  
Tom Tucker

Sent from my iPad

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## Cecily Condon

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**From:** Dianne Monroe <dart51@aol.com>  
**Sent:** Wednesday, November 20, 2019 6:02 PM  
**To:** PRMD-LCP-Update  
**Subject:** Local Coastal Program - preserve and protect our Coast

### EXTERNAL

Dear Cecily Condon,

I am writing to submit comments for the LCP, as I am unable to make the public meetings.

I am a citizen of Sonoma County who greatly loves our coastline, and spends time there almost weekly. I am not a scientific expert, so I can only speak from my heart. Our coastline, with its sensitive habitat, is a treasure for those of us who live here and all those who visit from near and far. It is precious for the wildlife that lives in the ocean, the intertidal regions, and on the land.

For me, it is of utmost importance to preserve and protect our coastline and sensitive coastal habitat, for the sake of all wildlife for whom it is their home, and to ensure its beauty and abundance for the sake of our children, grandchildren and future generations.

Thus I feel it important to strictly limit development like rural event centers, residential and commercial development, offshore oil and gas drilling, logging – and anything that might injure the short and long term health of our coast.

I live in Santa Rosa and I implore all who have the power – that if you must develop (event centers, residential and commercial development etc.) to please do so in and around Santa Rosa and the towns along the 101 corridor, which is already developed – so that we can preserve the natural beauty and ecosystems of our coastline for the future of the wildlife who lives there, and human generations to come.

While I would strongly advocate this approach in "normal" times, I feel it is even more important in our current times, when our county, along with many other parts of our planet, is already feeling the impact of climate change. We humans, our coastline, and all the wildlife that depends on the coastline for their continued ability to live are already being impacted by climate change. We've seen the collapse of our kelp forests, sea lions abandoning their pups when they are unable to find enough fish to eat, and other things that show that our coast is already being stressed by climate change. In this situation, it is even more important to steward, protect and nurture our precious coastline – and to NOT further stress our coastline with greater development, traffic, event centers, oil and gas drilling etc.

Future generations of humans, along with ocean and coastal wildlife, will thank you for acting to protect our coastline.

I thank you as well,

Dianne Monroe  
95401  
707-480-8905

## Cecily Condon

---

**From:** Frank Field <f.field@att.net>  
**Sent:** Saturday, November 16, 2019 6:52 AM  
**To:** PRMD-LCP-Update  
**Cc:** Susan Field  
**Subject:** LCP Update -- Citizen Input

### EXTERNAL

Hello -

I am a fulltime resident of The Sea Ranch. My wife and I have owned a home here since 2000, were frequent part-time visitors from 2000 to early 2007 and have been fulltime residents since. I may not be able to attend the public meeting tomorrow at The Sea Ranch. (BTW, thank you for holding a meeting out here!). I wanted to provide my input to the LCP update.

Bicycle riders along Hwy 1 have become more numerous in the nearly 20 years I've been at The Sea Ranch. I think this is a good thing for people's health, for the environment and for resident and visitor enjoyment of the scenic beauty of the coast. But, with very limited exceptions, there are no shoulders along Hwy 1 from the Mendocino County line to Jenner nor on to Bodega Bay. The driving lanes on Highway 1 in Sonoma County seem narrower than most California state highways. Thus, cyclists are forced to ride along the edge of a narrow road.

Vehicle drivers must swing out into the oncoming lane to pass cyclists with a margin that is safe for the cyclists. With all its twists and turns, drivers' sight lines are very limited on Hwy 1. A wise driver will slow and follow the cyclists until he/she has a suitable view of the oncoming lane before attempting to pass a cyclist. Drivers have become ever-more impatient and I now frequently observe drivers pulling around cyclists just before reaching a blind twist and turn in the road. Bad head-on vehicle collisions are just a matter of time.

So, I believe that cycling on Hwy 1 is dangerous for both cyclists and drivers. I believe the County's LCP needs to take a strong position to encourage CalTrans to plan and program construction of cycling lane(s) along the full length of Highway 1 in Sonoma County. These could take the form of a one-way lane on each side of the highway or a two-way cycling lane on one side of the highway. The county's approval process of the construction needs to be streamlined. Let's not get tied into knots about widening Hwy 1 to permit safe and healthy cycling and safer vehicle driving. Lives are at stake.

Frank Field  
Physical address: 35838 Seaward Reach, The Sea Ranch  
USPS address: PO Box 1476, Gualala, CA 95445

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## Cecily Condon

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**From:** Roland Pesch <rhpesch@gmail.com> on behalf of Roland H. Pesch <Roland@Pesch-Roskopf.org>  
**Sent:** Friday, November 15, 2019 11:03 AM  
**To:** PRMD-LCP-Update  
**Subject:** copyediting-level comments

EXTERNAL

Folks,

While I'm planning on attending the LCP hearing at Sea Ranch this coming Sunday, I thought the following comments--which I hope you will find useful!--are not substantive enough to warrant taking time at a meeting. They are simply matters of language usage, not matters of substance:

(1) In section 2.3.1 of the Introduction, the text uses "lay" where it should use "lie".

The passage "South of Gualala lay the Sonoma County communities of ... North of Gualala lay the Mendocino County communities of..." should read "South of Gualala lie the Sonoma County communities of ... North of Gualala lie the Mendocino County communities of...".

(2) I am glad to see that the text takes the current climate crisis seriously, in particular in the matter of inundation due to sea-level rise. However, the text (still in the Introduction, in section 2.4) "...progressive inundation and increased flooding..." is puzzling because the two terms, "inundation" and "flooding" are exact synonyms.

I suspect (from the qualifiers "progressive" and "increased") that the text intends to explicitly mention both \*temporary\* flooding, as when the Russian River rises into Guerneville, and \*enduring\* flooding, as when low-lying land adjoining estuaries and bays become part of the ocean. If that's the case, I think using synonyms to attempt to distinguish separate conditions only muddies the waters (so to speak).

I would suggest you explicitly refer to temporary versus enduring flooding, if that is the intent.

(3) Section 1.2.3 of the "Noise" element says "...open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and visual screening." Surely you mean auditory, not visual, screening? Hiding something from sight does not mean you can't hear it!

Thanks for all your work on this. I hope you do not mind if, as I continue reading, I bring other similar issues to your attention.

/Roland

--

Roland H. Pesch  
Sea Ranch, CA | Huckleberry Island, ON | La Paz, BCS

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## Cecily Condon

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**From:** Jake Bayless <jakebayless@gmail.com>  
**Sent:** Thursday, November 14, 2019 10:46 AM  
**To:** PRMD-LCP-Update; Tennis Wick  
**Cc:** Amy Loukonen; Lynda Hopkins; Steven Schmitz; Eris Weaver  
**Subject:** Local Coastal Plan question

### EXTERNAL

Hello PRMD-LCP-Update and Tennis- Forgive this broad swath of recipients - I'm uncertain who is best to address this question.

I have a question about the LCP Road and Bikeway classification - specifically the map for zones 7-10. (attached below)

Willow Creek Road is an actual existing busy bike-way. I'm wondering why it cannot be called out as a class 1 route - especially the segment that is closed to vehicle traffic, and class 3 route at the Coleman Valley Road side as well as the Jenner/Bridgeway side?

You can see that it is distinctly popular on the real-world Strava heatmap, also:  
Image attached below.

Any guidance you might have in order to include such in the plan? I see that the Lower RR Trail \*study\* has made the future Class 1 designation on the same map between Jenner and Duncan's Mills (which is great) - but Willow Creek Road is an existing preferred bicycle route, despite not appearing as such on any maps. Perhaps this is just an anomalous oversight?

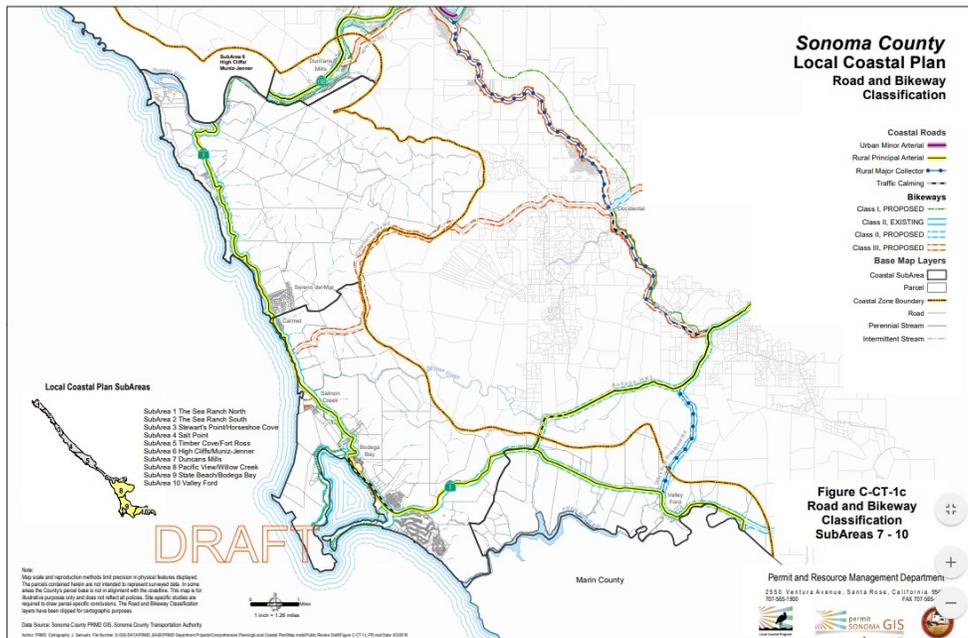
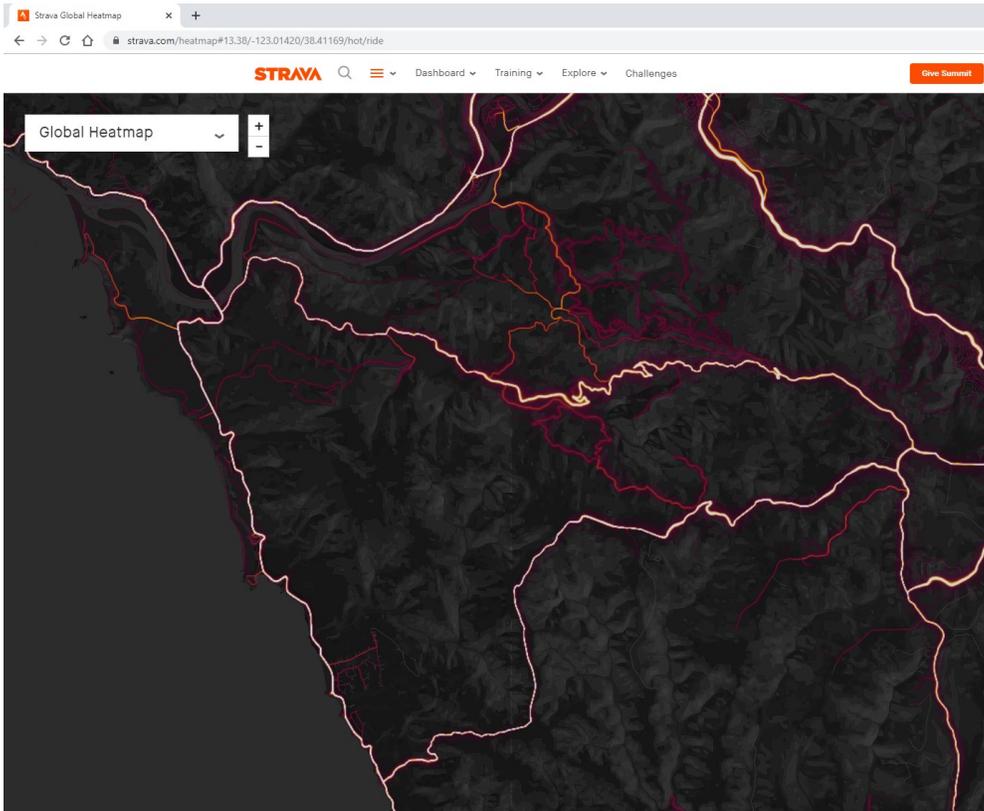
Thanks kindly in advance,

~Jake

co-Founder, Secretary of the Board and Advocacy Team Lead  
REMBA, The Redwood Empire Mountain Bike Alliance  
President, California Mountain Biking Coalition, CAMTB.org



**CAMTB**  
CALIFORNIA MOUNTAIN BIKING COALITION



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## Cecily Condon

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**From:** Deb Preston <deepresto@gmail.com>  
**Sent:** Wednesday, November 13, 2019 10:37 AM  
**To:** PRMD-LCP-Update; Lynda Hopkins; stephanie.rexing@coastal.ca.gov  
**Subject:** Local Coastal Plan Update

### EXTERNAL

Dear PRMD, Supervisor Hopkins and Commissioner Rexing;

I am a longtime Sebastopol resident and one of the things that drew me to Sonoma County in the 1980's was the pristine coastline. With family and friends and alone, I've spent many peaceful days and hours enjoying our beaches and trails. To escape to the coast has been to escape the noise and bustle and traffic of town (although traffic in particular is unfortunately no longer avoidable), to immerse oneself in nature and enjoy the unique small-town life of the beach communities.

I am concerned that PRMD is moving too fast on the LCP update. Although the document is long and complex it does not appear to be adequately researched, and citizens need more time to study its far-reaching implications. Something that is extremely troubling to me personally is the lack of a specific definition of terms for development in the coastal zone. It appears the document will allow PRMD staff to interpret development policy. As a citizen, I believe it is imperative that development policy be spelled out; without it our coastline will be inundated with tourism businesses and wineries and we will have lost our crowing jewel.

I would request **meaningful public participation in 2020 so that the public has time to analyze the document**; it is concerning that public sessions are scheduled during the holiday season, when many families already have too many commitments on their schedules, and many more are traveling. I also request that the **County form an Advisory Committee to the Coastal Municipal Advisory Council made up of a variety of citizens from throughout the County who have expertise in land use, ocean policy, conservation, affordable housing, fire safety, and water quality**. In addition I would ask that the public be given **no less than six months** to become familiar with the document. As citizen stewards of the coastal zone, and given the implications of this document on our children and children's children, we deserve no less.

Thank you.  
Deborah Preston

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## Cecily Condon

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**From:** Jim Nybakken <nybakken2@gmail.com>  
**Sent:** Monday, November 11, 2019 4:57 PM  
**To:** PRMD-LCP-Update  
**Cc:** Cecily Condon; Milan Nevajda; Jennifer Faso; Leo Chyi; Martha Tyler; Jackie Gardener; Kay Martin; Marti Campbell; Frank Bell; Lisa Dundee; Lynda Hopkins; William Adams  
**Subject:** TSRA Comments on Draft LCP  
**Attachments:** TSRA Comments on Draft LCP (11-9-19).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### EXTERNAL

Attached are The Sea Ranch Association's initial comments on the Public Review Draft Local Coastal Plan. We appreciate your consideration of these comments and would, of course, welcome the opportunity to answer any questions that you might have.

We look forward to seeing you here at The Sea Ranch on Sunday, November 17th for the first public workshop, and we also look forward to working with you during the course of the plan adoption process.

Thank you.

Jim Nybakken, Director and LCP Working Group Member

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#	LCP ELEMENT	SECTION	PAGE	COMMENT
	<b>1 INTRODUCTION</b>			No Comments
1	<b>2 LAND USE</b>	3.2.1 Background	33	<p>In order to correct some errors and incomplete descriptions, replace the three paragraphs of the Background section with the following:                      “The northern 10 miles of the Sonoma County coast is occupied by The Sea Ranch, a planned community of 5,200 acres conceived and designed by Oceanic California, Inc. (OCI) in the mid-1960s in the early days of the environmental movement. The Sea Ranch, now famous for its distinctive architecture and sensitive integration of the built and natural environments, is the most populous community on the coast and has become a major tourist destination.</p> <p>All the residential properties at The Sea Ranch are within the jurisdiction of The Sea Ranch Association (“TSRA”) and governed by one of the nation’s earliest declarations of Restrictions, Covenants, and Conditions (“Restrictions”). These recorded Restrictions set forth the conditions of ownership and the operations of TSRA, which is both a California nonprofit mutual benefit corporation and a common interest development (“CID”).</p> <p>Sonoma County has zoned The Sea Ranch as a Planned Community – Coastal Combining District, most of which is dedicated for low-density single-family residential surrounded by common areas (“Commons”).</p> <p>Although planned primarily for second homes, The Sea Ranch now contains a vital community of full-time and part-time residents. A growing rental market has created both benefits and challenges in relation to the coastal environment and TSRA’s Restrictions. Most aspects of development within TSRA must be reviewed and approved by a professional Design Committee composed of independent architects and landscape architects. The work of the TSRA Design Committee is guided by The Sea Ranch Design Manual and Rules updated and adopted by the TSRA Board of Directors in 2007 and recorded with Sonoma County.</p> <p>Sonoma County approved the concept plans for The Sea Ranch planned</p>

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	<p><b>2 LAND USE (continued)</b></p>			<p>community in two phases, 1964 and 1968, and subsequently adopted a Precise Development Plan for all 5,200 acres. The Precise Development Plan called for 5,200 residential lots, golf course, lodge, recreational facilities, commercial area, airport, equestrian facilities, and timber preserves. More than half of the property was designated as Commons.”</p>
2		3.2.1 California Coastal Act and Bane Bill	34	<p>Add a second sentence to (3) Design Criteria as follows: “These limits are observed by TSRA Design Committee and Permit Sonoma.”</p>
3		3.2.1 Sonoma County Plan	35	<p>Revise (1), (2) and (3) to read as follows to clarify content: “(1) <i>Additional Lots</i>: The 1982 Plan recommended adding 300 residential lots, increasing the total number of permitted lots to 2,329. (2) <i>Affordable Housing</i>: Fifteen percent or 45 of the 300 new lots were designated for employee housing in Unit 35D. (3) <i>Transfer Site</i>: Unit 39, designated as the transfer site, was to be subdivided into 100 lots and deeded to the Coastal Conservancy. The policy was to transfer density from old subdivisions elsewhere on the Sonoma Coast to this site. With this transfer, the total number of residential lots permitted increased to 2,429.”</p>
4		3.2.1 Property Sale and Developer Exit	35	<p>Revise this paragraph to read as follows: “After eight years, building again proceeded at The Sea Ranch. OCI was sold, and in 1988 the new owner attempted to recoup some losses by selling off some of its Sea Ranch holdings, including the Sea Ranch Lodge; the golf course; and the South, Central, and North Timber Production Zones. The Sea Ranch Association became the owner of the corporation yard, its office on Annapolis Road, and a 147-acre parcel along State Highway 1, named the “remnant” lands. The “remnant” lands originally contained a site reserved by the Horicon School District for a school, but in 2017, the school district relinquished its option on this site. Only the residential lots are included in TSRA, but the TSRA Design Committee continues to have design review authority over development of all of the original Sea Ranch parcels, with the exception of the Timber</p>

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5	<b>2 LAND USE (continued)</b>	3.2.1 Development – Residential	35-36	<p>Production Zones. By the mid-1990s, OCI and its successor were no longer associated with The Sea Ranch.”</p> <p>Revise this section as follows to clarify and reflect current conditions:          “As of 2019, The Sea Ranch included approximately 1816 housing units, about 1,300 full-time residents, and 439 residential lots remaining to be developed. Between 360 and 400 homes were vacation rentals and most of the rest were occupied by either full-time or part-time owners. A few houses were rented to full-time residents.          The 30-acre transfer site was subdivided and deeded to the Coastal Conservancy (Conservancy). No density transfer took place; instead the Conservancy sold the property. The new owner subdivided 7 acres into 7 lots that have been sold and developed. The remaining 23 acres is now a single parcel - the only parcel of significant size remaining for residential development at The Sea Ranch.          Development on this parcel is constrained by environmental issues evaluated in an Environmental Impact Report prepared at the time the Conservancy sold the property resulting in conservation easements encumbering a significant portion of the property.          The site at the intersection of State Highway 1 and Annapolis Road was designated as a future church site. By 2000, it was apparent that no church was interested in developing the site, therefore TSRA re-designated the site and it was sold as a single-family residential lot. It may become part of TSRA when the owner decides to build.”</p>
6		3.2.1 Development – Affordable Housing	36	<p>Revise the last paragraph of this section to read as follows:          “They reached a settlement agreement in 2015 under which TSRA reduced the homeowners' association dues for the affordable housing units.”</p>
7		3.2.1 Development – Recreational	36-37	<p>Revise this section to read as follows:          “The Bane Bill required TSRA and OCI to dedicate public access easements for five new trails to beaches and the bluff top trail in the northern three units of The Sea Ranch. These access ways have been dedicated and accepted, and are maintained by Sonoma County Regional Parks.</p>

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8	2 LAND USE (continued)	3.2.1 Development – Commercial	37	<p>The Sea Ranch contains a public 18-hole golf course (neither owned nor operated by TSRA). The privately-owned Sea Ranch Lodge currently has 19 rooms, but it may be expanded by a new Lodge owner subject to TSRA Design Committee and Sonoma County approvals. A chapel located off State Highway 1 is open to the public.</p> <p>Private recreational development at The Sea Ranch includes over 50 miles of hiking, equestrian, and bike trails; and three recreation centers with swimming pools, tennis and pickle ball courts, meeting rooms, and space for other activities. The Del Mar Center, One-eyed Jack, Knipp-Stengel Barn, and Hot Spot facilities provide space for community gatherings. A private airstrip and hangars are located near Annapolis and Timber Ridge Roads.”</p> <p>Revise this section to read as follows: The Sea Ranch Lodge and Golf Course are now under separate ownership but bound by a 1991 agreement establishing the development potential and limits on each property, subject to TSRA Design Committee review and approval. Under this agreement, up to 40 of the lodge rooms could be built at the golf course. Rehabilitation of The Sea Ranch Lodge, which is under new ownership, is now underway following approvals from both TSRA Design Committee and Sonoma County. Most commercial services for residents and visitors to The Sea Ranch are located in Gualala in Mendocino County, about one mile north of The Sea Ranch. Commercial services on or near The Sea Ranch include a building supply store, bakery and coffee shop, and offices on Verdant View Way just off Annapolis Road; a post office, restaurant, and gift shop at The Sea Ranch Lodge; and a grocery store, deli, and restaurant at the historic Stewart's Point Store, about four miles south of The Sea Ranch.</p>
9		3.2.1 Development – Infrastructure	37- 38	<p>Revise this entire section to read as follows:  <b>“Roads.</b> TSRA maintains approximately 55 miles of private roads within the common interest development. The roads are regularly maintained at standards exceeding Sonoma County’s.</p>

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10	2 LAND USE (continued)	3.2.1 Height, Site, and Bulk Criteria	38	<p><b>Water.</b> The Sea Ranch Water Company (a wholly owned publicly regulated subsidiary of TSRA) completed a \$7.5 million upgrade of its water storage and transmission infrastructure in 2014. The project included: an upgrade to the water treatment plant to improve filtration and pumping; replacement of over two miles of high capacity water transmission lines; a new pumping station; significantly improved fire flows and pumping capacity to The Sea Ranch; and a new concrete storage tank holding 900,000 gallons to serve as the master water supply between the water system wells and reservoir and The Sea Ranch neighborhoods.</p> <p><b>Wastewater.</b> Two sewage treatment plants operated by The Sea Ranch Water Company under contract with the Sonoma County Water Agency serve units at The Sea Ranch North and The Sea Ranch Central. About 1,700 units could be connected to the sewer system with build-out of these areas. The remainder of The Sea Ranch is served by septic systems. About 1,600 lots could be developed on individual septic systems. An on-site wastewater management district monitors the septic systems and reports annually to the North Coast Regional Water Quality Control Board and Permit Sonoma.</p> <p><b>Telecommunications.</b> In 2014, TSRA began work on a \$7.5 million community-wide telecommunications network (Fiber to the Home Telecommunications Network) to provide fast, reliable, high capacity, and affordable Internet and telephone service to The Sea Ranch. The Sea Ranch Connect fiber optic project was completed and fully operational in 2016.”</p> <p>Revise the last sentence of this paragraph to read as follows” “The criteria are enforced by TSRA Design Committee and Permit Sonoma.”</p>
11		3.2.1 Development – Comprehensive Environmental Plan	38	<p>Revise and/or add the following sections: “<b>Comprehensive Environmental Plan (CEP).</b> In 1988, TSRA hired an environmental planner to help members prepare an environmental plan for The Sea Ranch. The Sea Ranch CEP was adopted in 1996 and updated in 2004 and 2013. The CEP provides detailed information and guidelines on land use, building design, landscape, community facilities, infrastructure,</p>

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12	<b>2 LAND USE (continued)</b>	3.2.1 Development – Fuel Management Plan	39	<p>public safety, ecology and regional relationships. It is used by The Sea Ranch staff, committees, and Board of Directors to guide decisions.</p> <p><b>Fuel Management Plan (FMP).</b> In 2002, TSRA hired a fire ecologist to assist with development of a plan to reduce fuel load and increase fire safety. The focus of the FMP is treatment of areas adjacent to State Highway 1 and in the neighborhoods to ensure roads are safe for evacuation and movement of fire control vehicles and equipment. A major component of the FMP is a sheep grazing program in which a herd of 350 - 400 sheep are moved every few days among the west side meadows, along the highway, and on the uphill eastern side of The Sea Ranch where the fire hazard is greatest.</p>
13		3.2.1 Development – Commons Landscape Plans	39	<p><b>Commons Landscape Plans.</b> In 2010, the Commons Landscape Committee (CLC) began a multi-year project working with members in each of ten neighborhoods to identify actions needed to manage the Commons in each neighborhood. The work was guided by a set of “landscape principles” and the first round culminated in a summary plan pulling together the lessons from all ten plans. The CLC is now in the process of revising the neighborhood plans. The “landscape principles,” ten area plans and summary plan have all been approved by TSRA Design Committee and are used to guide Design Committee decisions, as well as management activities.</p>
14		3.2.1 Development – Hedgerow Rehabilitation Plan	39	<p><b>Hedgerow Rehabilitation Plan.</b> In 1998, TSRA began an effort to save the twenty iconic Monterey cypress hedgerows running perpendicular to the ocean on the west side of The Sea Ranch. A hedgerow rehabilitation plan was adopted in 2001 and fully updated in 2015. The plan, approved by TSRA Design Committee, guides annual projects to remove, replace and maintain the “signature hedgerows” at The Sea Ranch.</p>
15		3.2.1 Development - Forest Management Planning	39	<p><b>Forest Management Planning.</b> TSRA is now engaged in an effort to decide how best to manage its forested lands. Any plan that emerges from this effort will be reviewed by TSRA Design Committee.</p>

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16	<b>2 LAND USE (continued)</b>	3.2.1 Development - Biotic Resource Inventories	39	<b>Biotic Resource Inventories.</b> In 2013, TSRA Planning Committee formed a Biotic Resources Subcommittee, the mission of which is to document and preserve the rare, endangered, and unique plant and animal species at The Sea Ranch. Initial plant and animal surveys were conducted from 2014 to 2018. In 2018, the group was renamed the Ecology Subcommittee of the TSRA Planning Committee and continues collecting data, fostering conservation and educating TSRA members.”
17		Goal C-LU-3	39	Revise Existing LCP <b>Goal C-L-3</b> as follows: “Support the continuing build-out of The Sea Ranch in accordance with approved plans and requirements.”
18		Objective C-LU-3.1	39	Revise existing <b>Objective C-LU-3.1</b> as follows: “Recognize the authority of TSRA Design Committee regarding exterior architecture of all structures at The Sea Ranch which are subject to TSRA Design Review.”
19		Objective C-LU-3.2	39	Add a new <b>Objective C-LU-3.2</b> as follows: “Accept TSRA Design Committee determinations regarding landscape design and maintenance.”
20		Objective C-LU-3.3	39	Add a new <b>Objective C-LU-3.3</b> as follows: “Support the rehabilitation and maintenance of existing affordable housing at The Sea Ranch.”
21		Objective C-LU-3.4	39	Add a new <b>Objective C-LU-3.4</b> as follows: “Continue to apply the Bane Bill design criteria to development on the designated "Bane Bill" lots at The Sea Ranch.”
22		Objective C-LU-3.5	39	Add a new <b>Objective C-LU-3.5</b> as follows: “Recognize the authority of TSRA Board of Directors to adopt reasonable regulation of short-term rentals and accessory dwelling units on The Sea Ranch.”
23		Objective C-LU-3.6	39	Add a new <b>Objective C-LU-3.6</b> as follows: “Maintain the designated view corridors from Highway 1 to the ocean.”

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24	<b>2 LAND USE (continued)</b>	Policy C-LU-3a	39	Revise existing <b>Policy C-LU-3a</b> as follows: “The Height, Site, and Bulk Guidelines for The Sea Ranch adopted pursuant to Public Resources Code Section 30610.6 (e) (also known as the “Bane Bill”) shall be applied to all new development on Bane Bill lots subject to approval by TSRA Design Committee. (Existing LCP Revised)”
25		Policy C-LU-3b	39	Revise <b>Policy C-LU-3b</b> to read as follows: “No building or other permits or subdivision approvals for properties subject to Design Review by The Sea Ranch Design Committee shall be issued unless the applicant has first received Final Approval from The Sea Ranch Design Committee.”
26		Policy C-LU-3c	39	Add a new <b>Policy C-LU-3c</b> to read as follows: “Sonoma County shall not require Coastal Development Permits for land management activities that are consistent with the Amended Precise Development Plan (adopted by the Board of Supervisors on April 20, 1982), that are consistent with management plans adopted by TSRA Design Committee, or are undertaken in response to emergency authority of TSRA.”
27		Policy C-LU-3d	39	Add a new <b>Policy C-LU-3d</b> to read as follows: “Sonoma County defers to TSRA’s reasonable regulation of short-term vacation rentals at The Sea Ranch, in a manner that preserves public access to the coast while addressing potential issues of over-crowding, nuisance, environmental degradation, and safety.”
28		Policy C-LU-3e	39	Add a new <b>Policy C-LU-3e</b> to read as follows: “Sonoma County recognizes the development limitations placed on The Sea Ranch by the Bane Bill and the Precise Development Plan and shall require The Sea Ranch Design Committee approval before considering owner application for Accessory Dwelling Units at The Sea Ranch.”
29		Policy C-LU-3f	39	Add a new <b>Policy C-LU-3f</b> to read as follows: “Sonoma County shall take all possible actions, including funding, to support the rehabilitation and adequate maintenance of Sea Ranch Apartments, 45 units of affordable

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30	<b>2 LAND USE (continued)</b>	Policy C-LU-3g	39	housing owned and managed by Burbank Housing.”  Add a new <b>Policy C-LU-3g</b> to read as follows: “Sonoma County will monitor tree growth in the designated view corridors and coordinate with TSRA to remove trees as needed to preserve views from Highway 1 to the ocean.”
1	<b>3 AGRICULTURAL RESOURCES</b>	2. Background	2, 3	Figure C-AR-1 indicates 381 acres of Farmland of Local Importance in Sea Ranch North and 323 acres in Sea Ranch South. It is unrealistic to consider growing crops or hay inside a subdivision with no appropriate access for farmers and with inappropriate zoning. While the Sea Ranch sheep graze on land within both Sea Ranch North and South, the purpose is for vegetation management for fire safety, and not as a profit-making farm enterprise. The Board of Supervisors should be asked to remove the Farmland of Local Importance designation and this table should be updated to show no Farmland of Local Importance in the Sea Ranch North and South areas.
1	<b>4 OPEN SPACE AND RESOURCE CONSERVATION</b>	Biological Resources ESHA Maps (C-OSRC-2a and C-OSRC-2b)		Mis-Labeling on C-OSRC-2a: Should read Sub Area 1, The Sea Ranch <u>North</u> , <i>not</i> South
2			In the key to both Maps, the word "Reservoir" is misspelled	
3			On both referenced ESHA maps, there are several ranked species of Sea Ranch flora and fauna that need to be added. See TSR lists included separately as Appendix A and Appendix B to this document.	
4		Biotic Resources Policy	18	The CA red-legged frog is not just in southern Sonoma County, but has been found in Salal Creek on TSR.
5		Policy C-OSRC-5e(3) & (5)	30	C-OSRC-5e(3) and C-OSRC-5e(5): Both of these policies are intended to protect biological resources (nesting birds on offshore rocks; disturbance of marine mammal haul outs). But there is no mechanism specified for enforcement of the prohibitions against trespass on or disturbance of these sensitive habitat areas. We suggest a new policy:
6		Policy C-OSRC-5e(5a)	30	“Policy C-OSRC-5e(5a) Encourage the joint development of a plan by County

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	<b>4 OPEN SPACE AND RESOURCE CONSERVATION (continued)</b>			Parks, USFW, BLM, and TSR for the protection of these biological resources (nesting birds on offshore rocks; disturbance of marine mammal haul outs) through enforceable public access limitations.”
7		Energy Resources Policy	53	The Background section does not address the unique situation of coastal communities regarding their dependency on imported sources of energy, including liquid fuels and electricity, and their vulnerability to energy disruptions due to hazards such as geological events and damages to transportation lifelines. This dependency underscores the importance of supporting enhanced energy independence initiatives in coastal areas.
8		Energy Resources Policy (cont.)	56-7	The Energy Production and Supply section does not address the current status of renewable and distributed generation applications on the coast. These data are available, but are not cited or discussed. There is no mention in this section of the County's community choice agency, Sonoma Clean Power, and its impact on the shift to renewable vs. fossil fuel energy supply sources. Policy recommendations encourage the development of renewables in a generic way, but there is no mention of the potential future importance of microgrids, County solar incentive programs such as PACE, etc. Suggest adding the following new policies:
9		<b>Policy C-OSRC-12d</b>	57	<b>“Policy C-OSRC-12d:</b> Encourage the development of microgrids and storage capacity to enhance the energy independence and energy security of coastal communities.”
10		<b>Policy C-OSRC-12e</b>	57	<b>“Policy C-OSRC-12e:</b> Encourage and promote County and Sonoma Clean Power programs that provide incentives for the development and use of renewable energy in the residential and commercial sectors.”
9		Air Resources Policy	57-9	As a multi-year policy document, the LCP should go beyond the statement that the Northern Air District is in attainment. While it is acknowledged that vehicular traffic is the largest source of GHG and air pollutants, no data are presented on the sources and volumes of traffic associated with the import of fuels, food, durable goods and tourist-related visitors to the coast. A primary strategy to reduce GHG and other emissions in this section, and in the Circulation and Transit Element (Objective C-CT-1.3) is to

September 2019 Public Review Draft LCP: TSRA Comment Summary (November 2019)

10	<b>4 OPEN SPACE AND RESOURCE CONSERVATION (continued)</b>	Policy C-OSRC- 13e	59	minimize future increases in vehicle traffic (but from what to what?). The LCP should address ways in which vehicle emissions from internal combustion engines can be reduced. Suggest adding: <b>“Policy C-OSRC- 13e:</b> Support and promote the installation of a network of electric charging stations along the coast to encourage the use of EVs by both local residents and coastal visitors.”
11		Other Initiative C-OSRC- 12	67	<b>Other Initiative C-OSRC-12:</b> Provide details on what these Sonoma Clean Power efforts are to promote and implement renewable end distributed energy systems.
1	<b>5 PUBLIC ACCESS -- PUBLIC ACCESS PLAN (APPENDIX B)</b>	The Sea Ranch North Subarea 1: (A-1) Gualala River North Shore Access and Boat Launch	1	The Access Plan should note that the 113-acre Mill Bend property has been purchased by a conservation buyer and is being held for acquisition by the Redwood Coast Land Conservancy for the purposes of environmental restoration and conservation and for maintenance of public recreational access. This acquisition has implications for the County Regional Park.
2		(A-2) CA Coastal Trail: The Sea Ranch North Subarea	1-2	It should be noted that development of a Class I bikeway to the southern boundary of The Sea Ranch must be located within the existing Hwy 1 Caltrans easement unless additional easements for encroachments on adjacent private lands, if any, are granted by The Sea Ranch. <b>See Comment #4 on (A-6) below.</b> This Public Access Plan proposes to extend the CA Coastal Trail segment between the Regional Park and Walk-On Beach established by the Bane Bill along the blufftop to the southern boundary of The Sea Ranch. <b>See comment #7 on (B-1) below.</b>
3		(A-5) Gualala River Water Trail	3-4	It should be noted that the Water Trail, if developed as mapped in the County General Plan, would cross the property of The Sea Ranch at The Hot Spot, and therefore would require prior granting of an access easement for this segment.
4		(A-6) Sea Ranch Bikeway Appendix H	4-5	A Class I bikeway across the Gualala River bridge is listed as a high priority in Appendix H. The Access Plan should recommend that Caltrans (Districts 1 & 4) conduct a feasibility study for the retrofitting of the Gualala River bridge

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	<b>5 PUBLIC ACCESS -- PUBLIC ACCESS PLAN (APPENDIX B) (continued)</b>			to provide for bike-pedestrian lanes. Regarding extension of the Hwy 1 Caltrans easement bikeway to the southern boundary of The Sea Ranch, <b>see comment #10 above. The description in Appendix H of the State Hwy 1 Kruse Road to Gualala River Bridge segment (listing Class II and Class III bikeways) is inconsistent with the Class I Bikeway segment proposed for The Sea Ranch.</b>
5		(A-7) Coastal Ridge Trail	5	Development of this Trail between the Regional Park and Salt Point would traverse a considerable north-south stretch of ridge land across The Sea Ranch. The proposed feasibility study to determine the viability of this project should therefore involve early consultation with The Sea Ranch.
6		(A-8) Blufftop Sea Ranch Access Trail	5-6	Clarification is needed regarding the County's intent to pursue alternative routing and easements or licensing agreements in addition to the current license for trail realignment.
7		The Sea Ranch South Subarea 2: (B-1) CA Coastal Trail: The Sea Ranch South Subarea	9	While recognizing that the Bane Bill prohibits additional land dedications not provided in that legislation, the Access Plan proposes to explore extension of the Blufftop Trail to the southern boundary of The Sea Ranch in consultation "with the Sea Ranch community and other stakeholders." The Plan seems to imply that other legislation directing the State to develop the CA Coastal Trail supports the Blufftop Trail extension or alternatively the Sea Ranch bikeway project. It should be made clear that neither project has been considered or consented to by The Sea Ranch Association.
8		(B-2) Sea Ranch Bikeway	9-10	<b>See Comments # 2 and 4 above.</b>
9		(B-3) Coastal Ridge Trail	10	<b>See Comment 5 above.</b>
	<b>6 WATER RESOURCES</b>			No comments.
1	<b>7 PUBLIC SAFETY</b>	Policy C-PS-2c	17-18	<b>Add a second paragraph to this policy</b> "Consult with Caltrans and monitor the integrity of the Gualala River Bridge with regard to seismic and other environmental hazards which could compromise the connectivity of north

## September 2019 Public Review Draft LCP: TSRA Comment Summary (November 2019)

	<b>7 PUBLIC SAFETY (continued)</b>			<p>coast communities to the town of Gualala and to essential goods and services.”</p> <p>The Gualala River Bridge is a narrow, two-lane crossing with no dedicated bike or pedestrian lanes. As such, existing bicycle and foot traffic across this span creates a significant risk to life and property, both for the cyclists and pedestrians and for motorized vehicles. Since the emphasis in the Public Safety Element and Section 30253 of the Coastal Act is on the minimization of adverse impacts from <i>new</i> development, mitigation of public safety issues associated with existing infrastructure may be indirectly addressed in the Circulation and Transportation Element.</p>
1	<b>8 CIRCULATION AND TRANSIT</b>	Introduction	1	<p>Suggest that second paragraph start: “Traffic has increased on the coast as the result of a combination of factors.”</p> <p>In our part of the coast, there is really no significant traffic congestion.</p>
2		2.1 Existing and Projected Transportation Conditions in 2020	2	<p>In the list of two-lane rural roads, suggest the addition of Meyers Grade-Sea View Road. This is our north-south connection when Highway 1 is closed between Jenner and Ft. Ross.</p>
3		Table C-CT-1	3	<p>What are these numbers? This whole table needs explanation. We are concerned in part because the coast has been disadvantaged by very poor or non-existent traffic data. Is this from actual counts? Does Peak Month Daily Average refer to the daily average of the peak month or the peak daily average of each month? Are the percentages the difference between 2007 and 2017 counts? Please redo this.</p>
4		2.1.1 Traffic and Circulation Conditions	3	<p>The first sentence under the Table does not make sense without further explanation. In the second paragraph under the table, add an “in” between “parks” and “northwestern.”</p>
5		2.1.1 Transportation Improvements	4	<p>Isn’t the new Caltrans Concept Report for Highway 1 complete now? 1985 was a long time ago.</p>

## September 2019 Public Review Draft LCP: TSRA Comment Summary (November 2019)

6	<b>8 CIRCULATION AND TRANSIT (continued)</b>	2.1.2 Active Transportation and Transit	5	Please revise the last sentence in the 5 <sup>th</sup> paragraph as it does not make sense.
7		3.2 Bicycle and Pedestrian Facilities	9-16	The bulk of this entire LCP element is about bicycle transportation. In no place does it really recognize that bicycles on the coast are primarily used by visitors who choose the thrill of biking in mostly unsafe conditions along Highway 1. They are not really reducing automobile traffic, but adding another obstacle to safe automobile use of the roads by local residents. Off-highway roads in most communities are narrow, steep and often poorly maintained. The residences are spread out, often a long distance from local services making bicycling not really an option for many people—mostly older—who live in coastal communities, particularly in the northern part of the Coastal Zone.
8		Objective CT-3.6	10	Shouldn't the element present data on bike and pedestrian accidents?
9		Objective CT-3.9	10	Please revise to clarify what this is saying.
10		Policy CT-3g	11	Can Level of Service with respect to bicycles be better explained?
11		Policy CT-3l	12	Insert "path" after "bicycle" in the first line.
12		Policy C-CT-4j	18	At the end of the first sentence, consider adding: "only when need is confirmed by up-to-date traffic counts and analysis."
13		Policy C-CT-4n	19	Change to: "Require additional turn lanes at The Sea Ranch only if up-to-date traffic counts and analysis confirm the presence of a significant safety hazard." The list of intersections goes back to the early 1980's. The Bane Bill provides that the Sonoma County MAY require easements for these improvements, but does not require it. Now that we are near build out with no data that we know of that demonstrates the need for these improvements, this seems an opportune time to drop these left-turn lanes

## September 2019 Public Review Draft LCP: TSRA Comment Summary (November 2019)

14	<b>8 CIRCULATION AND TRANSIT (continued)</b>	General comment		<p>as a requirement.</p> <p>A major transportation issue in our part of the coast is providing transportation services to residents who can no longer drive. We have a group called Community Resource Connection (CRC) which coordinates volunteers to drive residents to doctors' appointments, the grocery stores, post-office, etc. Services like this are critical and need support</p>
15		General comment		<p>A big transportation problem here is the difficulty of providing school bus service for coastal students who live a long distance from their schools. Can coordination allow use of school buses to enhance transit services on weekends, the summer and when school is in session?</p>
16		Program C-CT-6	23	<p>What is the Heritage Road Program? (Perhaps a link should be provided to <a href="https://www.sonomatlc.org/LandUse/Heritage_Roads.htm">https://www.sonomatlc.org/LandUse/Heritage_Roads.htm</a> or some other site that describes the program).</p>
1	<b>9 PUBLIC FACILITIES AND SERVICES</b>	Section 3.1	4	<p>The Sea Ranch Water Company has 1,862 connections. Elsewhere in the document there are different numbers.</p>
2		Section 3.1, Table C-PF-1	7	<p>The table should be corrected to show 1,862 connections and 439 vacant lots.</p>
3		Section 3.1.1	9-10	<p>The paragraph should be revised to read as follows:          "The Sea Ranch is a planned community served by The Sea Ranch Water Company. The Water Company's service area encompasses the entire Sea Ranch Association with 2,289 lots, including seven non-Association residential customers and 24 commercial customers. The water supply has a production capacity of 1.58 million gallons per day (MGD) and a treatment capacity of 1.01 MGD. Water Company staff estimate that maximum daily demand at buildout (2,289 units) will be 0.80 MGD, and indicate that based on present water consumption and population projections, the Water Company will be able to meet the present and future demand for The Sea Ranch."</p>

September 2019 Public Review Draft LCP: TSRA Comment Summary (November 2019)

4	<b>9 PUBLIC FACILITIES AND SERVICES (continued)</b>	Section 3.2.1	15	<p>The Sea Ranch is not aware, and has not been notified by the County of this suggested issue:</p> <p><b>"Areas without Severe Limitations for OWTs</b></p> <p>There are areas along the Sonoma Coast where the limitations for individual OWTs are not so severe. There are only four subdivisions where new OWTs can be installed on most vacant lots: Fort Ross Highlands, The Sea Ranch, and Timber Cove. Even at The Sea Ranch and Timber Cove, there is concern about the cumulative impacts of OWTs discharges as the areas become more developed."</p>
5		Section 3.2.1	18	<p>Following a description of Sea Ranch's OWTs on page 17, there is this comment:</p> <p>"Sea Ranch, as these alternative systems take up less area than many other standard and alternative systems (see "Alternatives to Standard Individual OWTs" below). A common disposal system should be considered to reduce the large number of individual leach lines across The Sea Ranch. Many homes could use one OWT tank, or many OWT tanks could combine into a transmission line that then flows to a common leach field. The Sea Ranch Central Sanitation Zone should be expanded to include the Sea Ranch Lodge and Black Point Beach, the areas with the most OWT problems and where breakout of wastewater has occurred on the bluffs."</p>
6		Section 3.2.1	18	<p>Please note:</p> <p>We are not contemplating the use of common leach fields, nor has this been suggested. The Sea Ranch Lodge has its own waste disposal system, which we are not contemplating combining with TSRA's. The cost of connecting The Sea Ranch Lodge to the Central Wastewater Treatment Plant (Central Sanitation Zone) would be prohibitively expensive. Waste disposal varies at the parking areas for the 5 coastal access points. Stengel and Walk-On Beach have water service and are connected to the sewer system. The other three, including Black Point, have pit toilets which must be pumped when full. County Parks maintains these."</p>
	<b>10 NOISE</b>			No comments.

**Appendix A –  
Special Status Fauna found on The Sea Ranch**

**Special Status Species to be added to the list of animals shown on Figure C-OSRC-2a for Sub Area 1, TSR North:**

<b>Species</b>	<b>Protected Status</b>	<b>Locations</b>
American Badger	Species of Special Concern	Seen at several TSR locations
Olive-sided Flycatcher	Species of Special Concern	Seen at several TSR locations
Purple Martin	Species of Special Concern	Seen at several TSR locations
Bank Swallow	Threatened	Seen in a bank of the bluff near Gualala Park
Yellow Warbler	Species of Special Concern	Seen at several TSR locations
Osprey	Watch-listed	Specific nesting area stipulations in LCP (note, the Ospreys may go just over the ridge out of coastal designation)
Ferruginous hawk	Watch-listed	Seen while wintering at TSR

**Special Status Species to be added to the list of animals shown on Figure C-OSRC-2b for Sub Area 2, TSR South:**

<b>Species</b>	<b>Protected Status</b>	<b>Locations</b>
American Badger	Species of Special Concern, SSC	Seen at several TSR locations
Pacific giant Salamander	Vulnerable	
Olive-sided Flycatcher	Species of Special Concern	Seen at several TSR locations
Purple Martin	Species of Special Concern	Seen at several TSR locations
Yellow Warbler	Species of Special Concern	Seen at several TSR locations
Osprey	Watch-listed	Specific nesting area stipulations in LCP (note, the Ospreys may go just over the ridge out of coastal designation)
Ferruginous hawk	Watch-listed	Seen while wintering at TSR

**Appendix B**  
**Special Status Flora found on The Sea Ranch**

**Special Status Species to be added to the plants shown on Figure C-OSRC-2a for Sub Area 1, TSR North:**

<b>Common Name</b>	<b>Scientific Name</b>	<b>California Rare Plant Rank</b>
Short Leaved Evax	Hesperivax sparsiflora brevifolia	Rank 1B.2
Golden Pea	Thermopsis macrophyla	Rank 1B.3
Mariposa Lily	Calochortus uniflorus	Rank 4.2
Harlequin Lotus	Hosackia gracilis	Rank 4.2
Gairdner's Yampah	Perideridia gairdneri gairdneri	Rank 4.2
Beach Starwort	Stellaria littoralis	Rank 4.2
Pt. Reyes Ceanothus	Ceanothus gloriosus gloriosus	Rank 4.3
Veratrum fimbriatum	Fringed Corn Lily	Rank 4.3

**Special Status Species to be added to the plants shown on Figure C-OSRC-2b for Sub Area 2, TSR South:**

<b>Common Name</b>	<b>Scientific Name</b>	<b>California Rare Plant Rank</b>
Blasdale's Bent Grass	Agrostis blasdalei	Rank 1B.2
Wallflower	Erysimum concinnum	Rank 1B.2
Hayfield Tarweed	Hemizonia congesta congesta	Rank 1B.2
Dwarf Checkerbloom	Sidalcea malviflora purpurea	Rank 1B.2
Golden Pea	Thermopsis macrophyla	Rank 1B.3
Mariposa Lily	Calochortus uniflorus	Rank 4.2
Paintbrush Owl Clover	Castilleja ambigua ambigua	Rank 4.2
Harlequin Lotus	Hosackia gracilis	Rank 4.2
Gairdner's Yampah	Perideridia gairdneri gairdneri	Rank 4.2
Mapleleaf Checkerbloom	Sidalcea malachroides	Rank 4.2
Fringed Corn Lily	Veratrum fimbriatum	Rank 4.3

## Comments on Local Coastal Plan Update – 12/10/2019

Submitted by C. Estrada (est3520@gmail.com)

### OVERVIEW

The Sonoma Coast State Beaches are one of the most popular coastal drive destinations in the California State Park system. Bodega Bay and nearby coastal communities form the heart of the area visited by millions of tourists each year. Tourism is a major part of the local economy, and is a high commercial priority for the area as stated in the current and draft Local Coastal Plan (2001 and 2019 draft).

The Local Coastal Plan update will benefit all those who live or own property in the area. I have one area of concern as the owner of local property that is used as a vacation rental (“VR”). I do not support an extension of existing Sonoma County VR Ordinance rules to the coast. We do not have the same problems as the inland short-term rentals the Sonoma County VR regulations seek to address. We are unique in that Sonoma County coastal VR owners provide affordable public access to the coast. Many of the local Bodega Harbour homes are million dollar properties that owners, their property managers and staff care for and make available to the public for awesome views, coastal access, and spectacular memories.

There is no consistent history of vacation rental guests creating significant problems on the coast. In the occasional exception, most owners are responsible and they or their property managers take immediate action to address the issues raised.

Below are specific comments regarding coastal short-term vacation rental home regulation.

#### **Local VRs provide public access to the coast**

As stated above, existing coastal VR homes provide many non-resident guests with coastal access they would not otherwise have access to. Few hotel or other large establishments provide rooms on the coast. VR owners supplement the 238 Bodega Bay hotel and inn room availability by opening their homes to the public. These guests support the local tourist economy during their stay in the area. Unlike the inland Sonoma County economy, the Bodega Bay economy is essentially a *tourist* economy consisting of VRs, fishing, and some small commercial ventures.

VR regulations that limit the availability of VR homes to the public would be counter-productive. The county’s 3-strikes rule is particularly punitive and the application of this rule to remove coastal housing from public access for any extended period is unacceptable. Of course, there should always be a way to penalize any truly poorly managed home from future rental, but it should not be a 2-year prohibition as included in the current county VR ordinance.

#### **Tourism and vacation rentals are extremely important to the coastal area and the county**

The LCP draft (at p. 82) states that the “California Coastal Act of 1976 encourages providing support facilities for visitors to the coast, especially those available to the public at moderate cost...[T]ourism and recreation, makes a substantial contribution to the State’s economy.” In 2018, 24% of all tourism business was located in unincorporated Sonoma County – including the coastal communities of Bodega Bay, Jenner, and The Sea Ranch. “Lodging,” including vacation rentals and campgrounds “contained the greatest percentage of tourist industry business for the County, at 25 percent and just above wineries at 33 percent”. Id. Coastal vacation rentals also

## Comments on Local Coastal Plan Update – 12/10/2019

Submitted by C. Estrada (est3520@gmail.com)

provide local jobs for persons working in tourist-related jobs, as well as the various vacation rental companies and lodging facilities.

### **The LCP and its drafters must distinguish between *tourists* and *vacation rentals***

VR guests are tourists, but the problems tourists may bring to the area should not be blamed on the smaller universe of VR guests. Rather than accept general complaints about tourists or VR guests the county and CCC should ask for specifics and actual facts regarding any individual's concerns. Without such specificity, the LCP drafters are guessing at solutions.

### **Many of the reasons the county and CCC has regulated VRs do not exist on the Sonoma Coast**

Other California coastal communities have had vacation rentals regulated in order to:

1. *Maintain low rents or the availability of rental housing:* The Bodega Bay area has very little existing housing and long-term rents are already high in the area.
2. *Reduce parking and traffic problems:* It would be extremely difficult to limit tourism or reduce traffic/parking problems via VR regulation. The tourists who rent VR homes are a very small sub-set of the tourists who visit the area.
3. *Protect long term rentals from being taken off the market:* The expansion of VR regulation to the Sonoma coast will have negligible impact here because there are so few "long-term" rentals in the area to begin with. The majority of property owners on the coast buy homes as second homes or vacation rentals with a plan to retire in the area.

### **The coastal population make-up is significantly different from other areas with VR regulation**

The Bodega Bay and nearby coastal areas are primarily rural areas. As stated in the 2001 LCP "Bodega Bay is primarily a fishing and tourist oriented community. Both activities are high priority uses identified in the Coastal Act, and should be preserved and encouraged by the Coastal Plan". 2001 LCP, VII. Development, Housing, p. 125

The Sea Ranch and Bodega Harbour are the largest planned communities on the coast and these communities provide a modicum of "suburban" living to those who choose to permanently live there. Bodega Harbour has public sewer service provided by the Bodega Bay Public Utility District. Thus, there is no need to limit VR guests due to sewer capacity as is done along the River or other inland areas where properties do not have public sewers. The Sonoma coast is unlike the inland county area, or the Southern California coastal areas (Santa Monica, Long Beach etc.), in population, density, and the types of problems to be addressed by VR regulation.

Persons who move to the Sonoma coast permanently cannot expect to have the same amenities or surroundings as an urban area because this is, and historically has been, a tourist destination and rural in nature. It is unreasonable for a person to move to the coast and have a NIMBY (not-in-my-backyard) approach to tourists and tourism and vacation rentals. This area is the essence of tourism.

### **Census Data shows that permanent residents are a minority of coastal population or owners**

The Bodega Bay population is 1,077 (2010 Census). This is a 24.3% reduction from the 2000 population of 1423. The 94923 zip code population – a wider area – was 1,769 in 2000 and

## Comments on Local Coastal Plan Update – 12/10/2019

Submitted by C. Estrada (est3520@gmail.com)

dropped to 1,065 in 2010. An online source, *Data USA*, reports the 2017 Bodega Bay population as 629 people. The majority of “housing” in the Bodega Bay area reported by the Census is “vacant” or “for seasonal or recreational use”. Of 1,449 total housing units reported in the 2010 Census only 708 were “occupied”. The majority of housing in the area was either “vacant” (741) or for “seasonal or recreational use” (615). This is not unusual. This reflects the true nature of the area as a tourist destination, not a typical town of permanent residents.

### **The coastal area is unique. VR regulations should not be applied, or be modified, if applied**

It would be preferable to allow the coast VR owners to manage themselves as they have done for decades. Responsible owners pay the TOT tax either directly or via their property managers. To add more regulation to a coastal area where most of the owners live in other counties or states is a significant burden to those owners. Any coastal VR rules or timelines should take into consideration that property owners may live outside of the county or even in different time zones.

If any VR rules must be applied, there should be no 3 strikes VR rule, no cap on the number of vacation rental homes on the coast, nor any exclusion zone. These limitations would be unworkable where non-occupied homes are the rule, not the exception. The rationale for doing so, to maintain low cost rental homes or protect the availability of rental properties, does not apply on the Sonoma coast.

The Bodega Harbour Homeowners Association (BHHA) has recently established *Community Rules* for all owners and their guests. The Rules already limit the number of guests, noise, garbage and other areas covered by the County VR Ordinance. The one area that the BHHA could use county granted authority is in the area of street parking, as the streets in our subdivision are public and the BHHA can only suggest but not require vehicle limits.

Thank you for the opportunity to comment.

Dear Supervisor Hopkins,

I have been fortunate enough to have lived my 74 years in Sonoma County. Despite the incomparable beauty, traffic, noise, unmitigated growth and the mono crop of grapes, threaten the very soul of this county. I urge you to consider the irreversible negative consequences of changing the general plan and protection of our sacred coastline.

Please use your influence to persuade the coastal commission and fellow supervisors to put an end to the perilous decision to open our coastline to the monotonous wine industry with it's endless miles of vineyards and event centers, that gobble up our precious water and leaves little left for the animals that have the native right to roam freely over unfenced land.

The natural balance is in your hands, please vote to preserve for all time, this precious unspoiled wonder of the Sonoma county coastline. The consequences will last forever.

Sincerely, Robin Winslow

## Cecily Condon

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**From:** C Estrada <est3520@gmail.com>  
**Sent:** Tuesday, December 10, 2019 4:55 PM  
**To:** PRMD-LCP-Update  
**Subject:** LCP Comments on Draft Proposal  
**Attachments:** 2019.12.10.LCPcomments.pdf

**EXTERNAL**

Good day

Attached are my comments on the LCP draft.

Thank you for the opportunity to submit comments.

Let me know if you have any questions.

Carmen Estrada  
[est3520@gmail.com](mailto:est3520@gmail.com)  
PO Box 734  
Bodega Bay CA 94923

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## Cecily Condon

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**From:** Laura Morgan <thesquig@yahoo.com>  
**Sent:** Tuesday, December 10, 2019 7:53 AM  
**To:** Cecily Condon  
**Cc:** Chris Poehlmann  
**Subject:** A cogent, current, scientific article on the role of forestry practices to optimize mitigation of climate change and conserve biodiversity

EXTERNAL

Hi, Cecily.

I hope you're not too busy to enjoy our amazing wintry landscape and weather.

Here is a lengthy article in which scientific guidelines for forest management have direct implications for the LCP. You can skip down to the sections on "proforestation" for the meat of it. I would appreciate your adding it to the record of input toward the 2020 LCP draft.

Happy holidays!

Laura

<https://www.frontiersin.org/articles/10.3389/ffgc.2019.00027/full>

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## Cecily Condon

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**From:** Beth Richman <beth\_richman@hotmail.com>  
**Sent:** Thursday, December 05, 2019 6:10 PM  
**To:** PRMD-LCP-Update  
**Subject:** Local Coastal Plan

### EXTERNAL

To Ms. Cecily Condon,

I'm not yet sure if I will be able to attend a community meeting in Monte Rio for the Local Coastal Plan, though I'd like to register my concern about the current proposal. I do NOT want to see more of Sonoma County developed for wine or wine tourism. This industry dominates far too much of the county already. The precious coastal environment requires careful protection, not exploitation for private profit. Basically I would echo the well-stated piece from the *Sonoma West Times* on 12/4/19 by

- Reuben Weinzveg.

Thank you for your consideration.

Sincerely,  
Beth Richman

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Transcribed public comment from The Sea Ranch public workshop 11-17-2019

Comment 1: Joel Chaban

I would like to see the following added to the LCP:

- 1- Plans for restoration of Kelp Forests
- 2- Plan to develop bicycle paths on Highway 1
- 3- Incorporate advocacy of legislative change to portage and commercial fishing to mitigate effects of climate change to encourage salmonid restoration in coastal streams

Comment 2: Kathryn Wees

- 1- Visitor accommodation- Keep any Sea Ranch Lodge expansion “modest” to existing scale. No expansion onto Black Point Meadow. Ours to meet all standards. Parking for employees and guests. No multi-bedroom units counted as one room.
- 2- Freeze on new road events- bike and marathon
- 3- Coastal trail expansion to follow highway easement. Not coastal cliffs. No bike trail along sensitive coastal area.

Comment 3: Susan Rudy

The LCP meetings need to be held separately from the CMAC as planned now. The LCP is not only a separate planning process from MACs responsibilities but is too important to be incorporated into another public gathering.

Transcribed public comment from Bodega Bay public workshop 12-14-2019

Comment 1: Nichola Spaletta

Sonoma County should follow Marin LCP. Stating no development in, on, or near the beautiful, fragile estuary of the Estero Americano! This includes only future building of boat ramps, docks made of any material. No such development on, near the Estero Americano will preserve native marine life/ plants and animals for future generations to feel good that they stopped this development.

Comment 2: No Name

Are there indications that Hwy 1 will have to be changed to accommodate sea level rise and erosion issues? What time frame is considered?

Comment 3: Joel Bluenberg

There must be a watery policy section to this plan:

Groundwater

Wells

Waste

Comment 3: Rebecca Ahlerey

I'm concerned the negative impact to the Estero Americano will increase with greater access via trails & boat ramps. The current floating dock on the Bordessa trail is over a very shallow/ marshy portion of the Estero. Trespassing is already happening. The threat includes illegal fires, littering, injured animals & wildlife & destruction of natural resources. The Sonoma LCP should follow the same guidelines as the Marin LCP- no development on the Estero Americano & keep the California Coastal trail on Highway 1. Also is there a way to ban Mylar balloons? They are often released & land on Ag/ wildlife zones. They last forever & animals eat them.

Comment 4: No Name

The Milky Way is quickly disappearing from view. Is anyone else concerned about keeping and gazing at the night sky? Is it too late to add provision for minimizing light pollution?

Comment 5: No Name

Thank you for your presentation, and the care you have clearly been taking in making this document more robust and insightful, and usable for all. I've learned a lot, and think there were many important ideas raised. I look forward to seeing these expressed in future debates.