

City Council

Mayor Una Glass

Vice Mayor Sarah Gurney

Patrick Slayter

Neysa Hinton

Diana Rich



September 21, 2021

Sonoma County Planning Commission

Attn: Gary Helfrich

2550 Ventura Avenue

Santa Rosa, CA 95403

Re: DRAFT Sonoma County Local Coastal Plan

The City of Sebastopol is the gateway to coastal Sonoma County, and the policies and future plans contained in the draft Local Coastal Program(LCP) affect Sebastopol more than other Cities in the County as outlined below. Additionally, City officials have been contacted with concerns regarding the Plan, as noted below. We feel these concerns that need to be further analyzed and addressed in the plan.

These include:

- Growth, population density, public events and intense tourism in coastal areas impact traffic in Sebastopol since a significant amount of coastal traffic must go through Sebastopol (Bodega Highway) to access the coast. This is evidenced by the 117% increase in traffic on Bodega Highway between 2007-2017 as noted in the Plan (Table C-CT-1).
- Short term rentals (Air B&B, VRBO, etc.) in the coastal zone impact the availability of housing, housing affordability, and traffic, regionally.
- The State of California has adopted several laws related to reducing vehicle miles traveled and reducing greenhouse gas emissions. However, these do not appear to be adequately addressed in the Plan.
- Intensification of land uses in the coastal zone, including large scale tourism and wineries, where water resources are known to be scarce, will affect the quantity of water available at the coast. This may impact demand for water sales by the City of Sebastopol to potable water haulers.
- A significant percentage of emergency calls to the Bodega Bay Fire District are tourism related. Large events and intense tourism may impact Sebastopol's fire department as well with demands for service related to the City's reciprocal aid agreements.
- The coast is a recreational resource for residents of Sebastopol. Intense use at the coast will overburden narrow winding roads, increasing danger to residents when they go to enjoy coastal recreation, as well as burdening emergency health services.

City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

[www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

Thank you for considering these impacts as you evaluate the current LCP draft document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Una Glass', with a stylized, flowing script.

Una Glass  
Mayor

Cc: Tennis Wick, Director, Permit Sonoma  
Supervisor Linda Hopkins, District 5  
Lawrence McLaughlin, Sebastopol City Manager  
Mary Gourley, Assistant City Manager/City Clerk  
Kari Svanstrom, Sebastopol Planning Director