

**From:** [Denny Tibbetts](#)  
**To:** [Eric Koenigshofer](#); [PlanningAgency](#)  
**Subject:** June 29, 2022 LCP Planning Commission Comments  
**Date:** June 28, 2022 10:05:53 PM

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EXTERNAL

Dear Commissioners,

I am writing to comment on the recently released elements of the Sonoma County Local Coastal Plan. I had hoped to have an entire month to review and digest as promised. Unfortunately, due to time restraints of Permit Sonoma, that was not possible. Also, I have requested a link to the 1999 Sonoma County Parcel Study that was referenced on page 90 of Appendix B Public Access Plan, to no avail. I hope the county will soon provide this information.

There are two issues I wish to address:

Public Access map sub area 10

K-2 Public Access Access/ Trailhead Point needs to be eliminated. As stated on page 90 of Appendix B Public Access Plan "Road access is limited by easement restrictions that prohibit public use of Estero Lane which is the only road connecting Estero American Preserve to the public road network". The Estero Americano Preserve was purchased as an agricultural/conservation transaction. There was no access/recreation component at the time of the acquisition. There is no public access on the preserve as illustrated in the Sonoma Land Trust website description of preserve - "The Land Trust offers occasional recreational outings such as kayaking and raptor watching", (road use for all guided events provided by written request and consent). Please remove the K-2 public access/trailhead designation. This K- 2 designation will only confuse the public and invite further trespassing.

ESHA map for sub area 10

Since January of this year, I have been in contact with Permit Sonoma about the conservation area designation that has been placed on two of my privately owned parcels that have no conservation easements attached. For a period of time during this process, the map changed and the the designation disappeared, only to reappear in a update. There is no definition in the LCP glossary for what constitutes a conservation area. John Mack, Natural Resource Manager for the county answered "It is my understanding that Conservation Area and Sanctuary Preservation Areas are lands that are already protected, that are 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 of those lands". Privately owned residential property does not fit that conservation description. The county's General Plan(biotic resource map) which directed the county to update and revise the LCP to be consistent with the General Plan, does not have any kind of conservation area designation over my property. I have asked what triggered this designation and was provided a large list of potential agencies that could have aggregated the resource data. This designation is difficult to evaluate without a basis for it. Unless Permit Sonoma can identify what criteria was used, the designation should be removed from my property.

Thank you for your consideration.

Sincerely,

Denny Tibbetts  
Bodega Bay, CA.  
Sent from my iPad

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