



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Permit Sonoma
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November 10, 2021
Meeting No.: 21-12

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Chair Reed

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Planner III
Chelsea Holup, Secretary
Verne Ball, County Counsel

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Approval of Minutes October 7, 2021

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions None

Commissioner Announcements None

Public Comments on matters not on the Agenda: 7m45s

Eric Frazer

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1

Time: 1:05 PM
File: Sonoma County Local Coastal Plan Update (PLP13-0014)
Applicant: County of Sonoma
Owner: Not Applicable
Cont. from: July 26, 2021
Staff: Gary Helfrich
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the Public Safety, Public Facilities, and Circulation and Transit Elements at this meeting, as well as consider policy options for noise, vibration, and lighting for incorporation into various elements of the Local Coastal Plan.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for December 9, 2021, January 13, 2022, February 3, 2022, March 3, 2020, and April 7, 2022. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.
District: All Item of County Wide Importance.
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Commissioner Disclosures: None

Gary Helfrich summarized the staff report, which is incorporated herein by reference. **0h12m**

Commissioner Questions:

Commissioner Koenigshofer stated I prefer we not review noise first departing how it was listed on the Agenda. **0h20m**

Staff Scott Orr still setting the stage for today. Gary what is your strategy? **0h21m**

Staff Gary Helfrich responded several requests by Commission to expand policy on noise that is what is being put forth today based on input. I would leave it up to the Commission to decide what order they would like to review. **0h22m**

Commissioner Reed asked if this is being put in the open space element would we be reviewing this again at the end of the series? **0h22m**

Commissioner Koenigshofer suggesting we push it off to the end of today's agenda. **0h23m**

Staff Gary Helfrich move on to public safety element. Would you like to go section by section or certain things you would like to focus on? **0h24m**

Commissioner Koenigshofer I would suggest staff go through each section and comment by the Coastal Commissions comments. **0h25m**

Staff Gary Helfrich stated there are several hundred comments. I had hoped that there were specific comments the Commission wanted background on and other comments we could just accept. **0h25m**

Commissioner Reed would appreciate your input on the comments. Are you basically adopting all comments or need to discuss? What is your recommendation? [0h26m](#)

Staff Gary Helfrich adopt all changes but two changes in 4F that we would like additional time and review with County Counsel. It involves Deeds with other properties. Very strict and I believe it will receive push back from other properties. However, it is consistent with the Coastal Act and is Coastal Commission guidance on sea level rise. [0h27m](#)

Staff Scott Orr the main consideration is whether we want to start going over broader scope first or dive into each comment. I would suggest the broader scope it would add more value to getting into the details. [0h29m](#)

Commissioner Reed I agree with that and would like a highlight of sea-level rise and what the Commission is suggesting. How are we interpreting that and how the County stands on these issues. [0h28m](#)

Staff Gary Helfrich Coastal Commission feels that rather than use a target date for sea level rise it should use a measurement that should be based on the most conservative science we have at this time. Design life of 100 years so they recommend a 10-foot sea level rise. Flood maps will change, areas in circulation element will expand. Basically, all assumptions of sea level rise will become more conservative using the 10-foot measurement. Using that model will inform the rest of the policy. [0h29m](#)

Commissioner Cornwall do we have any say so in this? Do we have an option of picking a less conservative model? [0h33m](#)

Staff Gary Helfrich yes there are other models we can use. [0h33m](#)

Commissioner Koenigshofer asked 4.6 and 6 feet is a substantial difference. What is role of a 20-year cycle analysis. We don't want to jump ahead 100 years. How is that viewed by the Commission? [0h34m](#)

Staff Gary Helfrich responded 100 year horizon is important all policy for bluff retreat and armoring is based on 100 years and it is the standard CalTrans uses. It is realistic and common. [0h35m](#)

Commissioner Koenigshofer asked about staff armoring verses building a new one it has to withstand a 10 foot sea level rise using a 100 year timeline. [0h37m](#)

Staff Gary Helfrich locating any new structures and or infrastructure should be built to last for next 100 years. Armoring then it should be done for what is seen as a permanent amount of time. [0h36m](#)

Commissioner Cornwall could we adjust sea level rise over time. Use $\frac{3}{4}$ of the way but only comfortable with this if we could adjust the sea level rise over time. At some point we could reset the number so were not waiting forever to adjust the numbers. [0h38m](#)

Commission Deas agrees with Commissioner Cornwall likes the sliding scale approach. Residence should get an adjusted number. [0h39m](#)

Commissioner Reed asked if this 10 feet and 100 years is used will this result in a mapping and zoning implications? [0h39m](#)

Staff Gary Helfrich responded if we do better mapping of the Flood Plain we can elevate houses before they are built. The Coastal Commission will want owners to acknowledge they are building in harms way and give up right to rebuild if it fails by the ocean. We will permit new homes in a very conservative way. These are forecasts estimates but we want to make sure we permit a home in a safe location. If we pick a shorter life span the Coastal Commission will insist that homeowners in areas in high immediate risk will have to acknowledge they are building in harm's way and will not hold the country liable. [0h40m](#)

Commissioner Caitlin asked do we have discretion to adjust the numbers in the future? [0h42m](#)

Staff Gary we can update the LCP anytime we want but we do have to be mindful the new LCP is effective people will develop based on the standards and the provisions. We want to avoid another Gleason Beach situation. The Coastal Commission prefers 10 feet. **0h44m**

Commissioner Reed to Staff you suggesting that the 10-foot 100 year would be objected by the public is there a standard regionally by other communities? **0h44**

Staff Gary Helfrich seeing push back in Southern California but locally as well from Norbar and the realistic agencies. **0h44m**

Commissioner Reed asked how long would the commission like to discuss or highlight before we get to public comment? **0h45m**

Commissioner Koen: How broadly circulated is the document that includes the comments from the Coastal Commission? **0h46m**

Staff Gary Helfrich responded it has been made public on the Website. I would hope the public does read the documents posted. **0h46m**

Commissioner Reed should we broaden our look at the public safety element? And will bring back to commission for discussion. **0h46m**

Commissioner Cornwall: Issue Seems like the public access and safety uses that are located where there are public safety problems. The two Elements don't seem to well connected. They should be crossed up public access facilities should avoid public safety hazards. **0h47m**

Staff Gary Helfrich would be good to put in public facilities not safety. Access is public facilities. Program CPS12 will update and reevaluate sea level rise based on best on available science. Would the Commission like to suggest a time period? The science seems to move on fits and bursts **0h48m**

Commissioner Cornwall suggested to review not less than every five years. **0h49m**

Staff Gary Helfrich responded Commission wants the maximum protection with most conservative policy but there is a window that is acceptable. 6 feet on low side 10 feet on high side. **0h50m**

Commissioner Koenigshofer is the mapping we currently have based on 6 feet? How big of an undertaking will it be to redo the maps? **0h51m**

Staff Gary Helfrich responded it would be a request to GIS. **0h51m**

Staff Scott Orr that kind of mapping request at this scale at the end of this LCP process would be a reasonable request. **0h51m**

Commissioner Koenigshofer could we do mapping to look at a comparison? so it is a 4-6 month wait? **0h51m**

Staff Scott Orr I am confident it could be done by the end of this process in 4-6 months. **0h52m**

Commissioner Koenigshofer is there a way to narrow the ask by targeting the lower areas for additional mapping? **0h54m**

Staff Gary Helfrich looked at a local level. Doran RP is going under water no matter with a four-foot sea level rise. On storm events. **0h56m**

Commissioner Koenigshofer How do we get to a better analysis for real term impacts and issues over time? I doubt that 4 feet will not affect the tides. This would help with public understanding and support. **0h59m**

Staff Scott Orr stated the purpose of this document is what is the most important for long term planning. Implementing plan each year is where the figures will be. We all agree we want to continually review and

update as needed. I would encourage the Commission to remain at highest level general assumptions document. We need to make progress on this document it will get more detailed as we roll out programs and zoning code. 1h0m

Commissioner Reed everybody realizes sea level rise is going to be dominate issue in this document. Mapping will help look at all aspects in coastal plan. Will be several conflicts we will all be dealing with in the future. Are there other parts of this element we need to discuss? Are we going through each element and then open for public discussion? 1h2m

Staff Scott Orr responded yes open up to public for each element. One 3-minute limit for each public comment and for each topic. 1h3m

County Counsel Verne Ball it is up to the Chair. The whole LCP is on the table. 1h4m

Commissioner Koenigshofer I would like us to try Element by Element and public input on each. One minute is not enough for the public input. I would like 3 minutes per speaker. 1h4m

Commissioner Ocana I would propose 2 minutes each and on each Element. 1h6m

Commissioner Reed I see 19 attendees I would like to start with 3 minutes each and see how it goes. 1h7m

Staff Gary Helfrich the inline comments reflect both staff and Coastal Commission comments we don't have much more to say. 1h8m

Commissioner Cornwall asked about resource and conservation? 1h8m

Staff Gary Helfrich responded it will be in the resource environmental sections. 1h18m

Commissioner Koenigshofer I have notes on every single page is there a way to meet with Staff and go through individually? Instead of the Hearing? 1h9m

Staff Orr comments should be sent to the department in writing so it can be included as part of the public record. Should be outward facing. 1h10m

Commissioner Koenigshofer converting my notes into a document is more than can I do. In the past it was possible to engage staff. What are the boundaries? 1h10

County Counsel Verne Ball responded this is a legislative matter. Administrative issue to develop the record. Perfectly acceptable to meet with staff. 1h11m

Public Hearing Opened: 2:11 PM

Cea Higgins
Richard Charter
Erin Casey
Margret Grahame
Tom Conlon

Public Hearing Closed, and Commission discussion Opened: 2:28 PM

Commissioner Reed good comments. 1h29m

Commissioner Koenigshofer how to we anticipate the cycle or cycles of getting more granular in the treatment of the material? Some comments made were very specific. Should we discuss the Element now? This should not be the last time we discuss this Element. I assume there will be a wrap of period at the end of the review. What do the other Commissioners think of the process? 1h31m

Commission Reed to staff asked the Zoning Code will ultimately be very specific in terms of mapping I assume. Is that correct? **1h31m**

Staff Gary Helfrich the mapping will be specific in the plan and the Zoning Code will highlight the specifics and combining districts. Similar to the General Plan set the perimeters but then the Zoning Code sets the specifics. **1h31m**

Commission Reed for discussion today we should weigh in on the Coastal Commission comments whether we agree and want them incorporated? **1h33m**

Staff Scott Orr stated it is a benefit talking with Coastal Commission now as we get to see what the Commission wants up front. I would encourage us all to keep that in mind. If Coastal Commission feels strongly enough they will implement. **1h33m**

County Counsel Verne Ball corrected this is our plan not the Coastal Commissions plan. If it does not comply with the Coastal Act it can be denied. The Coastal Commission does have limited grounds to reject our plan. Statewide policy involved the Coastal Act does involve statewide policy. We can submit the plan as we see fit. Most of the Coastal Commission comments to date are well grounded. **1h35**

Gary Helfrich commend the North Central Coastal Commission Staff have been generous with time and have been reviewing the proposed LCP consistent with the Coastal Act. They are trying to keep it consistent with the Coastal Act. **1h36m**

Commissioner Koenigshofer I appreciated that conversation. Setting aside Coastal Commission comments for the moment. Public comments are outside that realm that perhaps I could ask staff about? Cea Higgins commented that there is inadequate connection made between public facilities and public safety? What does staff recommend to remedy that situation? **1h37**

Staff Gary Helfrich we can add language to the public safety element. We have not done review yet of public access. It is a great suggestion and we have no problem adding that language. **1h38**

Commission Koenigshofer public access plan includes projects at odds with public safety. Would like that drilled down to identify specific comments that are at odds and see the list and evaluate in both public safety plan and then we have focus for the public access plan. Would give staff time to identify. Would like to see that actual list. **1h38m**

Staff Gary Helfrich stated it is complex access to safety. Would need specific areas of concern. Traditional access point like Doran park are easy to identify, verses Bodega Head at what point does it become unsafe? The Pacific Ocean is a dangerous place. Fatalities are common it is the nature of the coast. It is a complex discussion to have. Most access identified will not be come less safe than they already are. **1h41m**

Staff Scott Orr comment by nature the points of public access will be the most important for public safety. Staff has received comment but will have it addressed when we bring back the public access section. **1h43m.**

Commissioner Cornwall: propose that permanent public access facilities, like infrastructure like parking lots, should be subject to same rules of public safety as other public facilities. Nonstructural public access features like dirt trails need not be subject to the same standards. **1h44m**

Commissioner Koenigshofer public access plan developed by RP staff? Do we know if their process was informed by the public safety element? **1h44m**

Staff Gary Helfrich will ask staff at Regional Parks. **1h45m**

Commissioner Koenigshofer ask for consideration access and requirements to satisfy access to mitigate for permit approval. Private property is an issue with relocating trails when needed. **1h26m**

Commissioner Koenigshofer traffic congestion. Emergency vehicle access where and how does this fit in the public safety element? **1h47m**

Staff Gary Helfrich addressed in Circulation and transit. 1h47m

Commissioner Koenigshofer Would like staff to consider an appropriate place to work this into the public safety element. Issues referencing law enforcement coverage? Can we address it? 1h28m

Staff Gary Helfrich we can identify locations appropriate for a sub police station but we can require it. We have no authority but can recommend them. 1h49m

Commissioner Koenigshofer issue of fire hazard and fuel reduction are relevant. Even though the LCP can't order implementation it does lend weight to the identification and weight to public concern. 1h49m

Staff Gary Helfrich We do have policy for fire fuel management. 1h50m

Commissioner Koenigshofer what about upland issues? Timber Cove as an example. Is there a place for that in the LCP? Fire that starts outside of coastal zone but then effects the coastal zone? interest of Coastal zone threatened by? 1h51m

Staff Gary Helfrich it is reflected in the public works plan. Not limited to Coastal Zone. 1h52m

Commissioner Ocana Policy CPS 4G extensive comments on private property if damaged by coastal erosion or sea level rise. Once this is enacted anybody who is already in the zone of a sea level rise are there grants to assist with the clean up or are we establishing anyone there are responsible finance for clean up? 1h54m

Staff Gary Helfrich the debris goes is into public lands and creates a hazard. They are trespassing with the debris onto public property. The county should not be responsible for that. This is specific part of the coast. Expectation you would maintain your property. Private improvements are sometimes on public property because of erosion. We have money for Gleason beach clean but we want it made clear we should not do this in the future and that the county is not liable. 1h56m

Commissioner Ocana all new grant deeds shall be recorded with certain language. But what about going backwards? Any new owner would have to record this deed? 1h57m

Staff Gary Helfrich comment we have no legal way to require that retroactively. version control a challenge with this document. It will be corrected. 1h58m

Commissioner Ocana is it possible to add in all future properties would need to record this deed? All new owners for all owners with the waiver language? 1h58

Commissioner Deas why was it removed? 1h58m

County Counsel Verne it is regulatory need. Must demonstrate it is required. The action is proportionate to the need. Liability runs with the land. It is an enforcement issue and addressed through regulatory requirements. No grant associated with that. I Would not advise a comprehensive coastal zone requirement. 2h2m

Commissioner Koenigshofer commented conditioning viability of condition over time institutions ability to remember what was required and to enforce it. I see project conditions becoming fiction 20or 30 years later. PS 18 bluff erosion hazard report geologic set back lines. Visual impacts mitigated by putting up a fence ends up being another issue. Setback analysis feasible to mitigate how do we deal with potential of mitigation impacts that are undesirable? 2h2m

Staff Gary Helfrich commented great recommendation. Will add that visual analysis, cultural. 2h5m

Commissioner Reed suggest comments recorded and staff will take to combine in element? 2h5m

Staff Scott Orr straw vote would be ok but we can visit this again towards the end and review. 2h7m

Staff Gary Helfrich my intention is to merge Coastal Commission comments and Planning Commission comments and make a clean copy and then post to the LCP file folders on the web and then review again at the next meeting. This can be a double check. **2h8m**

Scott Orr stated staff will post when ready. We don't give ourselves a new goal in addition to the hearing commitments. **2h9m**

Commissioner Cornwall inclined to go with what the Coastal Commission wants. Limit what we do spend time on with items that there might be more flexible. **2h9m**

Staff Gary Helfrich sea level rise seems to be only real question today. **2h10m**

Staff Gary Helfrich the Coastal Commission is ridged on is when it is in conflict with the Coastal Act only. **2h10m**

Scott Orr would it be helpful for the next meeting to have posted document with full comments and then another with accepted most comments? **2h11m**

Commissioner Ocana I liked the numbered sections so we can reference. Perhaps we could discuss sections to define unreasonable risk or when necessary replacements. What are homeowners obligated to take into consideration for new development? Will this be talked about down the road? **2h12m**

Staff Gary Helfrich responded we could provide a side policy report on how they were interpreted. Safe from hazards could have an evolving definition. **2h14m**

Commissioner Koenigshofer question PS18 Policy CPS-2 where existing development What is the standard for no allowance? Acceptance of loss. Relocation not reasonable then only option left is to allow shoreline protection structure. Reads to me relocation is not feasible less enviro damages to be considered but only option left is to allow shoreline protection structure. Can it be overridden by the public interest? **2h16m**

Staff Scott Orr part of consideration you weigh out exactly what you just mentioned. **2h17m**

Staff Gary Helfrich stated we can make it clearer. This policy was written with Gleason Beach in mind. We will add additional language. **2h17m**

Commissioner Koenigshofer shoreline protections all failed at Gleason Beach. When do you not allow the effort? **2h18m**

Staff Gary Helfrich Geotech report has to certify that the shoreline protection has a 100 year life. We will say no if does not. We need to add in peer review with the county geologist. **2h18m**

Commissioner Koenigshofer Goal section minimize acceptable levels very interpretive discretionary and subjective. Do we want to prohibit or disallow? Applies throughout entire draft. **2h20m**

Staff Scott Orr strongly encourages commissioners to exercise minimize verses prohibit way reviewing the LCP has a significant impact on the long term planning. **2h21m**

Staff Gary Helfrich you might want to be more flexible in the policy and put specifics in the zoning code. **2h22m**

Commissioner Koenigshofer stated need to be mindful and intentional on use of various terms. **2h22m**

Break at 3:22pm

Discussion resumed 3:35 pm

Commissioner Ocana suggest we discuss Noise element and finish. **2h37m**

Commissioner Reed trying to gauge do we want to take on the other two elements? **2h37m**

Scott Orr recommend checking in after each element. Would recommend take up public facilities next. **2h37m**

Staff Gary Helfrich stated in response to direction received from the last meeting. Three part section policy noise, vibration and lighting. The noise policy is abbreviated version on the existing General Plan policy. The standards are the same but added assessment for noise on impacts to biological resources. How noise is measured we added that to the policy. **2h39m**

Open to questions to Commissioners: None

Staff Gary Helfrich vibration was tough to do research on almost every jurisdiction all said don't make too much of it. CalTrans staff has a manual. We developed a policy based on that. We allowed a few exceptions. Emergency repairs, boring pilings. CalTrans can meet the current standards. **2h40m**

Commissioner Cornwall Are there any standard resources of information for people to make evaluations?
2h41m

Staff Gary Helfrich Evaluation will be species and site specific. Will put all three policies in both open space and land use element. Projects will evaluate for adverse impacts on both people and biological resources.
2h41m

Commissioner Cornwall are there any standard resources for information that should be included for how we want people to make that evaluation? **2h44m**

Staff Gary Helfrich stated it is the job of the biologist to evaluate each project. Species and site specific. Can not have an adverse impact. **2h43m**

Staff Gary Helfrich Lighting standard High points prohibits light trespass requiring color temperature. No Signs internally illuminated. Flood lights and up lights not permitted except for commercial fishing and Ag activities. Commercial fishing needs a lot of light to remain safe. Staff recommends including in both open space and land use element. **2h44m**

Public Comments: None.

Commissioner Koenigshofer regarding lighting does not yet take into account the elevation of the lighting. Is there a way to get to that? Ridgelines see from a long distance. **2h47m**

Staff Gary Helfrich responded can't band all lighting. Important thing is part seven total illuminance beyond the property line shall not exceed one lux. It should not be brighter than a light on inside the house. It is not reasonable to require it to be darker than that. **2h49m**

Commissioner Koenigshofer: Ag commercial fishing facilities is this only while operating or is 24 hours a day seven days a week? **2h49m**

Gary Helfrich permitted for operation when needed. **2h50m**

Commissioner Koenigshofer Leave Ag operations for the Glossary only or? We need to be clearer on that.
2h51m

Scott Orr the two step is looking at the LCP. Are there any fishing areas where there is permitted use without discretion? Any permit will be site specific if there is discretion we would apply more strict lighting requirements.
2h52m

Staff Gary Helfrich fishing requires Coastal Permit but county still permits it. **2h52m**

Commissioner Koenigshofer Onshore facility to require permit to boats that off load? 2h53m

Staff Gary Helfrich this is out of jurisdiction can't regulate at mean high tide lands. 2h53m

Commissioner Koenigshofer a lot of signage up lighted around county. At very least I would like this to be prohibited in the Coastal Zone. No excuse for it. 2h54m

Gary Helfrich pointed out we have downward facing lighting. 2h55m

Scott Orr sounds like it is in the LCP now. 2h56m

Commissioner Koenigshofer requested residential and commercial security lighting should be restricted that is not motioned activated. Is should be motion activated. 2h55m

Staff Gary Helfrich, number three states this already. 2h56m

Commissioner Koenigshofer asked low level sound that is repetitive and considered disruptive is it treated in this language? 2h57m

Staff Gary Helfrich yes considered half hour or less at 45 decibals. 2h57m

Commissioner Ocana asked about generators for power outages is this an exemption? 2h38m

Staff Gary Helfrich inland there is an exemption. It has been problematic. The language does not list generators. 3h0m

Commissioner Ocana falls under Code Enforcement? Then a complaint could be filed? 3h0m

Staff Scott Orr we see large neighborhoods all using generators when there is a power outage. We weigh with emergency services medical equipment and cell towers. 3h1m

Gary Helfrich we can use policy to make sure the public installs the better generators that make less noise. They will need a coastal permit to install a generator. 3h2m

Staff Gary Helfrich requirement we identify waste water for priority coastal uses. We only have two waste water districts. Bodega Bay Public utilities district at capacity unlikely to expand in the future. Separate private and public systems. None are private water systems. But some are privately owned. We will identify the ones privately owned. PF 2A we identify what are the priorities and non-priorities are. 3h7m

Next Element:

Commissioner Reed asked about vacant lots not served? 3h8m

Gary Helfrich smaller mutual systems information is hard to come by. Russian River utility are willing but the others are not sharing the information so far. 3h8m

Commissioner Ocana happy to see the CC pointed out Environmental Justice policy. Equitable geographic distribution. Will we be connecting the two? Does Permit Sonoma have an Environmental Justice policy? 3h7m

Staff Scott Orr it is now a mandated requirement in the General Plan. Housing, Public Safety and Environmental Justice are all being worked on now. We are working with the Office of Equity on this Element. 3h10m

Public Comment opened: 4:11 pm

Laura Morgan

Commissioner Reed can you explain outside service agreements? **3h15m**

Gary Helfrich outside service agreements. We will define that it has to be a preexisting public health problem. Would not be allowed for new development. Bio solid is focused on ranches and manure disposal. **3h16m**

Commissioner Koenigshofer disposal on Ag lands its compost. **3h17m**

Commissioner Cornwall interest overall given climate change and more equitable about recreation. There are reasons to reduce traffic and increase ways to access and stay at the coast that is equitable. Where would these issues be handled? **3h19m**

Staff Gary Helfrich this came up in circulation element with traffic. Challenge is a single destination verses 55 miles of coast line. May be premature now to have as a policy it should be a proposed program. Public transit in Sonoma county is a big challenge even in the urban areas. **3h20m**

Commissioner Cornwall stated mixed up with park facilities camping should be part of meeting equity goals. **3h21m**

Staff Gary Helfrich stated any restriction in parking or charging for parking the Coastal Commission does not support. That limits coastal access. We want to maximize public access. We do not want to limit parking. We need to develop more ways for public access to the coast. The Coastal Commission would push back against. **3h22m**

Commissioner Ocana Free shuttles? **3h22m**

Staff Gary Helfrich we would have demonstrate people would use the shuttles **3h23m**

Commissioner Koenigshofer: Would be enlightening if the LCP include other ways to fund transportation. Effort to explore with serious analysis. Perhaps seasonal shuttles with several trips per day. Related to lodging is there still a preference for publicly owned campsites verses private? **3h24m**

Staff Gary Helfrich camp grounds are encouraged. **3h25m**

Commissioner Koenigshofer encourage camp ground development over hotels we should be including in the LCP. **3h26m**

Staff Gary Helfrich great ideas I think where they should go is in public access policy. **3h27m**

County Counsel Verne Ball biosolids flag to commission. Biosolids typically involve more than just manure. Involves sewage byproducts from plants. SB 1383 reduce methane emissions state wide. In act bans on import of biosolids including sewage treatment plant. Time place and manner be reasonable. It does go beyond Ag waste. This comes from General Plan and is flagged to be revised by to comply with State law. Prompt for discussion and heads up for later discussion. **3h30m**

Commissioner Koenigshofer policy to prohibit to waste treatment plant in the coast. We should research what we can't do before we propose new ideas. **3h32m**

Commissioner Reed close public hearing so we can open for public comment? **3h32m**

Public Comment: 4:33 pm

Steve Birdlebough

Staff Scott Orr Circulation and Transit today we would receive comment. Or consider a special meeting of a full day committed to reviewing the LCP? **3h34m**

Commissioner Koenigshofer how about doing it on a Saturday? 3h35m

Staff Gary Helfrich we need to be respectful of what the Coastal Commission has already committed to review on the timeline. 3h41m

Scott Orr critical for today establish what we will talk about next time. 3h37m

Commission Reed extensive conversation on Transit which should allow more time for discussion. 3h38m

Commissioner Ocana water resources, Ag, cultural adding on transit might be too much. We should have ample time out to the Tribes before we discuss the cultural section. 3h39m

Staff Gary Helfrich we need to be respectful of what the Coastal Commission staff has already committed to review on the timeline. 3h41m

Staff Scott Orr recommends circulation and transit and then Ag and Water then shift back to Cultural. 3h42m

Commissioner Reed concluded with today's review of the Elements? 3h44m

Commissioner Koenigshofer thank you for breaking it up this way for review. 3h44m

Gary Helfrich December 9 2021 next meeting. 3h46m

Scott Orr January would be Land Use and Cultural. 3h46m

County Counsel Verne Ball need to discuss with Tribes how they want this process to go forward. Time.... Tribes do not usually come forward as public or as a citizen. Acknowledge that. Tribal Official may decide to communicate in a different manner than other citizens. 3h47m

Commissioner Reed are suggesting they work independently with staff? 3h47m

Staff Scott Orr nature of Gov to Gov relationship is a different dynamic. Typically, they interact at equivalent levels. PC is below the highest level of government. 3h48

County Counsel Verne Ball they may have concerns they do not want raised in a public forum. 3h49m

Commissioner Koenigshofer seeking input on draft material. Would not be speaking as public but set up in panels of official capacity. 3h49m

County Counsel Verne Ball often Tribes elect not to work in that way. There are special provisions that make consultation with Tribes confidential. 3h51m

Commissioner Ocana understand confidentiality issues. Link office of equity with public access. Important for our Commission to establish that we have covered are bases. 3h52m

Commissioner Koenigshofer is there a process to invite the Office of Equity to review? 3h53m

Staff Scott Orr we have worked on this process for years and the Office of Equity is fairly new but we will continue to engage with them. 3h54m

Commissioner Koenigshofer asked how can the PC through Staff reach out to and engage the new Office of Equity? 3h55m

Commissioner Reed great comments from all the Commissioner 3h55m

Action: N/A: Initial review of Public Safety and Public Facilities and Services Elements, and Noise, Vibration and Lighting policies. Circulation and Transit Element review moved to December 9, 2021 and will be reviewed on date as will the Water Resources and Agricultural Resources Elements.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner District 1 Cornwall

Commissioner District 3 Ocana

Commissioner District 4 Deas

Commissioner District 5 Koenigshofer

Commissioner District 2, Chair Reed

Ayes:

Noes:

Absent:

Abstain:

Hearing Closed: 4:55 PM

Minutes Approved: October 7, 2021