

**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>  
**Sent:** Monday, June 27, 2022 6:17 PM  
**To:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
**Subject:** Re: LCP ESHA Maps

**EXTERNAL**

Thank you Gary,

If Permit Sonoma can't identify what was used, then the designation should be removed from my private property. How is the Planning Commission and the public supposed to meaningfully evaluate that designation when we're kept in the dark about its basis.

Denny

Sent from my iPad

On Jun 27, 2022, at 6:03 PM, Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)> wrote:

Sent from my iPad

Begin forwarded message:

**From:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
**Date:** June 27, 2022 at 5:56:49 PM PDT  
**To:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>  
**Subject:** RE: LCP ESHA Maps

Hi Denny,

The data is not related to property boundaries. I don't know which sources were specifically used in this area.

Gary

**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>  
**Sent:** Monday, June 27, 2022 5:40 PM  
**To:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
**Subject:** Re: LCP ESHA Maps

**EXTERNAL**

Thanks Gary,

That is a lot of options! Can you tell me specifically what they relied on for my property.

Denny

Sent from my iPad

On Jun 27, 2022, at 5:08 PM, Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)> wrote:

Resource data is aggregated from information provided by California Dept. of Fish & Wildlife, Biogeographic Data Branch - California Natural Diversity Database, The Resources Legacy Fund Foundation, the Marine Protected Areas Monitoring Enterprise, Ocean Imaging (remote data collection and processing), California Dept. of Fish & Wildlife Database Management Branch, Calfire, U.S. Department of Agriculture, Forest Service, NOAA - Office of National Marine Sanctuaries. Development in these areas is subject to Coastal Act and Local Coastal Plan policies for protection of environmentally sensitive habitat areas.

Gary

**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>  
**Sent:** Monday, June 27, 2022 4:50 PM  
**To:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
**Subject:** Re: LCP ESHA Maps

**EXTERNAL**

Thanks Gary,

So who determined and when that I have resources on my property that designate it a conservation area? And what are the consequences of this?

Sent from my iPad

On Jun 27, 2022, at 4:42 PM, Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)> wrote:

Hi Denny,

Thank you for your comments. The Planning Commission will determine the format of public comments as well as how much time will be allotted to each speaker during public comment. Conservation Areas

and Sanctuary/Preservation Areas are associated with resources, and do not indicate that land is under a land conservation contract or conservation easement.

Gary

**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>

**Sent:** Monday, June 27, 2022 4:33 PM

**To:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>; Eric Koenigshofer <[Eric.Koenigshofer@sonoma-county.org](mailto:Eric.Koenigshofer@sonoma-county.org)>

**Subject:** Fwd: LCP ESHA Maps

**EXTERNAL**

Hi Gary,

As I continue my review of the LCP, I continue to question and be concerned about the Sonoma County LCP ESHA map for sub area 10. There is a conservation area designation listed on two of my privately owned parcels. There are no existing conservation easements on either parcel. I have questioned you, John Mack and Rich Stabler about this issue since January. At one point during these discussions, the conservation designation was removed from the map, only to reappear. Please see John Mack's comments in red that deal with my questions. My parcels clearly do not fall into his definition of conservation area. Please advise on this inconsistency.

I also have questions about the format of Wednesday's meeting with the planning commission. Will there be public comment after each element? What is the protocol for submitting new comments about specific issues. We did not have the month you had promised to submit comments prior to this stage of the process. I hope to hear from you soon,

Denny Tibbetts

Sent from my iPad

Begin forwarded message:

**From:** John Mack <[John.Mack@sonoma-county.org](mailto:John.Mack@sonoma-county.org)>

**Date:** January 28, 2022 at 3:59:02 PM PST

**To:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>

**Cc:** Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>, Rich Stabler <[Rich.Stabler@sonoma-county.org](mailto:Rich.Stabler@sonoma-county.org)>

**Subject:** RE: LCP ESHA Maps

Hi Denny, see my response to your questions in red text below.

John J. Mack

Natural Resource Manager  
[www.PermitSonoma.org](http://www.PermitSonoma.org)  
Permit and Resource Management Department  
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**OFFICE HOURS:** Permit Sonoma's public lobby is open Monday through Friday from 8:00 AM to 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.

**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>  
**Sent:** Friday, January 21, 2022 2:56 PM  
**To:** John Mack <[John.Mack@sonoma-county.org](mailto:John.Mack@sonoma-county.org)>  
**Cc:** Rich Stabler <[Rich.Stabler@sonoma-county.org](mailto:Rich.Stabler@sonoma-county.org)>; Gary Helfrich <[Gary.Helfrich@sonoma-county.org](mailto:Gary.Helfrich@sonoma-county.org)>  
**Subject:** Re: LCP ESHA Maps

**EXTERNAL**

Thank you John,

Unfortunately, I have already asked Rich Stabler - he is a biologist who has been very helpful to me in the past. He also has passed me on to I don't know....I also have asked Gary Helfrich who has been helpful in the past. I have yet to hear back from him. I am hopeful one of you can answer my questions. You are all very knowledgeable on the subject. Thank you,

Denny

Sent from my iPad

On Jan 21, 2022, at 2:27 PM, John Mack <[John.Mack@sonoma-county.org](mailto:John.Mack@sonoma-county.org)> wrote:

Hi Denny,

Thanks for your inquiry.

I am passing you on to Rich Stabler on my staff, who has been involved with this project, to answer your questions.

Best,

John

**John J. Mack**

Natural Resource Manager

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

Permit and Resource Management Department

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**From:** Denny Tibbetts <[tibbsx4@comcast.net](mailto:tibbsx4@comcast.net)>

**Sent:** Friday, January 21, 2022 9:59 AM

**To:** John Mack <[John.Mack@sonoma-county.org](mailto:John.Mack@sonoma-county.org)>

**Subject:** LCP ESHA Maps

EXTERNAL

Dear John,

I am reviewing the LCP ESHA maps and have some questions. I also recently listened to the LCP virtual workshop on Natural Resources and ESHA mapping to get clarification and am I am hoping you can help me understand the process.

What does the light green designation Conservation Area signify and what are the effects on the private or public parcels that they are located on?

It's my understanding that Conservation Areas and Sanctuary/Preservation Areas are lands that are already protected, that is public lands, lands owned by land trust organizations, etc. The uses of those lands are typically limited to activities or infrastructure related to the conservation of or recreation on those lands.

How was this information compiled? There seems to be inconsistencies in the mapping?

I have not been personally part of the process that developed these maps and am not able to answer this question.

How do these maps affect what occurs in the coastal zone, in particular with public access and protection of natural resources?

The use of lands designated as ESHA is quite restricted, even for lands already in public ownership like Conservation Areas. It is typically limited to activities like trails, passive uses, and perhaps infrastructure like restrooms and small parking areas. Please refer to the particular plan pages relating to ESHA for the specifics.

Are the maps currently on the update the most current maps that will be presented to the Planning Commission and Board of Supervisors?

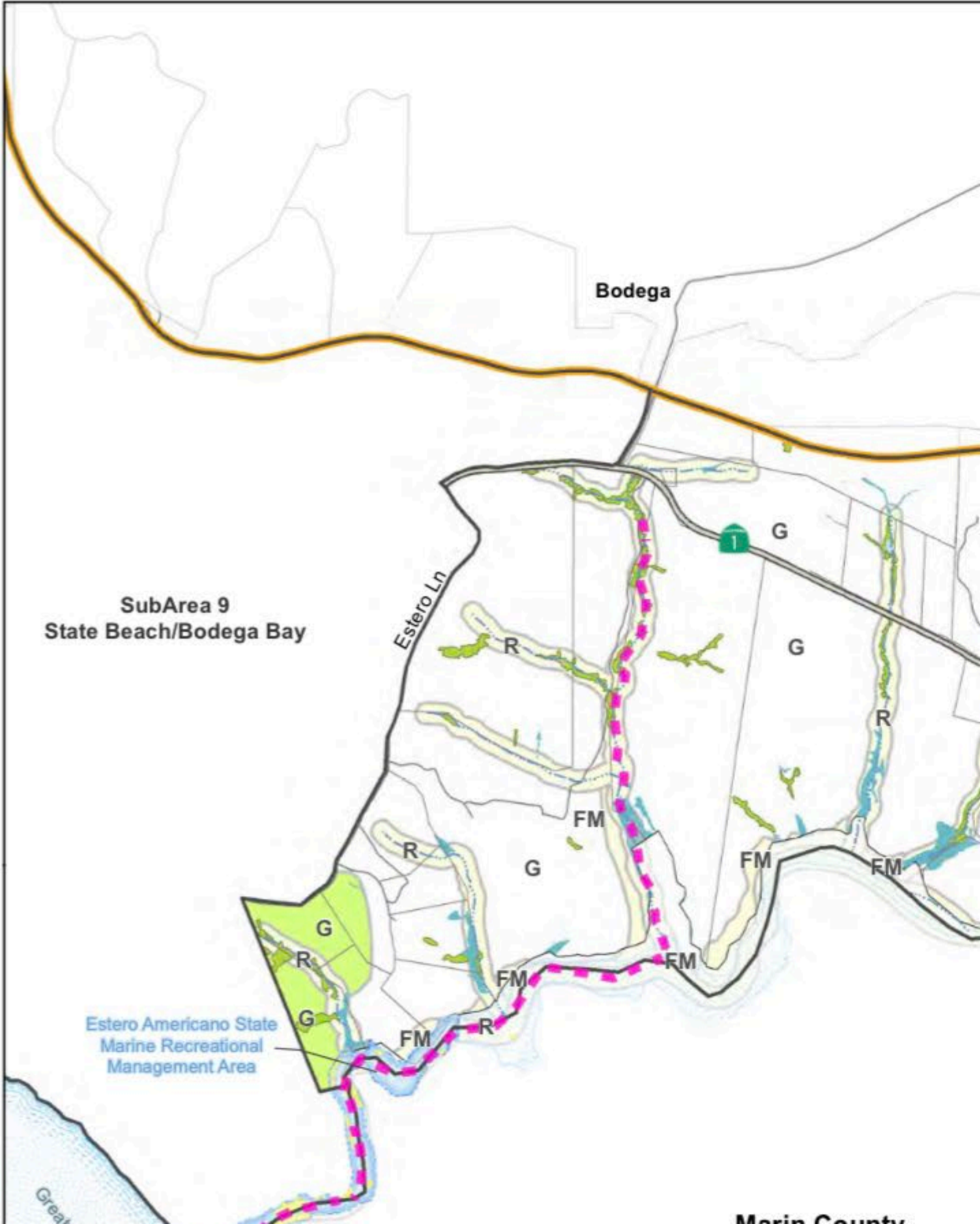
I assume so, but I have not been personally involved with preparation of these maps.

Hope to hear from you soon - thank you,

Denny Tibbetts

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