

From: [Gary Helfrich](#) on behalf of [PRMD-LCP-Update](#)
To: [Chelsea Holup](#)
Subject: RE: Local Coastal Plan comments LAND USE
Date: January 13, 2022 11:41:07 AM

From: Kimberly Burr <kimlarry2@comcast.net>
Sent: Thursday, January 13, 2022 11:24 AM
To: PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>
Cc: Eric Koenigshofer <Eric.Koenigshofer@sonoma-county.org>; Caitlin Cornwall <caitlin@sonomaecologycenter.org>
Subject: Local Coastal Plan comments LAND USE

EXTERNAL

Dear Planning Commissioners:

The Coastal Zone of Sonoma County represents a sliver of fragile landscape that is highly desirable and threatened. Allowing and managing current and future levels of interest in visiting the coast, as opposed to development, must be the focus.

Because it is small and delicate and already highly compromised by roads, logging, community developments, commercial enterprises, recreation, and public access at all times, it is incumbent upon us to protect what is left.

Careful regulation by the County, of LAND USE, in this sliver of land is, therefore key.

Given the current state of the coastal resource, climate change, needed restoration of anadromous habitat, species decline, needed restoration and protection of habitat of other migrating terrestrial, aquatic, bird, and plant species, increasing the intensification of use is contrary to the environmental protections warranted and required by the Coastal Act.

RECOMMENDATIONS:

1. In LEA and DA, the draft LCP states that - Allowable density is one single family residence and OTHER RESIDENTIAL USES —NOT counted in density calculation are agriculture employee “units” and farm family “dwellings” page 6 & 7.

Please make clear that such farm worker housing (used inclusively to mean farm family dwellings, units, etc.) is not to include workers/employees/contract workers for planning, carrying out, managing events, or hosting events or vacations.

2. In addition, the draft LCP states that:

"On lands designated Rural Residential and zoned RR, limited crop and farm animal husbandry is allowed. On lands zoned AR, *unlimited* crop and farm animal husbandry is allowed on parcels of two acres or more." (emphasis added).

Please make clear that when the County writes “unlimited” it does not include the intensification of current uses eg. in cultivation or commercial uses in this narrow band of delicate geography.

3. Fire and Land Use

Fire safe roads go hand in hand with land use. The county must prohibit new construction and increased usage in areas where access is not provided by fire safe roads. Fire fighters and evacuation routes must be of the highest concern.

The safety of people is tied to the flammability of structures placed in inaccessible places. And building in the wildland urban interface or rural areas can intensify what wildfire might occur and which would otherwise likely be beneficial. Fire safe roads is the minimum requirement the county must include in the codes and policy.

Thank you.

Kimberly

“Balance - When we are urged to weigh the environmental impacts against the interests of developers, consider this...."We've lost nearly two-thirds of the world's wildlife since the first Earth Day 48 years ago."

—The Nature Conservancy

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