

From: [Kathleen Alexander](#)
To: [PRMD-LCP-Update](#)
Subject: LCP Vacation Rental Program Policy Option Meeting 7/26
Date: Tuesday, July 20, 2021 5:31:18 PM

EXTERNAL

Dear Planning Department,

My husband and I own a home at the Sea Ranch. We just built the home, and received our final on July 1, 2020. (You were actually our planner when we came in to get our permit in Santa Rosa!). We had been renting at the Sea Ranch for 30 years before that. We rent our house part time, and live in it part time.

We have a great rental management company, and haven't had any problems with our renters annoying the neighbors. We're happy to have visitors enjoy the beautiful Sonoma coast, and our home. There are several other vacation rental houses on our street. (Which one of us homeowners would get to keep renting our home if this policy goes into effect and the Sea Ranch Association has the power to limit rentals to one every 300 feet?) We have never had any problems with the vacation renters on our street when we're here; in fact they are very respectful. The homes on either side of ours are both vacation rentals.

We enjoy seeing people walking by on the trails, and have noticed many more young families coming to the Sea Ranch, a welcome change! Covid brought many more people to this community, both owners and later, vacation renters, and I think part of the reason this proposal has been made is due to the obvious change in the number of people here. Everyone vacationing here is here to enjoy the coastal environment, as our family did before we had our own home, and it seems mean spirited to limit this access and try to keep it for just a certain group of people.

We weren't informed by the Sea Ranch Association Board that they were submitting a request to change the rules for vacation rentals, so it has come as a surprise, and frankly it's upsetting. The proposed restrictions seem like overkill meant to appease a small group of unhappy people. The property owners of the Sea Ranch were not informed about this proposal coming before the county in any of the many avenues they have to communicate with us.

We do have a Transient Occupancy Tax Permit, our management company has a business licence, and they collect and pay taxes for both Sonoma County and the Sea Ranch. We have garbage and recycling service through Recology year round. We limit the number of vacationers at our two bedroom house to four. We also have off street parking. All of these things are mentioned in the proposal as justification for limiting vacation rentals. Our vacation rental also employs Sonoma County residents for housekeeping, window cleaning, propane delivery, gardening service and general maintenance. Our vacation renters support the local economy when they come and patronize the grocery stores, restaurants, and gift shops.

Regarding the impact on the coastal environment mentioned in the proposal, from our observations, everyone stays on the well designated trails, which were meant to be used by all 2200(+) lot owners of the Sea Ranch, and their guests.

Please do not pass this proposal in any form. You would be giving a small group of people a

lot of power. What's next, will they limit the designated public parking lots and public access trails?

Sincerely, Kathleen and Tom Alexander
182 Sounding
The Sea Ranch, CA 95497
808-283-1166, 650-534-5006
182 [Sounding@gmail.com](mailto:182_Sounding@gmail.com)

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BODEGA BAY FIRE PROTECTION DISTRICT

P.O. Box 6
510 Highway One
Bodega Bay CA 94923

Committed
to
Safety and Service

June 1, 2021

Via First Class mail and Email PRMD-LCP-Update@sonoma-county.org

Permit Sonoma
Cecily Condon, Lead Planner
Gary Helfrich, Project Planner
PRMD-LCP-Update
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Bodega Bay Fire Protection District comments and concerns
about pending Sonoma County Local Coastal Plan Update

Dear Ms. Condon and Mr. Helfrich:

I am writing to you as the President of the Board of Directors of Bodega Bay Fire Protection District ("District") to share the District's comments and concerns about the pending Sonoma County Local Coastal Plan Update ("LCP"). As you may know, in March of this year, the District proclaimed a Fiscal Emergency due to insufficient funding and staffing, and this letter is intended to highlight the numerous threats that consequently have arisen to the safety of persons, property and the environment in the Coastal Zone covered by the LCP. As presently drafted, the working LCP Public Review Draft neither includes nor addresses the public safety risks that have arisen because of a change of the status quo. The District requests the LCP update include the significant limitations in fire and emergency medical services for the high tourism areas in the nearly 40% of the Sonoma County coast served by the District.

The public safety risks of reduced fire and emergency medical services are greater than the obvious areas wildland fire, ambulance response and general fire prevention and suppression. The District's reduced capabilities have an impact across the entire spectrum of the LCP, including, but not limited to, land use and property development; public access and recreation; transportation; public facilities and services; and protection of resource areas. Until such time as the District Fiscal Emergency is resolved, the public safety response capacity assumptions upon which these LCP elements and related appendices are based must be re-evaluated and updated to reflect the unfortunate reality that the District will be doing less with less.

Administration:	(707) 875-3700	Fax:	(707) 875-2660
Operations:	(707) 875-3001	Fax:	(707) 875-2285

I understand that the Sonoma Coast Municipal Advisory Council and homeowner's association representatives in Bodega Bay are in communication with you regarding their concerns about public safety risks related to LCP issues. This direct communication from the District is intended to highlight the urgency of this situation and offer our assistance and expertise in assess and quantify the implications and impact of reduced District services on activities under the jurisdiction of the LCP and Coastal Commission.

At an LCP stakeholder meeting held at the District in December 2019 to get community input on the potential changes to the plan, the District Assistant Chief made clear to your team of presenters that the District, which provides the safety net for a major portion of the land within the LCP, was underfunded and understaffed. The District requested at that time that the LCP include a robust analysis of the safety needs in the area, as well as a plan for funding these public safety services. At that time, the District had 4 staff on each shift – now staffing is reduced to only 3 personnel. Although things have gotten worse, the LCP does not address this and does not propose the changes necessary to ensure that those who live in or visit the area covered by the LCP are kept safe, primarily by ensuring the public safety agency that protects them remains financially and operationally stable and sustainable. Accordingly, the District believes that the LCP has failed to adequately address the impacts and implications of this significant and ongoing public safety issue and asks that the LCP be revised with an analysis of the safety needs in the area and plan for funding these public safety services.

Thank you for your attention to these issues. Please contact me if you have any questions or would like additional information from the District leadership. We would also welcome a discussion with you at one of our regular Board meetings, which are held at 6:00 p.m. on the second Tuesday of each month at the District fire station. I look forward to working collaboratively with you and the LCP team.

Sincerely,



Liz Martin
BBFPD Board President

Cc: Supervisor Lynda Hopkins Lynda.Hopkins@sonoma-county.org
Sonoma Coast MAC Chair Scott Farmer farmer.cmac@mcn.org
PRMD Director Tennis Wick Tennis.Wick@sonoma-county.org

Revised- Bodega Bay Public Utility District

The Bodega Bay Public Utility District (Bodega Bay District) provides water service to the residential, commercial, and industrial development in Bodega Bay, including the Bodega Harbour Subdivision, U.C. Davis Bodega Marine Laboratory, U.S. Coast Guard, County Doran Park, County Westside Park, and State Dunes Campground. Its water service area is slightly greater than its sewer service area. Most of the vacant lots in the Bodega Bay District are in the Bodega Harbour and Harbor View subdivisions. The sources of water for the District are the Sand Dunes wellfield (north of Bay Flat Road on the north end of the harbor) and Roppolo wellfield (west of Bay Flat Road on the west side of the harbor), Bay Flat well (constructed in 2018), and two wells next to Salmon Creek (not in use since 2013) north of Bodega Bay. Saltwater intrusion has limited the Roppolo wellfield to less than full capacity. The State Department of Water Resources prohibits use of the wells next to Salmon Creek when water depth in the creek drops below ten inches.

The most recent Municipal Service Review of the Bodega Bay District by the Local Area Formation Commission (LAFCO) was in 2004 and identified 1,797 existing Residential Unit Equivalent (RUEs). Most of this capacity went to the Harbor View development of 84 units, including 14 affordable units, developed by Burbank Housing Development, Inc. The Bodega Bay District's 2007 Master Water Plan proposed with two new wells and the total capacity of the current water storage facilities is sufficient for build-out. The proposed two new wells were constructed, one at the Roppolo wellfield in 2008 and the Bay Flat well in 2018.

Original-Bodega Bay Public Utility District

The Bodega Bay Public Utility District (Bodega Bay District) provides water service to the residential, commercial, and industrial development in Bodega Bay, including the Bodega Harbour Subdivision, U.C. Davis Bodega Marine Laboratory, U.S. Coast Guard, County Doran Park, County Westside Park, and State Dunes Campground. Its water service area is slightly greater than its sewer service area. Most of the vacant lots in the Bodega Bay District are in the Bodega Harbour and Harbor View subdivisions. The sources of water for the District are the Sand Dunes wellfield (north of Bay Flat Road on the north end of the harbor) and Roppolo wellfield (west of Bay Flat Road on the west side of the harbor), and two wells next to Salmon Creek north of Bodega Bay. Saltwater intrusion has limited the Roppolo wellfield to less than full capacity. The State Department of Water Resources prohibits use of the wells next to Salmon Creek when water depth in the creek drops below ten inches.

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March 26, 2021

VIA E-MAIL & USPS

district5@sonoma-county.org

Lynda Hopkins, Supervisor 5th District
575 Administration Drive
Room 100 A
Santa Rosa, CA 95403

RE: Coastal Zoning Updates and Coastal Plan/Policy Phase

Dear Ms. Hopkins,

Thank you for the opportunity to address you and the County in connection with the County's ongoing plans to update its Local Coastal Plan ("LCP") and the zoning regulations associated with such plan. We have attached 4 items for your review: Our community rules, the Introduction and History of Bodega Harbour, our LCP response in Excel format and the same LCP response in a PDF. We understand that the County staff is now conducting the "Policy Phase" of the update process and has sought initial input from the public, including the Bodega Harbour Homeowners' Association ("BHHA"). At this point in time, we request the following:

1. Historical Context

We are requesting that a section of text setting forth the history of Bodega Harbour be inserted in the LCP, much as the existing LCP sets forth the historical context of the Sea Ranch. This explains the history and present status of the Bodega Harbour development. This will not only monument the storied history of this part of the Sonoma Coast, but provides context for County decisions to be made which are related to the LCP update. Draft language is enclosed for your review and consideration and that of the Planning Commission and Board of Supervisor.

2. Community Rules

We are also enclosing, for your review and that of staff, a copy of Bodega Harbour's "Community Rules". These rules set forth more detailed rights, obligations, and expectations of lot owners within the Harbour and should be reviewed and taken into consideration in connection with the LCP and zoning update.

3. Regulatory Setting

The enclosed draft text setting forth the history of Bodega Harbour contains sections on the permitting status of development within the Harbour. BHHA requests that the County be

BHHA COMMUNITY RULES

GUIDELINES AND RULES FOR COMPLIANCE WITH THE BODEGA HARBOUR HOMEOWNERS' ASSOCIATION (BHHA) COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs)

Introduction.

All residents, owners, guests and tenants have the reasonable expectation of residing in a safe, quiet and peaceful residential community. These Community Rules reflect our CC&Rs and policy. Their enforcement provisions are applicable to all owners, guests, tenants, and lessees (also referred to as occupants). Homeowners are responsible for the actions of their tenants and/or guests, and are subject to fine(s) for non-compliance. (See CC&R 7.11, 8.1)

1) Community Rules.

a) Common Areas.

"Common Area(s)" shall refer to that portion of the property (and all improvements thereon) owned and/or leased by the Association for the common use and enjoyment of the owners, and when required by law, the public. (CC&R 1.6)

i) Use of Common Area.

The Common Areas are for the use of members for any recreational activity that does not injure or scar the area or cause unreasonable embarrassment, disturbance, or annoyance to any other owner. Nothing shall be stored in the Common Area without the prior consent of the Board. No camping, fires, or animals not on a leash shall be permitted in the Common Areas. (CC&R 7.6)

Members' family members and accompanied guests (in accordance with the BHHA Amenity Use Policy) may use some Common Areas. Common Areas are not open to the public or short-term tenants.

(See the BHHA Map for common areas where access is allowed by members, their family members and guests; the location of Shorttail Gulch Trail and Pinnacle Gulch Trail and related parking for beach access are open to the public).

ii) Use of Amenities.

Amenities (pool, sauna, tennis courts, exercise facility, as described in the Amenities Policy) are for the use of members/owners, and in some instances, family members with access cards, and tenants (long-term rentals) with a rental lease of six months or longer. Access by long-term tenants is obtained by filing a copy of the lease with the administration office.

Family members with access cards and their guests are welcome to use the amenities, with the exception of the exercise facility. That amenity is available to members and family members with access cards.

BHHA COMMUNITY RULES

Members and long- and short-term tenants may use the playground, basketball, bocce, and have clubhouse beach access. (See CC&R 2.4 and Amenity Use Policy)

Summary Amenity Use Chart:

Category/Amenity	Pool, Locker Room & Sauna	Exercise Room	Tennis/Pickle Ball	Playground, Basketball & Bocce	Clubhouse Beach Access
Members & Accompanied Guests (a)	Yes	Yes (No Guests)	Yes	Yes	Yes
Family of Member with cards & Accompanied Guests (b)	Yes	Yes (No Guests)	Yes	Yes	Yes
Long-Term Renter/Tenants & Accompanied Guests (c)	Yes	No	Yes	Yes	Yes
Short-Term Tenants	No	No	No	Yes	Yes

See Amenity Use Policy for complete policy and definitions of a-c.

iii) Golf Course.

The golf course and cart paths are for registered golfer use only; there is no trespassing on the golf course at any time (except where otherwise posted). Golf course boundaries are marked by white stakes. (See Trespassing Policy)

b) Use of Lot/Residence.

Lots shall be used for residential purposes by the occupants (owners, guests, tenants and lessees). Residences must not be used for commercial or other non-residential uses, except that an owner may use the home as a combined residence and executive or professional office. (See CC&R 7.1)

i) Emergency Contact Information.

Owners must provide the BHHA with a 24-hour working phone number of the property owner, property manager or other designated representative who can respond to on-site emergencies, issues or complaints. Owners must also provide the BHHA with up-to-date information on whether a residence is occupied by an owner (permanent or second home), or long-or short-term tenants or lessees. Owners of short-term rentals must provide their Transient Occupancy Tax (TOT) number.

Owners are encouraged to notify BHHA Administration of the use of residency by other than the owner. Notification may be written or emailed and must contain the address, the name of a contact, a phone number and dates of use.

(BHHA Administration should know whether residences are occupied or not for safety, emergencies and complaint resolution. This information is private and not subject to BHHA disclosure to third parties.)

BHHA COMMUNITY RULES

ii) Maximum Overnight Occupancy.

Maximum overnight occupancy for Bodega Harbour homes shall be up to a maximum of two (2) persons per sleeping room or guestroom, plus two (2) additional persons per property, excluding children under three (3) years of age.

iii) Maximum Number of Guests and Daytime Visitors.

The maximum number of total guests and visitors allowed at any time in a single Bodega Harbour home (except during special events) should not exceed the maximum overnight occupancy plus six (6) additional persons per property during the daytime, excluding children under three (3) years of age.

Daytime visitors should not be on the property during quiet hours (10pm to 7am).

iv) Special Events.

Special events exceeding 18 persons are permitted between 7am and 10pm. Owners are encouraged to provide at least a 24-hour notice to the BHHA Administration (during office hours) and provide estimates of the number of guests and visitors with event start/end times, and are encouraged to inform their neighbors.

Notwithstanding, maximum guest limits may be exceeded on the following national holidays: Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve and Christmas, so long as the holiday event and guest numbers are reasonable and do not impose on neighbors.

v) Noise and Nuisance.

No noxious, illegal, or seriously offensive activities shall be carried on upon any lot, or any part of the property, nor shall anything be done thereon which may be or may become a serious annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each of the owners of his respective lot. (CC&R 7.2) Special consideration is to be given between the quiet hours of 10pm to 7am.

No noxious or offensive activities (for example, the operation of drones, or loud sounds) shall be carried out in residences or in the common area.

Prohibition of Drones. A "Drone" is defined as any powered, pilotless aerial vehicle. Drone operation over Bodega Harbour is permitted only by

- Activities of law enforcement, firefighting, and other public safety or government agency personnel.
- Bodega Harbour programs duly approved by the Board of Directors, as implemented and supervised by the BHHA Administration, with notice to the membership. Owners shall inform the BHHA Administration of the limited professional use of drones for real estate marketing purposes.

Exclusions. Nuisance noise does not arise from:

- Authorized, routine, or customary BHHA or private-party construction, maintenance, yard care, management, delivery, or refuse collection activities between 7am and 7pm;

BHHA COMMUNITY RULES

- An emergency or emergency response, including power outages and restoration of utility service, rescue and medical services, and work necessary to protect persons or property from imminent threat or hazard;
- Otherwise lawful activities of law enforcement, firefighting, and other public safety or government agency personnel.

vi) Outdoor Fire Areas.

Outdoor fire areas, when not prohibited by state or local fire bans, may be allowed but shall be limited to 3 feet in diameter, shall be located on a non-combustible surface, and shall be extinguished as soon as it is no longer in use or by 10:00 pm, whichever is earlier. Wood or charcoal fire areas covered by a fire screen and that meet the above requirements are allowed. No unenclosed fires shall be located within 25 feet of a structure or combustible material. Fire pits approved by the BHHA and BBQs used in accordance with manufacturer's directions are allowed.

vii) Vehicle Restrictions.

No trailer, detached camper, mobile home, commercial vehicle, truck (other than standard size pickup truck or standard size van), boat, inoperable automobile or similar equipment shall be permitted to remain upon any lot, other than on a temporary basis, unless it is parked within an enclosed garage. (See CC&R 7.3)

Campers, trailers or motor homes cannot be used as living quarters within Bodega Harbour. (See CC&R 7.1)

Recreational vehicles may be parked on a homeowner's lot subject to these restrictions:

- No overnight occupancy of recreational vehicles
- Not more than 96 total hours on the property owner's lot in any one calendar month
- Not more than four "stays" on the property owner lot in one calendar month
- No stay will be more than 48 hours in duration
- There will be a minimum of 24 hours between any two stays

(See CC&R 7.4)

viii) Parking.

Vehicles should be kept or parked overnight in the driveway or garage, where feasible. Street parking is allowed consistent with Board rules, county and state laws.

Required garage space may not be converted into any use (such as a recreational room or storage) that would prevent its use as parking space. (CC&R 7.4)

ix) Pets.

Dogs shall be on a leash when in common areas and in private lots (other than the pet owner's lot). Pet owners are responsible for cleaning up after their pets and are responsible for any damage to property (CC&R 7.8). Continual barking by pets constitutes a nuisance. Owners are responsible for picking up pet litter and disposing of it in a garbage receptacle. Owners are cautioned to not leave pets outdoors overnight.

BHHA COMMUNITY RULES

x) Garbage and Refuse Disposal

All rubbish, trash and garbage shall be regularly removed from lots, and shall not be allowed to accumulate thereon. Trash, garbage, and other waste shall be kept in sanitary containers, kept in a clean and sanitary condition, and shall be screened from view of neighboring lots, common areas and streets. (CC&R 7.9)

c) Prevention and Penalties.

All owners are entitled to the reasonable enjoyment of the natural benefits and surroundings of Bodega Harbour. As such, owners and their guests, tenants, and lessees are responsible for avoiding "noxious or offensive" activities, doing or placing things that may constitute a "nuisance", and other behaviors that engender unreasonable disturbance, or annoyance to other owners in their enjoyment of their lot/residence and Common Area. All such conditions, actions, and activities are termed "nuisances."

- Whenever practical, neighborly communication is the preferred approach to resolving disputes. However, in the absence of such communication or a successful resolution, nuisances may be enjoined and abated by the BHHA Administration.
- Owners are liable not only for their own nuisances but for those caused by their guests, tenants, and lessees.
- Tenants, lessees (short- and long-term), and guests must receive the Community Rules Notice to Guests prior to occupancy attached as Attachment A.
- These rules do not attempt to enumerate all possible nuisances, which include but are not limited to those nuisances recognized by the Sonoma County ordinances, or California Code (e.g., disorderly conduct, fire hazards, indecency, blight, barking/unleashed/dangerous/unsanitary animals, and other nuisances recognized by law).

i) Reporting Process.

After neighborly communication does not resolve the matter, any owner may call Bodega Harbour Security to inform them of an alleged Community Rules violation. The responding security personnel should be given information as to who may have violated the Community Rules and in which property the violator may be residing. Security will then contact the alleged violation property owner and/or their property management agent, if applicable, and conduct an interview with the homeowner, his or her agent, and/or the owner's guest, or long- or short-term tenant/lessee concerning the alleged violation. The Security personnel will compile a Complaint Response Resolution Form and Incident Report which will be turned in to the Bodega Harbour Administration Office as soon as possible.

ii) Warning Following First Violation.

Should an owner, owner's guest, or long- or short-term tenant/lessee violate the Community Rules, the Administrative Office shall send a notice to the owner describing the infraction and warning that future incidents from the same property may result in a fine. If there are no violations for six months the next violation of the Community Rules will result in a warning.

BHHA COMMUNITY RULES

iii) Notice and Hearing.

Should an owner, owner's guest, or long- or short- term tenant/lessee violate the Community Rules after a warning has been issued to the property owner, the BHHA Administration Office shall contact the owner as soon as possible so that part of the security deposit can be held in abeyance, if applicable to tenants/lessees. The owner or the owner's agent will be asked to appear before the Board of Directors at their next regularly scheduled meeting in Executive Session. Evidence of the alleged violation will be presented to the Board and the owner (or agent) will be given an opportunity to discuss the issue. The Board at that time may make a finding that a violation has occurred and may impose a fine on the owner's lot for violation of this policy. (Golf course infractions are covered in the Trespassing Policy)

Fine Schedule:	Warning	No Fine
	Second Violation	\$250
	Subsequent Violations	\$250

END OF COMMUNITY RULES

SEE ATTACHMENT A - "Community Rules Notice to Guests"

SEE ATTACHMENT B - "BHHA Map"

COMMUNITY RULES NOTICE TO GUESTS

This home is located in Bodega Harbour. All occupants are required to abide by the Policies and Procedures of the Bodega Harbour Homeowners’ Association (BHHA). This is a residential neighborhood with permanent residents living here. Please respect their privacy & need for quiet enjoyment.

Anyone can make a complaint if they object to the behavior of residents or guests staying here. Read the contract or other information provided to you for more information on BHHA rules.

We ask that you follow our conduct rules for all guests or fines can be assessed:

- The GOLF COURSE & PATHS are BHHA property and reserved for golfers only. Golf course boundaries are marked by white stakes. Do not walk or play on the course or paths at any time.
- Open areas in the Harbour are available to owners only.
- Always keep noise levels low in the home, spa, decks, parking areas, so as to not bother neighbors.
- Quiet hours are 10 pm to 7 am. Daytime visitors are not allowed during quiet hours.
- The maximum overnight occupants allowed at this home: 2 persons per sleeping area + 2, not counting children under 3 years of age.
- The maximum daytime visitors (7am-10pm) allowed at this home: total occupants + 6 visitors.
- Outside loud sound or use of drones is not allowed at any time.
- Park vehicles in the garage and/or driveway. Please limit overnight on-street parking.
- Use garbage bins for garbage & recycling. Garbage shall be secured in garbage cans and not left in public view.
- Public beach access trails are posted at the trailhead. Refer to information given by the home owner or rental agency for the most up-to-date access.
- Pets, if allowed, shall be secured on the property at all times. All pets shall be on a leash throughout the community.
- Continual barking by pets constitutes a nuisance.
- Outdoor fire areas are limited to 3 feet in diameter, shall be located on a non-combustible surface and shall be extinguished as soon as no longer in use or by 10 pm, whichever is earlier. BBQ wood or charcoal fire areas covered by a fire screen and built-in fire pits are allowed.
- Swimming pool, tennis courts, sauna, and exercise room are not available to short-term guests or visitors. Fines will be assessed for attempting to use and not leaving as instructed.

This home managed by _____ TOT Number: _____

Total Overnight Occupancy: _____

Total Number of Overnight Vehicles: _____

The daytime office number is: _____

The 24-hour number is: _____

In case of emergency please dial “911”

Thank you!

Introduction and Bodega Harbour Community History

- The Bodega Harbour Community is a Planned Unit Development located just south of the town of Bodega Bay with homes and amenities on both the north and south sides of Highway 1. The Harbour was developed in proximity to the old community of Bodega Harbor and its then nascent fishing industry.
- The community was originally planned by TRANSCENTURY Properties. Sonoma County approved a Use Permit in the form of a Master Plan for the development in 1974. After the Coastal Act was adopted in 1976 TRANSCENTURY Properties and The Coastal Commission reworked the planned project, significantly reducing by approximately 500 the anticipated number of single-family residential units, downsizing water and sewer infrastructure, eliminating all multiple unit structures and designating specific public access trails and facilities. The provisions of the revised plan were outlined in a Settlement Agreement that was signed by both
- The Stipulated Judgement and Settlement Agreement are binding on both parties and runs with the land within the Harbour. Any changes to the agreements are to be in writing and approved by both parties as well as the court. Together the documents restrict the development to no more than 725 single-family homes. When completed there will be approximately 134 homes on the north side of Hwy 1 with the remainder on the south side. In addition to the homes, Bodega Harbour has developed a clubhouse, 18-hole golf course with a freestanding pro shop, and
- Only single-family dwellings and attached garages are permitted in the development. No detached structures of any kind are allowed. The Settlement Agreement outlines strict requirements with regard to height, massing, ground coverage, grading, and appearance. The Agreement goes further stipulating that maximum building restrictions are not subject to waiver, in whole or in part.
- Pursuant to the Stipulated Judgement and Settlement Agreement all ocean front land plus other specified acreage formerly owned by TRANSCENTURY have been transferred to the County of Sonoma. In addition, two public pedestrian easements have been granted to the County. The first is an easement from Mockingbird Road through Pinnacle Gulch to the ocean, together with a parking lot on the north side of Mockingbird that is sufficient for parking approximately 20 vehicles. The second is an easement on the southernmost section of the development off of Osprey Drive. This public pedestrian easement allows access
- The 18-hole golf course at Bodega Harbour is open for public use subject to

Today the Bodega Harbour community is more than 90% complete. Fewer than 60 lots remain undeveloped. The community is formally overseen and managed by the Bodega Harbour Homeowners Association (BHHA). As a homeowner's association (HOA) it is legally bound by the 1986/2014 California Davis-Sterling Act, Federal laws such as Fair Housing, ADA and IRS, and various local regulations and ordinances. The BHHA has developed its own Covenants, Conditions and Regulations (CC&Rs) which are publicly recorded and amended by vote of the association members, as necessary. The Harbour also has Community Members of Bodega Harbour view themselves as residents of the greater Bodega Bay community. Harbour residents work in the local community and serve in a variety of ways on local boards and within local organizations. Harbour residents are involved with the Water Department, the Public Utility District, the Fire Department and schools as well as the local food program.

Currently approximately a third of Bodega Harbour's homes are occupied by full time residents. Another third of the homes are exclusively occupied by their owners as second homes. The final third are used in a combination of long term rentals, short term rentals and mixed use with the owners renting them on an

The original Declaration of Restrictions, Covenants and Conditions for Bodega Harbour was recorded on July 7, 1971, at Book 2547, Page 619, Official Records of Sonoma County and contained the restriction on the approval of ADUs in Bodega Harbour ("Original Declaration"). On February 26, 1976, a Supplemental Declaration of Covenants, Conditions and Restrictions ("Supplemental Declaration") was recorded in connection with the ultimate buildout of Bodega ^{Declaration further declares that, in addition to the mutual and beneficial restrictions} imposed on said lots, parcels and common area by said previously recorded Declaration of Restrictions, Covenants and Conditions, there is imposed upon said real property, as described and delineated in Exhibit "A" attached hereto, all of the provisions of the planned community zoning regulations of the County of Sonoma, in furtherance of the general plan for the development of "Bodega Harbour"

The Supplemental Declaration incorporated, for all residential parcels and common areas within Bodega Harbour, the County Zoning Regulations in effect in the 1970s when the Bodega Harbour development was originally approved. By incorporating the County's PC Zoning Regulations extant at the time, the Supplemental Declaration bound all residential property owners in the Harbour with those existing restrictions. This was also another point considered by the

- The County's approval of the original precise development plan, which granted the Use Permit back in the 1970s, is enforceable by the Association and each of its members as it created now constitutionally vested rights. Use Permits

- Given the past creation of vested rights and the fact that the Precise Development Plan (use permit) and Settlement Agreement essentially drove the pattern of development within Bodega Harbour and provided very specific parameters on how that development would proceed, it was especially important for the County to actively consult with the BHHA and its representatives regarding what amendments to the LCP and its zoning were possible in connection with the LCP update. In developing this LCP update, the County has, with the active

LCP Element: Land Use

#	Section	Page	Summary	Comments
1	1. Introduction 1-4	Pages	The Land Use Plan provides policies that, together with the Land Use, Open Space, Hazards and Public Access Maps provide the land use designations indicating the type, location, and extent of land uses permitted in the Coastal Zone.	
4	3.2.2	39	The background of Bodega Bay is outlined.	3.2.2 Insert Introduction and History of BHHA.
5	3.2.2	40	Traffic congestion is already severe on summer weekends through Bodega Bay. Traffic volumes on State Highway 1 will continue to increase through Bodega Bay due to increases in general recreational traffic on the coast.	Please update to: Traffic congestion now occurs year-round especially during nice weather, holidays and weekends.
6	3.2.2	40	Under the previous Local Coastal Plan, a phased Land Use Plan comprised of Phases I and II was proposed to coordinate the population and development of Bodega Bay with development of a road off State Highway 1 that would bypass the center of town – the Bodega Bay Bypass.	The by-pass plan is no longer in the Caltrans plan.
7	all	throughout the entire LCP	Many different references to BHHA	Please correct all references to the proper Bodega Harbour Homeowners Association or BHHA
8	C-LU-4c	42	Policy C-LU-4c: New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits according to the available water supply, or the development shall be contingent upon provision of additional water supplies. (Existing LCP Revised)	Add: Any new development must consider existing water needs of BHHA prior to granting new permits
9	C-LU-5d	45	C-LU-4d: Encourage retention and further construction of small rental units such as Accessory and Junior Dwelling Units and single room occupancy units, as well as large rental units with more than 3 bedrooms. (New: HCD certified General Plan 2014 Housing Element Policy HE-1f)	Add: Due to our stipulated judgment only single family units are allowed so this cannot be applied to BHHA
10	4 Implementation Programs Pages 55-56	51	Many homes in the Bodega Harborview Subdivision are vacation homes.	Assume this is referring to BHHA. Please change to: Homes in BHHA is a mixtures of full time residents, part time residents, and short and long term rentals.
11	C-LU-1	55	Program C-LU-1: Establish standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider; requirements for designated property managers, safety, the number of guests allowed for day time and nighttime occupancy, parking, noise, and advertisements. (New: HCD certified General Plan 2014 Housing Element Policy HE-1k Revised)	Add: BHHA expects that any decisions pertaining to vacation rental or accessory and junior dwelling units be discussed and approved by BHHA to assure compliance with the current stipulated judgement that BHHA operates under. BHHA has established Community Rules to address our standards that apply to both owners and renters.

LCP Element: Agriculture

#	LCP ELEMENT	SECTION	PAGE	SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS	PROPOSED BOARD COMMENTS/ACTIONS
	Agriculture			<p>General Comments: The Public Review Draft of the LCP ("LCP") addresses a set of constraints on agricultural land use including size of land parcels, dedication of land on these parcels for housing of workers, sustainable agricultural practices uses, etc. The agriculture section also speaks to aquaculture uses and the development of fish processing facilities.</p>	
3		3.6 Aquaculture	15-16	<p>The LCP calls for constraints on the conversion of agricultural land use adjacent to the Urban Service Boundary of Bodega Bay into aquaculture land use to establish aquaculture processing facilities. The set of constraints pertain to size, employee numbers, etc. and focus largely on preventing negative impact for agricultural uses. Only one constraint speaks to potential residential impacts (Policy C-AR-7b (5): "The use is compatible with and does not adversely impact surrounding residential neighborhoods."</p>	<p>BHHA recommends an additional clause in the policy C-AR-7b which calls for a specific review mechanism to assess potential impact of any new Aquaculture Facility on surrounding residential neighborhoods. Proposed: C-AR-7b(6): The establishment of a aquaculture processing facility shall take into account input from local residents and homeowner associations in a transparent process.</p>
5					

LCP Element: Open Space & Resource Conservation

#	Section	Page	Summary	Comment
1	2.5.1, Urban Service Areas	11	BH Subdivision is described as having "unpainted wood exteriors."	Update to reflect current use of exterior wood stains/paints in a limited pre-approved color palette or fiber-cement siding in similar colors.
2	7, Mineral Resources Policy, Policy C-OSCR-10(a) GP 2020	52	There is an area zoned Mineral Resources (MR) in Cheney Gulch, approximately 2.5 miles east of BB which has sandstone deposits. The LCP deems this to be a "priority site" for "aggregate production and mineral extraction. This designation reflects mapping by the State Division of Mines and Geology and the Sonoma County Aggregate and Resource Management Plan. However, new quarry operations generally require extensive environmental and operational review under the County's mining permit ordinance. A "balancing" of interests (aggregates management plan vs. other policies applicable in the coastal zone). This clarification was obtained from LCP staff following an open county workshop. We learned: "Typically new quarries elsewhere in the County have required an Environmental Impact Report which addresses all potential impacts, evaluation of alternatives, mitigation to reduce impacts to non-significant levels, or a statement of overriding consideration from the Board of Supervisors for impacts that cannot be mitigated or avoided."	Although it is clear that significant additional "process" would be required before new mining permits are granted in Cheney Gulch, it still seems appropriate to comment along the following lines: Review of any permit applications for mining in Cheney Gulch should take into account noise, traffic and environmental pollution impacts to nearby residential areas as well as possible infringement of a conservation easement held by the County in this area and other coastal values:

Item	SECTION	PAGE	SUMMARY	COMMENT
1	1 Introduction	1	(Header Only)	
3	1.2 Relationship to Other Elements	1 & 2	Relationship to other LCP Elements: Land Use, Open Space and Resource Conservation, Agricultural Resources, Circulation & Transit, Public Facilities and Services.	add relationship to the " Public Safety Element "
6	2.1 Overview of Recreation & Public Access	3	Coastal stretch of 55 miles, tourism dynamics, seasonality, significant discrepancy between North Coast (20%) and South Coast (80%) visitor loads (2011 County Park data). June through August season carries more than 1/3 of visitor load Public & private recreation, legal basis if	Consider updated data sources - these data are 10 years old, and there has been a significant shift in visitor loads and usage patterns
8	2.1.2 South Coast	4 & 5	Bodega Bay is most accessible connect point; Bodega Harbour and Wildlands Conservancy / Estero are referenced	correct spelling to "Bodega Harbour Homeowners Association" or "BHHA"
18	3.1.1 Parks and Preserves	10	Various systems: State Park System, County Regional Open Space Parks and Regional Open Space Preserves, County Regional Recreation Areas, Community and Neighborhood Parks	correct spelling to "Bodega Harbour Homeowners Association" or "BHHA"
20	(previous reference continued)	12	(previous reference continued)	correct spelling to "Bodega Harbour Homeowners Association" or "BHHA"
32	Policy C-PA-1e	18	Protect areas where public prescriptive rights to the coast may exist by identifying all known routes historically used by the public in the project area when processing Coastal Permits or where public prescriptive rights to the coast appear to be threatened.	(public Prescriptive Rights) - add (4) manage the use of public prescriptive rights in accordance with public safety, disaster response and emergency response capabilities (ideally, add reduction of Residential Conflicts and visual intrusions with local residents, and nuisances such as noise and pollution)
37	Policy [C-]PA-1j	19	Encourage owners of fee and non-fee private accessways which provide access to the public to continue to provide access to the public. If a landowner closes an access point to the public , measures to maintain the maximum amount of public access shall be assessed and feasible measures to maintain equivalent access implemented, including but not limited to negotiating an easement.	add: "feasible measures needed to maintain public access shall take into consideration public safety, disaster preparedness and emergency response capacities. "
40	Goal C-PA-2 (and subsequent Objectives)	19	Create a continuous braided California Coastal Trail system of walking, hiking, and cycling access routes and trailhead connections that maximizes coastal access, ocean views, and educational opportunities while minimizing adverse environmental impacts.	add "Objective C-PA-2.9: Assess needs for disaster preparedness to geological, fire or medical emergencies, and provide adequate resources."
41	Policy C-PA-2a	20	Provide a safe, continuous walking and hiking trail as close to the ocean as possible. ...	add "Route trail segments that are adjacent to residential areas so as to minimize Residential Conflicts and visual intrusions."
44	Policy C-PA-2d	20	The California Coastal Trail should use existing oceanfront trails and recreational support facilities to the maximum extent feasible	add/insert "Policy C-PA-2d.1: route trail to minimize exposure to geological hazards such as cliff erosion, tsunamis and earthquakes , and to optimize disaster response capability effectiveness."

Item	SECTION	PAGE	SUMMARY	COMMENT
45	Policy C-PA-2e	20	Provide adequate parking and trailhead facilities for the California Coastal Trail. Consider public safety concerns and use patterns including the proximity of other nearby parking and trailhead facilities when determining locations. (New)	add "Site and design parking and trailhead facilities that are adjacent to residential areas so as to minimize Residential Conflicts and visual intrusions."
51	3.3.1 Public Access Plan	21	Recommendations in Appendix-B to consolidate / align various related State and County plans. Refers to public and private resource lands that may have management plans	if adequate: refer that local communities (TSR, BHHA) may have Public Access Plans in their Coastal Act-compliant CC&Rs that should be considered and respected
52	3.3.2 Planning and Development Considerations - Need and Demand	23	Describes Needs and Demand for active and passive recreation, Facility Improvements, Quality of Destination, Impacts on Environment, Peak Use, Parking, Residential Conflicts, Liability, Coastal Permit Findings	Consider expanding / adding a paragraph that describes not only the " quality coastal experience " for visitors and tourists but also to residents (Residential Conflicts) and local infrastructure (emergency / disaster preparedness and resources, emergency communications, evacuation egress).
53	(previous reference continued)	24	(previous reference continued)	in "Peak Use" paragraph, at the reference to Short Tail Gulch : delete " Lightly Used " - this is no longer true at Peak Use; the impact on adjacent residential development (public safety, disaster preparedness, emergency access, emergency egress etc.) must be a factor before development towards capacity increase is considered to reduce Residential Conflicts particularly in high-density developments such as BHHA."
55	Objective PA-3.3	27 / 28		add: "and reduce Residential Conflicts in residential areas.", or spell out as a separate Objective.
57	Policy C-PA-3r	30	At trailheads provide information about regulations, contacts in case of an emergency, natural resources, the potential for fires, and the need for user cooperation. (New)	after "the potential for fires", add earthquakes and tsunamis as potential risks (unless "natural resources" should read as "natural disasters").
58	(previous reference continued)		(previous reference continued)	add "Policy C-PA-3t: Encourage cellular phone providers to provide reliable and complete cellular phone coverage along all public access facilities."
59	Goal C-PA-4 (and subsequent Objectives and Policies)	30	Establish a parking system with adequate parking facilities for parkland visitors throughout the Sonoma County coast, with minimal impacts on views, public safety, and natural resources.	add "Parking systems near residential neighborhoods should minimize Residential Conflicts and visual intrusions. "
60	Policy C-PA-4c	31	When feasible locate parking in areas screened from public view.	add "Policy C-PA-4c-1: Reduce Residential Conflicts and visual intrusions that may arise from new parking facilities in residential developments"
68	Policy C-PA-5a	33	California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental analyses on proposed State Parks or County Regional Parks projects shall include estimates of current and future visitor use and analyses of adequacy of the proposed facilities to meet county-wide visitor demand. (New)	add: "Planning shall include effects of future visitor use and adequacy of the proposed facilities on disaster preparedness, emergency communications and response resources, and evacuation capabilities. "

Item	SECTION	PAGE	SUMMARY	COMMENT
69	Policy C-PA-5d	33	Use Coastal Permit conditions and renewals to ensure that recreation and access facilities are properly maintained to protect natural resources and public safety and to minimize adverse impacts on adjacent properties. (New)	add:" including reducing Residential Conflicts near residential neighborhoods."
75	Program C-PA-3	36	Consider developing policies for review of applications for temporary private events on a public beach...	add considerations "related to disaster preparedness such as availability of first responders, emergency communications, evacuation traffic management, effect on existing local resources in case of blocked egress roadways"
83	Figure-C-PA-1-Public Access Map Series			
85	Figure C-PA-1j	1j	Public access map series, Bodega Bay area	ID# I-31: "Links at Bodega Harbor Golf Course": Change spelling to "Harbour"
86	(previous reference continued)		(previous reference continued)	ID# I-31: "Links at Bodega Harbor Golf Course": move the location of the marker dot from the Cayman range to the Pro Shop
88	(previous reference continued)		(previous reference continued)	ID# I-32: "CCT: Bodega Harbor Subdivision...": Change spelling / reference to "Bodega Harbour Homeowners Association" or "BHHA"
89	(previous reference continued)		(previous reference continued)	ID# I-32: "CCT: Bodega Harbor Subdivision...": The location of the marker dot on the map is not the correct property designation; Update / add the ownership of the Estero Americano open space by the Wildlands Conservancy , which is planning to facilitate parts of the CCT

LCP Element: Water

Water

- 1 **General Comments:** The Water element of the LCP Update Public Review Draft has as its primary purpose "to ensure that coastal water resources are sustained and protected. To achieve this purpose, water resource management should consider the amount of quality water that can be used over the long-term without exceeding the replenishment rates over time or causing long-term declines or degradation in available surface water or groundwater resources."

- 9-13 **3.1 Minimize water pollution.** This section introduces new policies regarding run-off and management of pollution from sites as well as during development of a new site. This will impose some new requirements on developers at Bodega Harbour.

The requirements are generally sensible in terms of preventing run-off, managing potential pollution. Developers will have to assure no substantive change in run-off even during the development phase for a new home. *To facilitate permitting and the necessary studies, BHHA requests that for Permit Sonoma to establish web resources for BMPs and to facilitate identification of qualified organizations for conduct of studies.* This could be a new Policy C-WR-1o.

Item	SECTION	PAGE	SUMMARY	COMMENT
3	1.2 Relationship to Other Elements	2	Open Space and Resource Conservation, Public Facilities and Services, Circulation and Transit, and Land Use Elements.	add: Public Access
13	(previous reference continued)	9	(previous reference continued)	add Policy C-PS-1j: Plan response capacity and resources to natural hazards to be adequate or exceed projected peak-load residential and visitor-serving occupancy.
14	(previous reference continued)	9	(previous reference continued)	Add Policy that develops disaster response options in case large and heavily populated / visited locations become landlocked due to unpassable roadways, such as establishing sea-side disaster response. The Bodega Harbour Development (South and North) have only a single point of entry, respectively, that gets easily blocked and impassable. Multi-lingual communication methods are recommended. Utilities resiliency should include a redundant electrical grid, reliable and stable wireless communication with complete coverage, and reliable internet connectivity.
15		9		Add Policy to establish a Medical Clinic in Bodega Bay
24	3.2.4 Shoreline Protection Structures	16	Seawalls and other hardened structures; generally undesirable due to significant adverse environmental impacts; selective use in critical cases or as disaster response	last paragraph on page (3rd line from bottom): replace "reality" with "relatively"
51	Policy C-PS-5a	42	Encourage continued operation of California Department of Forestry and Fire Protection programs for fuel breaks, brush management, controlled burns revegetation, and fire roads; ...	Consider to add a Policy that encourages ranching / grazing as a form of wildlands fuel control, for example on the range lands in proximity to residential areas such as the Estero Americano property managed by the Wildlands Conservancy
65	Other Initiative C-PS-6	53	Work with the California Department of Forestry and Fire Protection to identify areas of high fire fuel loads and take advantage of opportunities to reduce those fuel loads, particularly in Areas with very High or High Potential for Large Wildland Fires and in High Fire Hazard Severity Zones. (GP2020)	Per above (item xy): Consider to encourage ranching / grazing as a form of wildlands fuel control, for example on the range lands in proximity to residential areas such as the Estero Americano property managed by the Wildlands Conservancy
66	(previous reference continued)		(previous reference continued)	Consider adding an initiative that focuses on adequate general disaster preparedness (independent of whether due to seismic events, fire, or other) under the context of a heavily tourism-impacted area, to include aspects such as properly funded and resources first responder capacity, medical infrastructure, redundant electrical and communications infrastructure, and emergency supplies (food, water, medical) for prolonged periods of isolation and with a high visitor load.

LCP Element: Circulation & Transit

#	LCP ELEMENT	SECTION	PAGE	SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS	PROPOSED BOARD COMMENTS/ACTIONS
	<i>Circulation and Transit</i>			General Comments: The Public Review Draft of the LCP ("LCP") addresses two broad areas: (1) traffic carrying capacity and traffic safety on State Highway 1 ("SH1") and (2) proposed bicycle and pedestrian facilities in the Sonoma coastal zone. The Objectives and Policies appear to be unobjectionable. In my view, SH1 capacity and safety improvements are under CalTrans jurisdiction, and the LCP does not play a significant role. But, new development permits will require that the developer address traffic and safety impacts. I believe that the BHHA Board should comment where there are matters of special interest to Bodega Harbour, as set forth in thru "Proposed Board Comments/Actions" column.	
	Policy C-CT-4k	18		This policy calls for "construction of "improvements such as realignment, signalization, roundabouts, turn restrictions, one-way streets, and traffic calming" at five specified intersections in Bodega Bay , all of which are in the more congested area of town well north of Bodega Harbour. There is no mention of the intersections of South and North Harbour Way with SH1.	Include the S. and N. Harbour Way intersections with SH1 on the list of intersections identified as needing improvement for traffic flow and safety. Proposed: C-CT-4k(6): State Highway 1/S. Harbour Way; C-CT-4k(7): State Highway 1/N. Harbour Way.
	Multiple			In this element there are multiple references in the general text and Program C-CT-2 to traffic concerns "during peak weekend periods, particularly in summer and fall months". Our experience is that traffic congestion is more consistent than when the prior LCP was developed.	Change text where references are made to weekend periods and summer or fall months, to language simply referencing congestion during "peak use periods".

LCP Element: Public Facilities & Services

#	Section	Page	Summary	Comments
5	3.1.1. Public Water Systems	8	All public water systems on the Sonoma County coast have adequate water supply and quality for all existing and planned development with the exception of the Valley Ford Water Association.	Updated policy for water needs of any new development should be based on most current data and science and the impact on existing water resources and facilities.
6	3.2. Wastewater Treatment and Disposal Services	10	Addresses issues regarding improving existing wastewater treatment systems, developing new wastewater treatment systems, and extending wastewater treatment services to new areas not currently served.	Updated policy for sewer needs of any new development should be based on most current data and science and impact on existing sewer capacity and facilities.
8	4. Parks And Recreation Services Policy	22	Describes the current status of public recreation in general terms of service capacity and demand in relation to projected growth.	Additional law enforcement is needed for Bodega Harbour to enforce parking restrictions and to answer other complaints of behavior violating applicable codes.
14	6.1. Fire Protection Services	27	Fire protection on the coast has general inadequacies common to rural areas. The Sea Ranch, Timber Cove, and Bodega Bay are the only areas with adequate water supply and water pressure for firefighting. The cost of fire protection is very high and difficulties with recruitment and funding pose ongoing threats to the sustainability of reliable services.	Updated policy should guarantee effective fire protection for the entire Sonoma Coast including Bodega Bay.
15	6.2. Emergency Medical Services	29	The Sonoma County coast has limited medical services. Emergency medical and other support facilities are also lacking. The South Coast does not have any health clinics. Bodega Bay is a potential location for a South Coast health clinic.	Updated policy should mandate a medical clinic be established in Bodega Bay to meet the increased need of emergency medical services due to the impact of burgeoning tourism.
16	7. Law Enforcement Services Policy	31	Law enforcement on the Sonoma County coast is the responsibility of the California Highway Patrol, Sonoma County Sheriff's Department, and State and County Park Rangers. Existing service levels cannot be maintained with an increase in service calls unless additional manpower is available.	Updated policy should mandate an increase in law enforcement patrol and officers available to answer complaints and enforce safety and order in response to the impact of burgeoning tourism.

LCP Element: Noise

#	LCP ELEMENT	SECTION	PAGE	SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS	PROPOSED BOARD COMMENTS/ACTIONS
		Other Initiative 4.2 C-NE-1	E	"Encourage the California Highway Patrol to actively enforce sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems."	<i>The Board should express strong support for this initiative, as loud motorcycles and other vehicles without adequate noise control on SH1 are a significant source of noise pollution affecting BHHA.</i>



BODEGA HARBOUR HOMEOWNERS ASSOCIATION

August 25, 2021

Via E-Mail and USPS

Tennis.wick@sonoma-county.org

Tennis Wick, Director
Permit Sonoma
2550 Ventura Ave.
Santa Rosa, CA 95403

Copy to: Gary Helfrich (Project Planner, Permit Sonoma) Gary.Helfrich@sonoma-county.org,
Lynda Hopkins (Sonoma County Supervisor, Fifth District) Lynda.hopkins@sonoma-county.org,
Stephanie Rexing (California Coastal Commission) Stephanie.rexing@coastal.ca.gov

RE: Coastal Zoning Updates and Local Coastal Plan / Policy Phase

Dear Mr. Wick,

Thank you for the opportunity to provide continued input to the County's ongoing process to update its Local Coastal Plan ("LCP"). The Bodega Harbour Homeowners' Association ("BHHA") has previously submitted extensive public comment on the LCP in a letter dated March 23, 2021. After reviewing the June update of the LCP draft, we are pleased to find that many of the recommendations have been incorporated in the June LCP draft, and we urge for the adoption of any remaining BHHA comments into the LCP draft.

However, we find that some particularly important aspects that relate to the specific history and regulatory settings of the Bodega Harbour Homeowners' Association ("BHHA") that we have requested for consideration have not been adopted in the latest LCP draft. As explained in the statement below, the regulatory history of the Bodega Harbour development is unusual and of lasting consequence. The LCP should recognize this history by incorporating the following statement in the document:

"Bodega Harbour is a Planned Unit Development approved by Sonoma County in 1974. Two years later the California Coastal Act was adopted. Litigation addressing the applicability of the Coast Act to Bodega Harbour was settled through a Settlement Agreement binding Bodega Harbour and the Coastal Commission and memorialized in a recorded 1977 Stipulated Judgement. The Settlement Significantly downsized the previously approved plan and imposed restrictions governing height, massing, lot coverage, grading, and design. The Settlement expressly prohibited detached structures on residential lots, imposed greater open space dedications, and identified specific public access easements for required coastal access. The Settlement expressly stated the Agreement 'shall inure to the benefit of and be binding

upon the parties ...(and)... their successors and assigns,' and thus remains binding on Bodega Harbour and the Coastal Commission."

We thank you and your department very much for your hard work and efforts to date and look forward to working with you, your staff and the County's appointed and elected officials as the LCP and zoning update proceeds from the "Policy Phase" to later formation and implementation phases.

Sincerely,



Jennie Alexich
President, BHHA

Comments on County of Sonoma LCP Draft – LAND USE POLICY, Bodega Bay

Enhancement of tourism and recreation is no longer feasible to the extent called for.

3.2 Policies listed for Bodega Bay are not compatible with the true needs for Bodega Bay. The real truth is that Bodega Bay cannot continue to grow under any of the policies outlined in the LCP Draft.

There is only one road to and through Bodega Bay, State Hwy. 1. This 2-lane road not only serves Bodega Bay, it serves as the gateway to the North Coast and traffic constraints have already reached persistent gridlock for the community and for those seeking recreation from the beaches to the north. The need for low income housing for its residents and those working in the fishing and hotel industries cannot be overstated. Houses are priced out of the range of most of those wishing to live and/or work in the area. Long-term rental housing no longer exists to the extent needed and those who seek work in the existing industries must now commute to neighboring cities putting more and more stress on the existing traffic constraints.

The most egregious problem Bodega Bay faces is the proliferation of the vacation rental industry, fueled by the County's want and need for tax and permitting money generated in the area. The best example of this is Harbor View Development. The County is still allowing the developer to build up to 70 houses to be used for vacation rentals. This development is wholly owned and operated by the developer to the detriment of the people of Bodega Bay and Sonoma County, and the environmental impacts that have taken place over the past 20+ years have far exceeded any and all of the provisions of the Coastal Act and LCP.

3.2.2 Background. Information contained in this section is for the most part erroneous. The population figures used do not compute with reality, Harbor View Subdivision was not completed in 2005. Only the affordable units, Harbor View Village, have been completed. The water supply information is completely inaccurate as to existing and future water supply and facilities and does not take into effect the future rise of sea level and climate change. Traffic already far exceeds allowable numbers and will only get much worse with any planned development.

There are far too many revisions needed in the entire document and it will take a village of biologists, geologists, scholars, locals and other knowledgeable people to come up with an LCP that speaks to its real purpose. The present draft is only a plan for future growth and does little to preserve our coast.

Something must also be done with regard to enforcement of the rules and regulations contained in the Coastal Act and the LCP. The County has allowed for the provisions to be improperly amended for most if not all of the projects approved along the Sonoma Coast and its actions have proved detrimental to preserving the Coast. Public hearings, proper EIRs, adherence to codes, regulations and conditions of approval, etc. have become things of the past. Proper procedure must be restored.

From: [Niall Browne](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: <https://www.thesearanchhostingcoalition.org>
Date: Monday, July 26, 2021 5:04:16 PM

EXTERNAL

Hello,

As per this petition I object to these unnecessary proposed changes being made regarding Sea Ranch short term rentals.

Thanks,
Niall

*" 2. **We strongly oppose** restrictions on whether and when owners may rent their properties as proposed by The Sea Ranch Association (TSRA) Board in their "Model Rule 6.7" ([here](#), page 4a8). These restrictions include limits on the number of days a home can be rented, a reduction in the total number of rental homes and a minimum of 300ft between any two rental properties. "*

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March 9, 2020

Ms. Cecily Condon
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Comments on Public Review Draft of the Local Coastal Plan Update

Dear Ms. Condon,

I have reviewed the Open Space and Resource Conservation Element of the Sonoma County Public Review Draft of the Local Coastal Plan Update and submit the following comments. I am sorry that they are all negative, but frankly, I was shocked at the amateur quality of this very important document. I do hope that my comments can be used constructively to improve this draft. I am retired from a career in natural resources management that involved environmental restoration, land conservation, rangeland management, and agricultural policy development through the University of California Cooperative Extension, Marin County.

Writing Style. Overall, I found the document to be difficult to follow due to the author's (or authors') writing style. Many phrases and sections are disjunct and choppy, lacking any fluidity that encourages the reader to continue. Its style is not the least bit engaging and I struggled to understand some sections. Introduction is very repetitive and hard to follow. The entire document would benefit from heavy editing, just to make it readable. Much of the text is very superficial, providing many words without any depth of meaning.

Sources and Lack of Citations. Numerous statements made in the Biotic Resources section should be based on technical/scientific information, but are not supported by references or citations. This leaves me wondering where the information came from and if it is valid. Especially because the authors are not listed, it's impossible to know if they have the background and knowledge to make these statements, or if they are copied from another report, which could reinforce previously published erroneous statements.

Thin and/or questionable background information should be reviewed and updated by appropriate experts before basing goals, objectives, and policies on it. For example, on page 20 under 3.1.6 Terrestrial Habitats, this statement appears: "More than 90 percent of coastal prairie habitat has been lost, but it is still found sporadically along the Pacific coast of California, including Sonoma County." What is the source for this statement and in what year was it originally made? Is it still an accurate statement? Additionally, the Biotic Resources Section states that the Sonoma Coast "...supports over 15 types of upland, wetland, riparian, coastal, and open water habitats that support over 30 animal species and 48 plant species that are designated as rare, threatened, or endangered and are protected under state and federal laws and regulations." Including the names of these habitats, plants and animals would much better emphasize the importance and increase the validity of this statement. As it stands, it seems like

generic text that was cut and pasted from another document. These numbers could be correct, or they could be out of date. It's impossible to know without citations.

Vegetation 2.5.4. This section would benefit from a complete review and rewrite by someone who is knowledgeable about Sonoma County coastal vegetation types. The information included here is very cursory, with one-third of the text used to describe the vegetation management plan at Sea Ranch, while private coastal ranchers implement vegetation management programs as a part of their daily operations. The purpose of this section is unclear, as is the reason for focusing on the vegetation management plan for one specific property. This section also states that "prairie grassland" is the characteristic landscape along State Highway 1. What is prairie grassland and is it really a landscape?

Streams and Riparian Corridors 3.13. This section is a good example of the very basic and superficial nature of most of the habitat descriptions in the Biotic Resources section, all of which would benefit by being rewritten by someone with appropriate technical knowledge. Statements such as "Coastal rivers and streams in Sonoma County provide habitat for several species of wildlife" are inaccurate and meaningless. There are myriad wildlife species that are associated with coastal rivers and streams, and such simplistic statements do nothing to illustrate the tremendous importance of these wetlands. Nature is far from boring, but these sections do nothing to invite the reader to appreciate and value its many wonders.

Terrestrial Habitats 3.1.6. This section needs numerous citations and uses confusing terminology when referring to grassland habitat types. This statement: "Coastal prairie and scrub habitat occurs mostly on protected lands including Wright Hill Ranch, Salt Point State Park, Jenner Headlands Preserve, and Sonoma Coast State Park" makes me wonder how anyone could know that to be true without having surveyed the "unprotected land" (private ranches) for coastal prairie grasslands. It's a common assumption that so called "protected lands" have better-preserved natural resources than private ranch lands, but, based on years of personal experience, I know that this is often not the case. The reality is that most of the public has never been on these lands and knows very little about these natural resources.

Policy C-OSRC-5a(2) suggests prohibiting fencing or walls that do not permit the free passage of wildlife in riparian areas and specifies that wildlife-passable fencing should generally be: "...no more than 40 inches tall (up to 6 feet to contain horses) and no lower than 16 inches from the ground (as low as 10 inches where sheep, goats, or predation is a concern). Wooden rail, mesh, or chain link is preferred over wire fence tops, which are less visible to and more likely to result in wildlife collisions and entanglements. Where wire cannot be avoided, the top two wires should be at least 12 inches apart, and the top and bottom wires should not be barbed."

While I agree that wildlife access to riparian areas is very important, providing fencing specifications in this document is inappropriate. Technologies and ideas change over time, and specifying certain measurements and types of fencing in a Local Coastal Plan seems short-sighted. Additionally, California Food and Agriculture Code includes minimum standards for lawful fences used to contain livestock. In some cases, property boundaries follow riparian areas, and landowners may need to build sections of fencing that cannot be wildlife-friendly for

legal reasons. Landowners need flexibility to comply with the law in this regard and to keep their livestock securely fenced-in.

Policy C-OSRC-5c(1) suggests establishing stream-side conservation areas based on distances from riparian vegetation. A clear definition of riparian vegetation should be included, as technically it can include herbaceous as well as woody vegetation. Presumably this policy refers to woody vegetation, but this should be clearly defined. Although this type of stream protection policy has been used in other counties, it should be noted that top-of-bank, from which the conservation area distances are proposed to be measured, is not always clear and can be difficult to define. An unclear definition of riparian vegetation would only make this process more difficult.

Policy C-OSRC-5d(6) proposes to prohibit various activities in wetlands, including grazing. **Policy C-OSRC-5d(7)** suggests requiring landowners to erect wildlife-passable fencing around springs, seeps, and ponds located on grazing land as a condition of permit approval and to develop watering areas outside of wetlands and riparian corridors. The idea that grazing should never occur within wetlands has no scientific basis and, in fact, could be detrimental to some wetlands. The belief that grazing damages wetlands is true in some cases, but although it may be counterintuitive, livestock grazing is essential to preserving some rare and endangered plants in certain wetland types, primarily vernal pools. Although vernal pools do not occur within Sonoma County's Coastal Zone, grazing of wetland areas for invasive plant management may be beneficial in some circumstances. Outright prohibition of grazing in coastal wetlands is a bad idea, especially given the complete lack of supporting technical documentation for this policy.

Thank you for the opportunity to submit these comments.

Sincerely,

Lisa Bush

June 10, 2020

Comments on Sonoma County
Draft Public Review Local
Coastal Plan

By: Ernie Carpenter
4945 ross Road
Sebastopol, Ca. 95472

Ernie_man@comcast.net

The Public Service section evaluates water, waste disposal, emergency and education services. Generally, the coast is water scarce area, and land conditions are poor for septic systems. This lack of basic services limits development potential in most areas. The Sea Ranch and Bodega Bay become the main growth areas. Because the coast has a small population spread over large distances, emergency and education services are limited. It is not expected this situation will change substantially in the future. (from 1981 LCP,

The major goal of the Housing section is to protect and promote low and moderate cost housing for people who work within the coastal zone to carry out Coastal Act policies on housing, access, and coastal zone priority uses. (1981 LCP Housing, VI-2,1)

Retain this language in Affordable Housing Policy 3.3 p.43.

Affordable housing should target workers and families in the CZ to extent legal.

Additional resource, residential, or community serving uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Program may also be allowed subject to permitting requirements of the Coastal Zoning Code. In addition, all uses requiring a Coastal Development Permit and principal permitted uses allowed in an environmentally sensitive habitat area, habitat buffer, riparian corridor, critical habitat area, major view, or cultural resource area shall not be considered principally permitted uses.(LCP202 LU CT Permitted Uses, p.21)

Please clarify and restate as to intent.

Reasonable mind but can't interpret this.

Approval of any increase in residential density is subject to specific findings regarding the adequacy of public services, consistency with the Local Coastal Program, and

Add language that bonus density units will be required to be maintained as affordable into the future to the extent allowed by law.

<p>mitigation of impacts to coastal resources. Application of higher residential density under the density bonus or housing opportunity programs may require a Local Coastal Plan Amendment.</p>	<p>The terms of maintaining these units into the future are not discussed in this plan.</p>	
<p>(LCP202,Urban Residential Density language p.26</p>	<p>Objective C-LU-1.1: Discourage offshore oil and gas exploration and development off the Sonoma County coast (p.30)</p>	<p>Change “Discourage” to “Oppose offshore oil and gas exploration and development off the Sonoma County Coast.</p>
<p>Policy C-LU-2f: Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. (GP2020) (LCP202 p. 32)</p>	<p>How far is near?</p>	<p>The people have voted.</p>
<p>Policy C-LU-2g: Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. (GP2020)(LCP LU P. 32)</p>	<p>Probably violates State law, LAFCO policy, Public Health and other County policies. Doesn’t even specify the parcel has to be contiguous to the BPUD.</p>	<p>If there is a parcel that may in the future meet this criteria, name the parcel(s) by #AP and note in LCP they may apply in the future for GP amendment, LCP amendment and annexation to the BPUD. Otherwise, this is not planning but an invitation for endless speculation speculation.</p>
<p>There is no Draft Zoning Ordinance to review.</p>	<p>Notwithstanding is suspect planning language. What uses are directly “relate to and support fishing” that can’t be in the USB? A restaurant selling local fish? Boat yard? Net making? Can’t analyze impacts without looking at Draft Zoning Ordinance.</p>	
<p>Policy C-LU-2n: Provide for commercial development only within designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements. (Existing LCP Revised) (p.33)</p>	<p>How can you have a Land Use element and negate it with a Public Services element? If there is specific development on specific parcels, it should be noted, not left to wily nilly application. How can you do environmental analysis as per this policy for the LCP not knowing a)how many parcels are eligible for “development proposed for areas beyond those boundaries” would be considered) what the uses are and c) project impacts as a cumulative impact to the LCP in toto.</p>	
<p>Policy C-LU-5k: Require long-term Affordable Housing Agreement for affordable</p>	<p>Please change language to specify term, strength, and intent.</p>	<p>Permanent? How long is long term? Any guidelines on intent?</p>

housing units. (Existing LCP Revised) (LCP202 LU-Affordable Housing p.47)	We have lost too many affordable housing to loose language.	
Most of the Commercial Fishing facilities required on the coast would be accommodated in Bodega Bay. LCP LU p/17	Drop “Most of the”. Reads: “Commercial Fishing facilities required on the cast would be accommodated in Bodega Bay”.	
Policy C-LU-1a: A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act. (Existing LCP Revised)	Delete (unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act)	
	Why tell oil companies to go directly to the Coastal Commission? WE voted.	
Policy C-LU-2f: Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. (GP2020) LCP LU p.32)	Clarify which parcels by AP number. Is there Industrial Zoned land “near Bodega Bay?”	You are creating a zoning and environmental exceptions based upon unknown factors.
	Is there a public auction on outside service connections for industrial fish related services?	
	See comments on Policy C-LU-2n above.	
	How do you analyze everything near Bodega Bay for purposes of your environmental analysis?	
Policy C-LU-2g: Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. (GP2020)	Delete this policy. It is most likely not legal, is poor planning, and creates a lottery of “cannot be located within the Urban Service Area” parcels. At least those, “near Bodega Bay”.	Objective C-AR-2.2: Maintain the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries to protect agricultural land for continued agricultural production. Objective C-AR-2.3: Limit extension of sewer and other urban services beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries.
	Conflicts with Ag Resources Element policies 2.2, pg.10 (Next column	
Policies are needed to permit agricultural support uses without adversely affecting production of agricultural products in the area and impacting community character. (LCP AG Support Services p.3)	Delete this. There is no need for processing in the coastal zone. This would open the door for wine farm complexes that process tourist.	
Policy C-AR-7b: Support	Delete “ processing facilities”	Let me understand, one can put

<p>facilities for the fishing industry, including but not limited to equipment storage, processing facilities, and canneries may be allowed on lands designated for agricultural land use adjacent to the Urban Service Boundary of Bodega Bay. If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area. The following criteria shall be used</p> <p>Goal C-PF-7: Ensure that solid waste management facilities are sited to minimize adverse impacts on the Coastal Zone environment LCP PSFP p. 34)</p>	<p>and canneries” may be allowed</p> <p>Delete: If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area. “</p> <p>Change to: No solid waste facility shall be located in the Coastal Zone.”</p>	<p>a fish processing factory on ag and with an outside service agreement? Or was it a restaurant selling local fish and wine?</p> <p>A substitute policy might be: “County should consider underwriting critically needed process or fishing support services by use of tideland lease areas and pursuit of grant monies.”</p>
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RICHARD A. CHARTER

February 16, 2020

Comments on Local Coastal Plan Update

Att'n: Ms. Cecily Condon

Permit Sonoma

2550 Ventura Avenue

Santa Rosa, CA 95403

Submitted to: PRMD-LCP-Update@sonoma-county.org

Dear Cecily:

Thank you for this opportunity to provide written comments on the County of Sonoma Local Coastal Plan Update and for the opportunity to attend your local briefings on this topic throughout the County.

Today's Sonoma County Local Coastal Plan is the cumulative product of several generations of ordinary citizens who worked with their local elected officials to successfully protect a global natural treasure. The people who have in the past shaped the preservation of the Sonoma Coast have never left us, their lives and legacies are woven even into the local placenames and hiking trails found in our Coastal Plan, while their accomplishments unite us in the continued preservation of this place.

As a source of spiritual solace and human inspiration, the Sonoma Coast has accumulated millions of friends from around the world. The County of Sonoma itself is tasked with serving as a steward on behalf of our coast's planetary constituency. We rely on the Local Coastal Plan to protect places and resolve threats since it provides clear jurisdiction over Sonoma County's immediate environment and coastal economy. Local control is even more important at this time when the National Environmental Policy Act, the federal Clean Water Act, the Endangered Species Act, and the Migratory Bird Treaty Act are all facing substantial erosion due to federal

regulatory rollbacks. Even weakening amendments to the California Coastal Commission's underlying Coastal Zone Management Act have been proposed in a rulemaking that would, if adopted, severely limit the role of coastal states in "federal consistency" determinations affecting anticipated federal actions, including offshore oil and gas lease sales and drilling rigs along our coast. The one constant in the present phase of the ongoing tug-of-war over the Sonoma Coast is the overarching public support for maintaining a robust Local Coastal Plan and strengthening it where necessary, while bringing the LCP current to address entirely new issues that are only now emerging.

Therefore, the timely purpose of the present "Update" to our LCP is to preserve, improve, protect and restore the iconic natural, cultural, and public access resources of the Sonoma County Coastal Zone in the context of current challenges:

1) Environmentally-Sensitive Habitat Justifies Special Consideration in the LCP:

At the very heart of the overarching statewide *California Coastal Plan* is the explicit mandate to protect *Environmentally Sensitive Habitat Areas*, or ESHA. ESHA can take many forms, manifesting as wetlands, river estuaries, meadows, forests, chaparral, beaches - we have them all. The dramatic values represented by our viewsheds - the "optics" of this coast - are inarguably spectacular, and since we first created a Local Coastal Plan, have been identified as *Scenic Landscape Units*, or SLU's. One of our coast's most important remaining undeveloped and agrarian open space SLU's is the fragile Scotty Creek and Gleason Beach watershed, where Caltrans is proposing the construction of a three-quarter-mile-long Highway One realignment - including an oversized elevated concrete bridge to cross ten-foot wide Scotty Creek - thus unnecessarily overlaying our viewsheds with an intrusive industrial edifice that would become the largest manmade structure on the Sonoma Coast. This unique natural setting incorporates a surviving ranch house and century-old farmstead emblematic of the original influx of new settlers who came to our county - a location that has gained state historic recognition. The Scotty Creek Valley also shelters numerous diverse native archaeological features, including culturally-important village sites. The pending Caltrans proposal, as it now stands, is in noncompliance with the LCP's guidelines on *Historic Landmarks and Uses, Section 10.1.5*. The recent "mitigation" acquisition by Caltrans of a small nearby .65-acre

beach parcel may represent a step in the right direction, but it does not protect more than a small fraction of Gleason Beach. Fully engaged oversight of this Caltrans proposal needs to be undertaken by the County itself, since it remains the most significant industrial project now pending on the Sonoma Coast. This unique site deserves a careful design review of any associated bridge or appurtenance to protect the visual and hydraulic values of the viewshed integrity and watershed and wetland functions of the sensitive SLU in which it is being proposed. The County should not simply subrogate decisions that will eradicate the viewsheds and fragile SLU values here by surrendering their oversight to distant public works agencies.

2) Enhanced Onshore Industrial Facilities Ordinance Related to Offshore Drilling and Other Commercial Exploitation of the Ocean:

During 2019, a new Administration in Washington, DC unveiled an aggressive new federal Five-Year Outer Continental Shelf (OCS) offshore drilling plan. This plan includes six offshore drilling lease sales extending along the entirety of the California coast, including two OCS lease sales proposed for the region inclusive of the Sonoma Coast. This offshore drilling plan is presently temporarily “on hold” due to a successful Court challenge brought by the conservation community and others. After November 2020, however, this offshore oil and gas leasing plan is expected to advance rapidly, with commensurate implications for our Sonoma Coast.

Sonoma County voters in 1986 wisely adopted a ballot measure intended to help protect the Sonoma Coast from offshore oil and gas leasing by making our coastal lands inhospitable to the petroleum industry as it pursues the construction of onshore petroleum processing facilities and staging areas to support offshore drilling. The resulting *Sonoma County Ordinance Number 3592R* remains, as it should, appropriately embodied in the current Update of the LCP. Strengthening language to reinforce and improve this ordinance is now necessary, particularly given the fact that the northern expansion of the Greater Farallones National Marine Sanctuary that protects the Sonoma Coast from Bodega Head northward remains under review by the current Administration and, as a result, the permanent ban on offshore drilling within Sonoma County’s nearshore coastal waters could be rescinded at virtually any time. Further, recent actions by the White House Council on Environmental Quality (CEQ) have substantially

weakened the role of state and local governments in federal offshore drilling decisions affected by NEPA and CZMA, as noted herein.

Strengthening the existing offshore drilling facilities ordinance in our county is also necessitated by the recent advent of offshore floating wind electrical generating turbine arrays and potential offshore wave energy devices. These emerging industries can be expected to lead to commercial proposals for massive undersea electrical cable clusters connecting to other types of infrastructure and onshore facilities here that would also be equally incompatible with the non-industrial character of our communities. Bodega Bay represents the only fully-sheltering maritime port on this stretch of coastline, and therefore it could again become a target for offshore oil developers who are rapidly shifting to pursuing floating offshore wind energy, such as the petroleum exploration company Statoil, now known as Equinor. For this reason, a broader interpretation of the *onshore facilities* language should be undertaken in the LCP Update to protect lands along our coast that would otherwise be vulnerable to subsea cable landfalls, new onshore electrical switchyards and distribution substations, and onshore staging areas for the offshore floating wind industry now being planned in federal waters lying off of counties to our north.

3) Existing Coastal Waters Protections Need to be Acknowledged and Identified in the LCP:

The Sonoma Coast's nearshore waters enjoy national and state protections which should be fully reflected in the LCP. The boundaries of the longstanding *Farallones National Marine Sanctuary*, extending as far north as Bodega Head, have been expanded by NOAA as the new *Greater Farallones National Marine Sanctuary*, and these protections are now fully inclusive of the entire Sonoma Coast, extending as far north as Alder Creek near Pt. Arena in Mendocino County. The shoreline segment from Bodega Head to Alder Creek remains "under review" by the current Administration, with no indication of whether, or what type of, potential boundary alterations or regulatory changes might eventually be forthcoming. The Sonoma Coast also hosts a number of *State of California Marine Protected Areas*, or MPA's, which serve as marine life restoration zones. The LCP should take these MPA's into account in terms of shoreside land use planning. The LCP Update needs to also incorporate consideration of the elements of the *California Coastal National Monument* that lie along the Sonoma Coast,

including the appropriateness of proposed shoreline public access points for that National Monument along our coast.

4) The Vacation Rental Industry Should Not Continue to Displace Permanent Residents from Local Communities nor Undermine Public Safety:

The Update of the LCP needs to acknowledge that our coast now has a substantial transient population with varied behavioral and ethical standards. The ready availability of computerized advertising and reservation systems has generated a rapid spread of the VRBO industry so that in places it now displaces formerly peaceful family-oriented coastal residential communities, and the result is not always beneficial. There are obvious social and economic costs accruing to our neighborhoods from the VRBO sector that have proven to adversely affect public safety and which sometimes threaten our communities' valued traditional quality of life. Coastal vacation rentals may seem at first to provide an inevitable and profitable method of providing lodging to the growing number of visitors to our coastal attractions, but various outlaw activities uncharacteristic of our coastal community have occurred in association with vacation rental uses in Taylor Tract in Old Town Bodega Bay, as exemplified by, (<https://www.pressdemocrat.com/news/4281941-181/woman-shot-wounded-in-bodega>), and in the nearby Bodega Harbor Subdivision, (<https://www.pressdemocrat.com/news/9770962-181/sonoma-county-deputy-shoots-assault>). Visitors exhibited in these situations an instance of domestic violence followed by a suicide, and, more recently, a case involving attempted manslaughter via vehicular assault that resulted in eight injuries of innocent bystanders and ended in a police-involved shooting. These tragic occurrences, while high-profile exceptions to the idealized norm promoted by the vacation rental industry, provide compelling evidence that guests utilizing VRBO properties are not being adequately screened and that the composite of short-term-rental properties are not currently being responsibly overseen by diligent nearby accessible management. Sadly, in spite of the high stakes in terms of public safety, the County is not yet following through to ensure that the kind of responsible management necessary for these kinds of emergent land uses is consistently maintained. A quiet residential neighborhood should not be converted into a virtual industrial park of quasi-motels, even if the influx of new industry is aimed at serving visitors. The contribution that increasing VRBO demand is playing in compounding the scarcity of available housing

for local service staff and fishery workers who cannot now find an affordable place to live near the coast also makes it only prudent that the kind of reasonable oversight principles already applied to vacation rentals elsewhere in Sonoma County need to also be governing coastal properties as well, including but not limited to:

- a) Limit the total number of vacation rentals at the coast.
- b) Provide a community with the option of becoming an exclusion zone free of vacation rentals.
- c) Maximum occupancy rates not to exceed two persons per bedroom, plus an additional two persons.
- d) 24-hour management must be available.
- e) Each vacation rental location must demonstrate that it has adequate onsite parking on its own parcel, reliable garbage service, and noise must be controlled during quiet hours.
- f) The “three strikes” principle utilized elsewhere in Sonoma County must be applied at the coast, i.e.; three verified violations at one property should lead to a one-year hiatus in vacation rental uses at that site.

The Sonoma Coast generates substantial revenue to the County from TOT taxes and other sources, but legitimate coastal needs do not yet receive their fair local share of collected revenues in return to support important first-responder services whose time is increasingly spent dealing with visitor-related emergencies. It is now abundantly clear that the Sonoma Coast LCP needs to adapt to this influx of VRBO properties, and the LCP Update now in preparation therefore must exert some reasonable controls over this industry, as has become necessary and is proving effective in other Sonoma County Supervisorial Districts, particularly in neighborhoods near the town of Sonoma where it became obvious that the community had simply reached a “critical mass” of VRBO’s.

5) The Dangers of Providing Too Much Staff Discretion in Administering the LCP:

There should be no discretionary “loopholes” carved out of the LCP for special interests, as is the case with the current public draft. One clear crosscutting problem that must be highlighted is that for almost every single land use provision throughout the LCP Update public review draft, there is inexplicably granted to Permit Sonoma planning staff a very wide margin of

discretion in terms of interpretation and implementation. This undue level of staff discretion invades virtually all facets of the LCP, from allowances for exceeding building height limits between Coast Highway One and the ocean to protect important viewsheds, to arbitrarily enabling circumvention of requirements for adequate public health buffers for expanded or new septic system setbacks from existing domestic wells in older subdivisions, to potential overexpansion of commercial enterprises and even new expansion of some of our existing small towns, if additional water supply and/or wastewater treatment capacity were to be added. The consistent administrative treatment of all Coastal Permit applicants, without the present practice of granting of biased access gained through retaining expensive consultants who are sometimes former County staff, must particularly apply to inappropriate proposals for rural commercial event centers in agricultural settings and to all other threats to conservation lands, safe communities, and open space protection.

6) The LCP is Not Interchangeable with the Countywide General Plan:

In the context of the LCP Update, General Plan 2020 is not arbitrarily transposable to the Sonoma Coast. Transmigration of some of the more concerning aspects of the Countywide General Plan into the LCP should not take place now, nor should it be enabled in the undefined future. Our coast is a unique and irreplaceable asset and deserves the kind of profound respect and due care that it was accorded during the thorough public process by which the first Sonoma County LCP was initially formulated and adopted.

7) Fishing First:

Our fishing infrastructure and related maritime support facilities are not expendable. Ports on our North Coast are few and far between. The LCP Update public draft unfortunately would appear to open the door to random conversion of commercial fishing-related residential opportunities into what the General Plan calls “affordable housing”, which would no longer, as we interpret the present public review version of the document, need to be prioritized for fishing families as before. The same prioritization for fishing families should be the case with the LCP-described plans for an extensive additional RV park. Commercial fishing and supporting uses were acknowledged by the drafters of the original LCP as a priority land use in our coastal towns, and should remain so. When decisionmakers talk about

building affordable housing at the coast, we know from past experience that the vacation rental industry's unrelenting economics will ultimately determine the eventual use of the aforementioned "affordable housing". Whether a particular property has a stated intent at the outset of being used as a VRBO or not, the odds are high that it will eventually be converted into one.

8) Necessity of a Rodenticide Ban in the LCP:

"Second-generation" anti-coagulant rodenticides should not be used in the Coastal Zone, due to their proven propensity to biomagnify and dangerously bioaccumulate in the food chain. Other coastal jurisdictions in California are now contemplating and adopting prohibitions on the application of these substances to protect terrestrial predators, raptors, pets, and children. Compounds that already have been precluded from retail sale in the State of California should not be used within the Coastal Zone of Sonoma County. In this regard, Malibu has recently adopted language in their own LCP that should be customized for adoption in the Sonoma County LCP. Neighboring Marin County has a well-established *Integrated Pest Management Plan*, parts of which can serve us as a ready model in Sonoma County. Policies that enable the indiscriminate and inhumane cumulative poisoning of our coastal hawks, gulls, and other valued wildlife represent an obsolete vestige of past ignorance. The emergence of promising contraceptive baits for pest control is now being approved by EPA and these non-toxic compounds pose none of the food-chain amplification hazards of conventional anti-coagulant compounds.

9) Sound Forestry and More Protective Mining Policies Need to Underpin the Health of Our Coast:

The LCP Update section on *Timber Land Use Areas* needs to be reconfigured and improved to grant additional oversight over the location and methods of conduct of forest practices to the County of Sonoma, rather than perpetuating an over-reliance on antiquated Permitted Uses within *Timberland Production (TP)* or *Resources and Rural Development (RRD)* categories. The County of Sonoma needs to stop consenting to CalFire's free reign over review and approval of proposed *Timber Harvest Plans (THP's)*, particularly in the Coastal Zone. The County should also be the final arbiter of vineyard conversions of forestland, as well as standing as the primary responsible steward in protecting our hypersensitive riverine

floodplain habitats. The LCP reflects overarching stewardship values that should be at the core of any Sonoma County evaluation of pending THP's. To do otherwise simply ignores the underlying importance of how we collectively treat our timberlands as a key to maintaining the viewsheds and the often erosion-prone watersheds along our coast. Timber harvests in the Sonoma County Coastal Zone are not always compatible with the identified *Special Treatment Areas* adopted by the Coastal Commission on July 5, 1977. *Special Treatment Areas* are forest areas designated within the Coastal Zone that constitute a significant wildlife and/or plant habitat area, area of special scenic significance, or any land where timber operations could adversely affect public recreation areas or the biological productivity of any wetland, estuary, or stream deemed especially valuable because of its role in a coastal ecosystem.

With respect to hard rock mining proposals in the Coastal Zone, the *Cheney Gulch Mineral Resources (MR)* interest area should not be allowed to be opened to mining, given the known propensity of the area for both gully and sheet erosion and geologic instability. The associated transportation mechanisms for any produced rock, and the high visibility of any resultant mining scars from Coast Highway One (*Policy C-OSRC-10a*), are additional considerations that argue against quarry development at this site. A large cross-country automated conveyor apparatus, proposed for the Cheney Gulch region in recent mining plans and leading to a crushed rock loading facility for transit by barges out of Bodega Bay also poses the threat of harmful maritime slurry spills and vessel collisions in our busy harbor.

10) Establishing Durable Historic and Cultural Preservation Districts:

Many of our local coastal communities are uniquely representative of our region's rich cultural history and this historic record should be protected, even as restoration or reconstruction of existing individual residential structures occurs. This approach needs to expand on the present *Historic Combining Zoning Districts (HD)* first recognized in 1974. More of our coast's smaller coastal residential communities should be treated as historic preservation districts in which incompatible or intrusive structures are discouraged, and as places where appropriately-scaled buildings of compatible design should be prioritized. Otherwise, we will continue to incrementally lose the character of our coastal communities, one street and one building at a time.

11) Traffic Studies Needed for Any Substantial New Development:

We know that the Sonoma Coast is becoming an increasingly desirable destination for visitors from around the world. The upside of this increased popularity as a tourism destination is a more stable year-round business climate for our coastal economy. But when weekend traffic jams extend through our towns and paralyze our narrow local roads in gridlock, the result is not good for business, obstructs emergency first responders, and makes the tasks of day-to-day life problematic for local permanent residents. The updated LCP should pay more attention to exploring appropriately-sited left-turn lanes, intelligent traffic and visitor parking management, and alternative transportation modes, lest clogged rural transportation routes that were originally designed to accommodate horse-drawn wagons unsurprisingly come to a halt on many busy holiday weekends. While we all love bicycles and support their use for healthy coastal access, planning policies that can eventually relocate the increase in bicycle traffic off of our narrow, shoulder-free, Coast Highway One wherever possible, in the interest of both bicycle and vehicular public safety, should be a higher priority in the LCP Update.

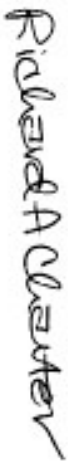
12) Spheres of Influence, Town Growth Boundaries, and Preserving Open Space:

The coastal environment is defined by open space and the vistas and ambience that such open space provides. As any future proposals for additional residential or commercial development are evaluated by Permit Sonoma, firm boundaries that define our existing communities should be maintained to prevent intrusion into surrounding wildlands and sustainable agricultural land uses.

In summary, the current update of the LCP should continue to integrate the input of coastal communities, organizations, and local citizens into the review and revision process in order to produce a comprehensive Local Coastal Plan Update that truly protects our coast and one that works in the best interests of the people and places of Sonoma County and their global constituency.

Thanks for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Richard Charter". The signature is written in a cursive style with a checkmark at the end.

Richard Charter
Senior Fellow
The Ocean Foundation
6947 Cliff Avenue
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cc:
Supervisor Lynda Hopkins, County of Sonoma
Ms. Stephanie Rexing, California Coastal Commission

From: [Elise Weiland](#)
To: [Gary Helfrich](#)
Subject: Fw: Why we need the LCP onshore facilities ordinance updated for offshore wind
Date: Sunday, September 26, 2021 12:32:30 PM

Passing this public comment onto you.

Happy Sunday!
Elise

From: Richard Charter <waterway@monitor.net>
Sent: Friday, September 24, 2021 4:43 PM
To: Lynda Hopkins; Elise Weiland; Leo Chyi
Subject: Why we need the LCP onshore facilities ordinance updated for offshore wind

EXTERNAL

Dear Lynda:

Because it's the same oil companies that wanted to do offshore drilling here:

“Two of the world’s largest oil and gas companies, along with several other energy companies, have expressed interest in pursuing a lease to develop an offshore wind energy farm off the Central Coast. A subsidiary of Royal Dutch Shell — Shell Renewables and Energy Solutions LLC — and bp America Inc. both wrote to the U.S. Bureau of Ocean Energy Management (BOEM) to express eagerness about the proposed floating offshore wind farm in the Morro Bay call area west of Cambria and San Simeon.”

https://www.sanluisobispo.com/news/local/environment/article254426613.html?fbclid=IwAR1tTA-bgcPUoKmmYR1fXOjX6WMrQyaZcEzO1-YuIcCQcKvZT_0SF7rCZfs

This also applies to the Humboldt offshore wind lease area to our north....which would almost certainly eventually route a subsea cable south...

Richard Charter

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CALIFORNIA COASTAL COMMISSION

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September 8, 2021

Dear Coastal Planning Directors,

The California Coastal Commission strongly encourages all local governments to consider environmental justice in their review of coastal development permits. In 2016, the Coastal Act was amended to include section 30604(h) which states: *When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.* By referring to “the issuing agency,” the Legislature’s intention was that both the Coastal Commission and local governments would use this new authority and consider environmental justice. Since adopting the policy in 2019, the Coastal Commission has been evaluating project proposals for potential impacts that may disproportionately harm underserved communities or exacerbate the long-standing inequities previously overlooked in traditional Coastal Act analyses. We recommend local governments to do the same.

Any local jurisdiction issuing coastal development permits may consider environmental justice in its permit actions, and the Commission strongly urges local governments to do so. Regardless of whether environmental justice communities have been identified within your jurisdiction, most coastal areas serve visitors and workers from nearby underserved communities, and coastal local governments have an obligation to maintain equitable public access. In addition, the impacts from proposed developments may also burden environmental justice communities who live nearby or visit the area for work or recreation and should be evaluated through that lens.

Coastal Commission staff is working on a toolkit to help cities incorporate environmental justice into their Local Coastal Programs (LCP). In the meantime, the Commission looks forward to working with California’s diverse coastal communities to enhance coastal equity and inclusion. Please don’t hesitate to reach out to your local Coastal Commission district office if you have any questions or need additional resources to better understand and advance these goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack Ainsworth".

Jack Ainsworth
Executive Director, California Coastal Commission

CALIFORNIA COASTAL COMMISSION

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July 23, 2021

Cecily Condon
Sonoma County Permit and Resource Management Department, Planning Division
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Sonoma County Draft Local Coastal Program Land Use Plan Update

Dear Ms. Condon:

Thank you for the opportunity to review and comment on the County's proposed update to the Local Coastal Program (LCP) Land Use Plan (LUP). Please provide these comments to the Planning Commission for their initial consideration of this matter (scheduled to be heard at the July 26, 2021 Planning Commission hearing). As you know, the LUP is a key regulatory tool that implements statewide California Coastal Act provisions at the County level to protect, restore, and enhance coastal resources, including by specifying the kinds, locations, and intensities of allowed development and applicable coastal resource protection requirements. Once the LUP and an accompanying Implementation Plan (IP) are certified by the Coastal Commission,¹ thus certifying an updated LCP overall, the updated LCP forms the basis and standard of review for future development within the County.

Accordingly, the County's current LCP update process offers an exciting opportunity to holistically and comprehensively envision and plan for the future of Sonoma County's coastal zone, and to provide a foundation to achieve that future. As you know, we have been actively and directly engaged with you and your staff to help identify issues as early as possible, and to provide recommendations on how to approach the many complicated coastal resource policy decisions facing the County. We have appreciated that collaboration to date, and we commend County staff for your thoughtful efforts on the draft updated LUP. In our experience, this type of early coordination helps to ensure a smoother LCP certification process, including streamlining review and resolution of issues upon submittal to the Coastal Commission for required approval and certification. In that vein, we recognize the hard work the County has invested in developing this draft LUP document and are hopeful that these comments are understood in the manner in which intended; namely to provide as much helpful guidance from our perspective as possible at this juncture, including in response to your specific requests for comments prior to the Planning Commission hearing.

Thus, this letter provides a summary of some of the key issues we've identified in our

¹ The standard of review for an LUP is Chapter 3 of the Coastal Act, and for an IP is the certified LUP.

review of the current draft updated LUP document (provided to us on July 12, 2021), as well as some broad recommendations for how to address these issues. We fully intend to provide more detailed feedback as the LUP update makes it through Planning Commission and Board of Supervisors hearings but wanted to provide at least this initial feedback for now. We hope it is helpful in that process.

Organization

The proposed LUP update clearly provides up-to-date information and important revised policies, but some of its potential effectiveness may be lost due to the current system of organization. Specifically, the policies in the document are organized by topic area, followed by policies categorized as “implementation programs” that are relevant to each of the preceding topic areas. In our view, this policy organization will tend to make the LUP itself potentially confusing and difficult to implement, particularly in relation to the understanding of which policies might apply in each scenario. In our experience, LUPs are clearer and easier to use when policies are organized by general topic areas (e.g., coastal hazards, public views, etc.) rather than sprinkling topical policies throughout each chapter. Once those general topical areas are developed in that way, LUPs can then provide additional detail for case- and/or geographically specific situations that build upon the general framework established, included to provide for any deviations from the general requirements that might be appropriate in any particular case/area. We believe that the draft LUP provides a useful base and starting point for such an organizational structure and would suggest that it be explored.

In addition, the draft LUP includes references to numerous external documents on which the policies rely, without incorporating those documents in full. In our experience cross-references like this can be extremely difficult to manage and understand in an LCP context. For one, there is an argument that these external sources are then made part of the LUP by their explicit reference. If they are intended to govern coastal permitting and planning decisions, that argument is further bolstered. And then there is a counter argument that they are *not* part of the LUP by reference, and thus can be changed outside of an LCP amendment context. Either— and even both in some cases – of these arguments may be applied to any particular case in the future if not clarified in the document now. We would strongly suggest that cross-references are eliminated, and that the relevant substantive requirements be made part of the LUP verbatim. This is the best and clearest way to ensure that the LUP is ‘whole’ and can be applied to future decisions.

Also, the draft LUP does not include applicable and relevant Coastal Act provisions. We have found that it is often helpful for understanding LUP policies when these Coastal Act provisions, and at least the Chapter 3 Sections of the Act, are also made an enforceable part of the LUP. The LUP is required to be read consistent with the Coastal Act, from which it derives its statutory authority, so that connection is always implied, but we have found it less confusing for LUP users when it is stated explicitly within LUPs, and we would recommend that here too.

Lastly, as I’m sure you’re aware and planning to resolve, the draft LUP appears to have

inadvertent typos, and some sentence structure/grammatical issues, that require attention to ensure that the resultant LUP is as clear as possible.

Land Use

The draft updated LUP includes updated and revised land use designations and corresponding zoning districts, but they appear incomplete. For example, there is no recreational zoning associated with the 'Open Space' land use designation; no marine industrial zoning for the 'Commercial', 'Timber', 'Land Extensive' and 'Diverse Agriculture' designations; and visitor serving zoning categories seem to be absent altogether. It appears that these land use designations and zoning districts need to be further fleshed out to ensure that they include all necessary combinations. Also, 'Planned Community' zoning is proposed to be allowed on open space land use designations, which we would suggest may not be appropriate due to the potential for projects of that type to adversely impact coastal resources typically associated with such open space areas. Finally, the 'Land Use Designation' and 'Principally Permitted Uses' figures (on page LU-4) do not have figure numbers, and numbers should be added to ensure implementation clarity.

In terms of principally permitted uses (PPUs), it is important for the County to carefully consider which uses are considered PPUs. And, for purposes of appeal of County CDP decisions to the Commission, the LCP can only identify a single PPU in a zoning district for which County decisions are not appealable under the relevant PPU criterion (i.e., per Coastal Act Section 30603, a CDP decision for any development that does not constitute that single PPU is appealable to the Commission). The single PPU can be a broader use type PPU (e.g., residential in an R-1 district, where a number of different residential projects can be listed as PPUs, meaning there are technically multiple PPUs, but they are all of the residential use type and thus excluded from appeals due to PPUs). If multiple PPU use types are identified for any particular zoning district, then there is no single PPU for purposes of appeal, and CDP decisions for all uses in that zoning category would be appealable to the Commission (unless they are specified as PPUs for some type of internal PPU processing purpose, and explicitly not the single PPU for purposes of CDP appeal to the Commission). We can help provide further guidance on this topic, but it is critically important in terms of potential future CDP appellate processes, and should be clearly thought through with this in mind.

The allowable densities listed in the Urban Residential Areas table (specifically 1-6 units per acre in low density and 6-12 in medium) have been increased from the currently allowable densities (specifically in R-1, 1-4 units are allowed, and in R-2, 5-8 units). The County should provide rationalization for these increased allowable densities, including showing that properties in these categories are capable of supporting such densities without coastal resource impacts. Additionally, any provisions regarding increased densities related to affordable housing (see for example Policy C-LU-5c) must clearly indicate that state density bonus and accessory dwelling unit laws do not supersede the resource protections required by the Coastal Act. We have examples of LCP language from other LCPs that we would be happy to provide on this point.

Finally, the current draft of the LUP's Land Use chapter seems to be missing some key policies that were present in the last draft we reviewed. Such policies include (numbered by reference numbers from prior draft): C-LU-5u, regarding retention of adequate water and sewer for affordable housing units, and C-LU-5dd encouraging development of employer provided affordable housing. The County should clarify whether these omissions were purposeful and if so, what that means for the current land use provisions regarding such affordable housing (e.g., if these concepts are somehow covered elsewhere).

Agriculture

With regards to the proposed updated LUP's Agricultural Resources chapter, it will be important to clarify whether both agricultural zoning districts (i.e., Diverse Agriculture (DA) and Land Extensive Agriculture (LEA)) will be treated the same in terms of allowable uses, conversion, and other requirements. As there are only one set of policies in this chapter, it appears as though the two districts will be handled identically, although this hasn't been directly addressed to date. In terms of conversion policies, proposed policy C-AR-1.1 states: "Avoid the conversion of agricultural lands to residential or non-agricultural commercial uses." The draft LUP should clarify whether this means that no conversions of agricultural land will be permitted. If that is not the case, and some conversions will be permitted, additional policies should be incorporated to this point, including regarding evaluation, and mitigation, consistent with Coastal Act Sections 30241, 30241.5, 30242 and 30243.

Open Space and Resource Conservation

For the Biotic Resource Protections section of the Open Space and Resource Conservation (OSRC) chapter, some important policies were omitted since the last time we reviewed the draft documents. Specifically, all of the following have been omitted: the policy requiring designation of environmentally sensitive habitat areas, as well as requirements to update such designations (this was Objective C-OSRC-6.2); the protections for native plants and trees; encouraging the use of natives and voluntary restoration; the required preservation and restoration of wetlands and marshes; the requirement to promote production of native habitats marine and shoreline (these were policies 6.6-6.10); all the policies regarding development allowed within and near to streams and riparian corridors (in last draft Policies C-OSRC-8m through 8q); and the policy regarding requirements for initial site inventories for wetland species or indicators (Policy C-OSRC-9c in last draft). These may have been inadvertently dropped, but they all provide important guidance and requirements related to coastal resource protection, and we would recommend they (or variations thereto) be added back to the draft document.

In addition, there are many references and cites within the OSRC chapter to other documents that apparently contain important requirements for habitat restoration and monitoring, biological resource assessment requirements, ESHA buffer requirements, wetland delineation guidance, and habitat protection guidelines (such as Appendix E-1 through E-5, respectively), as well as development guidelines for allowable uses within habitats. However, the actual cited documents have not been provided. We will have

further comments on these once we have seen them.

Under the 'Energy Resources Policy, Climate Change' section of the OSRC chapter, the discussion on sea level rise, storm surge, and extreme events has been removed. While this may be redundant to some discussions within the Public Safety chapter, this discussion did provide important context in the OSRC chapter, and the County should consider adding it back in. Relatedly, the last draft contained benchmarks and goals for reduction of greenhouse gas emissions that have also been removed (from the currently numbered Objective C-OSRC-11.4), and we recommend that these too be added back to the draft document.

Finally, as you are well aware, the Sonoma County coastline is an irreplaceable visual resource with limited equals, and it demands LUP protections up to the task of protecting, and enhancing, these viewsheds. Although the draft LUP recognizes these issues, it also could benefit from a closer look to ensure that protections for these visual resources are tightened in the context of all cases. In addition, we would strongly recommend that the LUP include a 'critical viewshed' construct, similar to what is applied to the Big Sur Coast LUP in Monterey County. Namely, in Big Sur, development is not allowed to be *visible* to the naked eye from public viewing areas. While there are some exceptions (e.g., for already developed areas and towns, road-related development, parking areas, etc.), this set of critical viewshed policies has helped to retain that natural rugged viewshed, and we would suggest that it would be a valuable tool here to the goals Sonoma County has currently laid out in the draft document. We would also suggest that complementary policies be developed that are directed at the Highway 1 viewshed in particular, that ensure that any allowed visible development is sited and designed to *avoid* and limit visual impacts, and to *'disappear'* as much as possible. We have all seen the cases when inappropriate development is introduced in a visually stunning landscape, including relatively minor such development (e.g., gates, fences, and similar roadside development) which can have significant direct, as well as cumulative, impacts along this critical corridor, and the LUP needs strict policy requirements to ensure the view is protected, including as it relates to the Highway itself as a defining element of that view. We would very much be interested in a conversation about possible policies and related tools that can take coastal zone view protection to a higher level; the Sonoma County coast deserves no less.

Public Access

In terms of policies in the Public Access chapter, we are concerned that as drafted there could be a loss of free public access parking in public rights-of-ways and parking areas otherwise. As you well know, parking along the coast is critical to the ability of the public to access and enjoy the County's coastal zone, including because it is often the only way that coastal visitors can enjoy these areas due to their remote nature. This type of parking is limited, and it is critical it be retained so that visitors not lucky enough to live near the shoreline, including of course other County residents from more inland areas, are also allowed access to the coast. Parking costs can also be a significant barrier to such access, particularly for those least able to afford it and who are disproportionately burdened by such costs. We know that the County supports access for all, and we

would strongly recommend that the LUP include explicit requirements to not only retain existing free public parking as *free public* parking, but to also enhance free public parking opportunities, and seek to ensure that adequate such parking is provided at levels commensurate with expected need and use. If any fees are currently charged, they need to be the exception to the rule, and should be eliminated if possible, and otherwise be low enough to avoid adverse coastal access impacts, to include free and discounted provisions for all who need them, and to ensure that any revenues are directly targeted to improve the resource being accessed in the first place. We believe that these sorts of measures are required in order to maximize affordability and access opportunities for all residents and visitors to the coast, consistent with the mandates of the Coastal Act.

Finally, given the County's clear vision to create a continuous trail system for the California Coastal Trail (CCT), we strongly recommend that prescriptions and policies be provided that acknowledge and require the development of a viable off-road CCT through Sonoma County. In addition, the chapter should include provisions to help adapt the County's beaches, coastal accesses, trails, and other public access amenities to sea level rise.

Water Resources

On Water Resources, the chapter needs a better explanation of the primary sources of water for Sonoma County; whether there are issues regarding water supply, availability, and sustainability; and policies and provisions that address identified issues. In our experience these types of issues can be key LCP issues, and the LUP needs to provide explicit direction on how they are addressed in coastal zone permitting and planning contexts. We would be happy to provide examples of LCP policies that have proven useful in other jurisdictions in this regard.

Public Safety

We last provided feedback regarding the Public Safety policies of the draft LUP in a letter dated May 28, 2019, much of which will be reiterated. We previously emphasized that the Public Safety chapter needs to clearly explain how different hazard types and associated policies would apply, and to indicate that proposed development must be sited and designed to appropriately address and resolve coastal hazards and coastal hazards constraints to development over the short- and longer-term without reliance on shoreline armoring, and we continue to encourage this structure. Further, we'd note that this chapter uses three related terms to describe redevelopment: *redevelopment*, *coastal redevelopment*, and *blufftop redevelopment*, only the latter of which is defined within the Public Safety chapter itself. To avoid confusion regarding this term, we would strongly recommend using only one term (either "redevelopment" or "coastal redevelopment"), which would measure redevelopment cumulatively from the effective date of the Coastal Act (January 1, 1977). We would be happy to provide examples of policies that have worked in other LCP contexts if it would be useful to your efforts on these points.

Acceptable risk is also mentioned frequently in the document as a standard by which to

allow development, however, the “determination of acceptable risks” section does not specify that in order to be “acceptable,” the applicant is required to provide evidence that the development would not cause damage or substantial adverse impacts on coastal resources, as it does in policy C-PS-1e. We recommend that the County explicitly define this term as stated, or define what is *acceptable* under each of the varying scenarios rather than rely on this vague terminology. We also would recommend the County consider adding a policy that addresses the prospect of redevelopment in unique situations where properties cannot be adequately or safely setback or are already occupying lands in the public trust. Again, we can provide examples if useful.

In addition, other concerns on this chapter include: 1) policies that are requirements need to be stated as “shalls”, and not as “encourage” or “consider,” as the use of this type of terminology will make these policies not actionable; 2) policies need to better mirror Coastal Act language and required analyses regarding when shoreline armoring is permissible, and required mitigation for such devices if and when permitted; and 3) policy C-PS-13 references reconstruction of damaged structures above base flood elevation, which is problematic as the base flood elevation will continue to increase with sea level rise, and this policy does not take that into account. All of these need to be addressed in future iterations of the draft document.

Circulation and Transit

As you know, the coastal zone of the County includes an incredibly dynamic shoreline, much of which is served solely by Highway 1. Thus, circulation and transit along that corridor are incredibly important, both for residents and visitors. While the proposed updated LUP recognizes these issues, we believe it could be much stronger in terms of addressing the challenges thereto. Specifically, the Circulation and Transit chapter needs to include more discussion of sea level rise issues and adaptation measures, in particular in terms of options including living shorelines, roadway elevation, other softer shoreline solutions, monitoring coastal erosion to identify segments of Highway 1 that need to be realigned, provisions for when temporary armoring may be permitted, and how flooding from sea level rise may impact access amenities. Ideally, different prescriptions for different sections of coast would be provided. In addition, safety projects need to be more specifically defined, and policies related to safety improvements must be balanced with other resource constraints and protections as provided for in the Coastal Act and other sections of the LCP. Please ensure that the Caltrans maintenance guidelines are added to the LUP, and we would strongly suggest working directly with Caltrans on policies that affect their interests well in advance of finalizing the draft LUP.

In addition, we believe that the document's current vision for increasing and enhancing transit options to and along the coast can be enhanced with more prescriptive policies regarding establishing levels of transit by explicit benchmarks. This can help with the parking issues mentioned, and also obviously in terms of County and statewide goals when it comes to greenhouse gas emissions. Applicable development review policies are required to provide off-street parking, with some other more transit or bicycle and

pedestrian-focused policies. While such off-street parking is critical in the absence of adequate alternatives, like transit, for ensuring that on-street public parking is used for public purposes, and so that private development does not adversely impact public access, we would recommend an enhanced focus on requiring non-automobile options and alternatives, both in individual projects and more broadly, and to provide actionable policies and metrics to actually require such changes to be made in the context of coastal permitting and planning cases.


Cultural Resources

In terms of Cultural Resources, we encourage the County to reach out to the Tribes and Nations with ancestral ties to these lands and waters, if it has not already done so. These entities need to have an opportunity to look at the draft LUP document, especially chapter 10, before it is approved to ensure there are no adverse effects to their rights or resources (some of which may not be specifically outlined in treaties or other laws/regulations). In addition, the definition of "cultural resources" should clarify that "tribal cultural resources" can include (but are not limited to) viewscapes and living vegetation/species used for cultural practices and subsistence.

Policy C-CH-1a is a good policy regarding referring applications to the Northwest Information Center at Sonoma State, however, there should be a similar policy regarding notifying, referring, and consulting with known Tribes local to the area for any projects proposing new ground disturbance. Then, as to Policy C-CH-1f, it needs to be made clear that sampling and salvage must also be coordinated with the appropriate Native American representatives (those with ancestral ties to the area are preferable). Oftentimes these artifacts end up in museums rather than with the appropriate Tribe/Nation where they originated and with whom they belong. Therefore, there should be standards related to how the artifacts will be kept/taken care of, that should be devised in coordination with the appropriate Tribe/Nation.

In closing, we again thank you and your staff for the thoughtful and collaborative work to-date and appreciate and commend the County for moving forward with the difficult task of updating the LCP's LUP. We also very much look forward to further collaboration, and helping the County to refine the draft LUP, and a future draft IP, including in the ways identified in this letter. We hope these comments help move us forward to this end. If you have any questions or would like to discuss these matters further, please don't hesitate to contact me.

Sincerely,

DocuSigned by:

035096250A8E49E...

Stephanie Rexing
North Central Coast District Manager
California Coastal Commission

THOMAS E. COCHRANE

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October 17, 2019

Updated October 9, 2020

Sea level Changes

Measuring the current sea levels around the World is a complex picture. Projecting to the future becomes more complex. Let us look at the past sea levels and again complex situations. So why is it so complicated? The ocean has humps and sinks around the globe in different spots. Tides and winds pile up the ocean in different spots at different times. The position of the continents may block an ocean current or cause an upswelling. Not only is sea level rising from global warming but the land is also rising or sinking due to tectonic changes.

Tides.

A big problem is the moon's gravity and its path around the Earth. The most obvious change in sea level occurs twice daily—the tides. The relative positions of the earth, moon and sun with their gravitational effects are the cause of the tides. Daily tides range from a few inches difference to as much as 50 feet in the Bay of Fundy. If there was no moon, then the tides would be very small and only related to the sun's gravity.

In the geologic past the earth spun at a faster rate and the moon was much closer to the earth. During those periods of time the tidal effect would have been greater than at present.

Solar Radiation.

Uneven temperatures at various latitudes coupled with cloud patterns, are the cause of the amount of solar radiation hitting the earth's surface. These radiation differences cause high and low spots in the surface of the oceans. We measure this from satellites, so the record is relatively short. These hot spots cause El Ninos and La Ninas in the Pacific Ocean which results in different heights to the ocean. Also these spots affect wave height, as well as controlling the upwelling of cold water from the depths of the ocean. Historical reports give us a longer perspective extending back further in time before the satellites were in place.

The solar output varies through time and has been measured since Galileo first saw sunspots. The rocks, flora and fauna indicate that different Geologic times had different solar output, and therefore the Earth warmed or cooled.

Glacial effects.

The big changes in sea levels are caused by the amount of water in the oceans from glacial melting and the temperature of the oceans. The expansion from warming water is a greater effect than the actual melting of the glaciers on sea level rise. For the past 2.9 million years the earth has been overall a cool period that produced Continental Glaciations.

Temperatures fluctuated during that time for more than 20 major Glacial and Interglacial times. The expansion of the Continental Glaciations occurred in roughly 100,000 year cold periods separated by roughly 20,000 year warm periods. The glaciations grew slowly and climaxed near the end of the 100,000 year periods. Glacial melting and global warming occurred much more rapidly especially at the beginnings of the warm periods. To complicate the picture, during the long Glacial periods, there were hot streaks of hundreds to a couple of thousand years. The warm Interglacial times also experienced cold periods where the glaciers tried to advance.

The Little Ice Age ended in about 1850 after approximately 500 years of cool temperatures (at least in the Northern Hemisphere.) The Vikings had settled in Greenland around the year 1000 CE during a warm period similar to what the region is currently experiencing. Rapid glacial melting on Greenland produced large flows of cold fresh water into the ocean which in effect overpowered the Gulf Stream that had previously warmed Europe. This allowed Polar air masses to cool northern Europe producing the Little Ice Age. Of note is the fact that continued warming continued to increase in the Tropics or at most had a short cooler time.

Marine Terraces.

As sea levels rose, erosion on the edges of the continents occurred producing wave cut terraces. In Northern California we can identify six or more terraces. As sea levels fell during the following glacial advances beach sands and gravels covered the terraces. The most recent terrace in our area was cut 81,000 years ago (81 Ka). When we find this terrace preserved, we would expect that the current elevation should be similar along the coast—or in the World for that matter. But it is not as everything is complex. The land is also rising or sinking in different parts of the globe.

The second terrace was formed 125,000 years ago (125Ka) and is more eroded and thus discontinuous along the coast. At Sea Ranch it is situated 20 to 30 feet above Terrace I.

Changes in the Earth's Mantle.

In the far north—Northern Canada and parts of Scandinavia in some areas we see a falling of sea level. It turns out that the land is rising faster than the sea level rise. This is caused by isostatic rebound of the lands once covered by up to two miles of ice. Think of the weight of a mile or more of ice. Basins are formed offshore by the weight of sediments dumped by erosion causing the underlying crust to sink. It is thought that this downwarping of the land may extend down into the Mantle of the Earth causing flow of the Mantle or at least heat flows. Since the ice is now gone from the Arctic, then the Mantle and heat flows are pushing the surface crust upward and readjusting to previous Earth levels.

Distribution of the continents.

The Northern Hemisphere of the Earth is more affected regionally by climate change and thus the effects of continental glaciations. The land areas (continents) are grouped in the Northern Hemisphere. Antarctica is situated by itself at the South Pole with circling oceans. The two mile thick piles of ice on both Antarctica and Greenland create their own climate. There is no melting happening currently at the South Pole. The surrounding ocean currents are getting warmer and the melting of the ice shelves is happening. Peripheral glaciers (ice streams) are actually moving faster—thus advancing. As very cold glaciers they had moved slowly. Melting water has lubricated the ice causing them to move faster. We noticed the same process in Greenland before the glaciers thinned enough to begin to retreat.

The melting of the surface glacier in Greenland is causing a layer of ice to refreeze at depth within the glacier into a thick layer which is directing the flows of melted water. This layer has become thicker in recent years and may provide a slip surface for more rapid movement of overlying parts of the ice mass.

Temperatures.

Winter times at the North and South Poles are still times of very cold temperatures. Thaw times and extensive melting occur only during four summer months. Thaw and freeze times occur on a couple of months on each side of the summer temperatures. Most of the rest of the freeze times occur during four months of winter at the poles.

Thus the Arctic and the Antarctic have 4 months of summer melting, 2 months of freeze & thaw, then 4 months of winter, and 2 months of freeze & thaw and the cycle repeats. Of course the poles have opposite weather patterns.

The South Pole is situated at 9301 feet elevation on two miles of ice thickness. Most melting there occurs by evaporation (transpiration where ice goes directly from the solid to the gaseous phase.) Antarctica is twice the size of Australia and could easily fit the lower 48 States inside of its boundaries. The total size is 5,500,000 square miles. Surrounding sea ice and ice shelves nearly double the size of the continent. Much of the sea ice melts and breaks up each year. The ice shelves are more stable but are rapidly thinning.

Greenland also sits on 1.2 to 1.9 miles of ice with an average surface elevation of 7900 feet in a basin south of mountains ranging up to 12,119 feet elevation. Eighty per cent of the surface is covered with ice which covers 660,000 square miles in area. It is 1500 miles in length and up to 680 miles in width. Two domes of ice occur peaking out at 10,000 feet elevation.

Only the past couple of years have experienced melting at the highest glacial surfaces.

Thermocline.

The Thermocline is the depth in the ocean (or in a body of water) where there is a sudden temperature inversion. The deep ocean temperature is just a few degrees above freezing. Saltwater freezes at 27.9° F. Much of the deep ocean water temperature measures at 32 to 37.5 degrees Fahrenheit. Average depth of the ocean is 12,100 feet but the deepest ocean is over 36,000 feet depth. The depth to the Thermocline layer varies from near the surface in polar regions to hundreds or thousands of feet in the tropics. Deep ocean currents make the picture more complex. The remaining fact is that the deep ocean and much of the mass of ocean water is cold and near freezing. The ocean is therefore the great moderator of World climates.

Past temperatures.

Although the overall World temperature in the distant past was higher than present, but only 4 or 5 degrees C in the preceding geologic period—the Pliocene, the Antarctica ice probably was still quite thick. Greenland ice formed during the Pliocene and possibly back into the Miocene.

The tropics were probably not much warmer than present in the Pliocene, and probably not much cooler during Glacial stadials. Throughout time there have been carbon sinks in the tropical forests. The tropics and semi-closed basins like the Gulf of Mexico produce warm currents that bathe the north and produce great conveyor belts of warm water. Cold water from the Arctic sink under the warm currents and complete the conveyor belts of water.

Plate tectonic effects.

During the Pliocene the Bering Strait was broader and allowed more warm waters to flow into the Arctic Ocean. The Bering Strait is becoming narrower and if closed would make the Arctic colder. In the Miocene-Pliocene Central America was partially open allowing the Atlantic and Pacific to mix. The Mediterranean area was drier and flooded by rising sea levels. About 6000 years ago rising sea level (Noah's Flood) spilled into the fresh water Black Sea in a very short time.

Sea Level Rise Models.

Therefore, the determination of the amount and rate of sea level rise (or fall) is difficult. To make an accurate model for the entire world seems impossible. We can measure ocean currents, look at worldwide cloud cover, measure the CO₂, the CH₄, temperatures everywhere, particulates in the atmosphere, sea levels locally in many places, increasing size of the open Arctic Ocean in the summers, length of open ocean, melting of Greenland and Antarctica, thawing of the tundra, the march of vegetation northward, severity of tornados and hurricanes, etc. How do we put all this together in a model for the prediction of future climates?

What we do see is global warming and sea level rise but at what rate? It appears that sea level rise and increased storms are accelerating. What is natural and how much have humans caused or accelerated the process? Can we do anything about it or should we just continue on our current path of growth and pollution? It appears that many people in the World are interested in doing something, but what?

The State of California formed a working group in 2008 to plan for sea level rise and the impacts on the coast. A report for rise projections in California, Oregon and Washington came out in 2012 and has been and is being updated. The year 2000 was used as a baseline. Sea level rises change at Cape Mendocino where the transform plate movements change to under thrusting of the plates in Oregon and Washington and geologic forces produce vertical land movement. These type areas may give us falling sea levels compared to other areas where the oceans are rising from glacial meltwater and temperature driven expansion.

Projections were made by the ***Coastal and Ocean Working Group of the California Climate Action Team*** in a report for the National Research Council (NRC) for the years 2000 to 2030, from 2000 to 2050 and from 2000 to 2100. There is such a wide spread in their numbers that they are really unusable.

The longest measurements of sea level changes that we have for tide measurements are at the Golden Gate in San Francisco extending back to 1850. The readings show a high degree of yearly scatter. If you average the yearly numbers in five or ten year intervals, the curves straighten out indicating a 2 mm per year average rise. The more recent measurements indicate as much as 3 mm per year.

The NRC Report shows a range for 2000 to 2030 of 40 to 300 mm which breaks down to 1.33 mm/yr to 10 mm/yr. Obviously 1.33 mm/yr is low based on current readings of 2 to 3 mm/yr. The 10 mm/yr is over three to five times the current rate.

For the period 2000 to 2050 the NRC report estimates 120 mm to 610 mm which calculates 2.4 mm/yr to 12.2 mm/yr. If the rise is escalating as everyone predicts, then 2.4 mm/yr is too low and 12.2 mm/yr is too high (four to six times higher than the present rate.)

For the period 2000 to 2100 the NRC report estimates a rise of 420 mm to 1670 mm. This calculates as 4.2 mm/yr to 16.7 mm/yr. The 4.2 mm/yr seems conservative as global warming continues to melt the glaciers and expand the warming oceans.

Let us calculate 6 mm/yr (my thought) for the 81 years to the end of the century. This will produce 19.1 inches of sea level rise—way under the NRC calculations of 5.48 feet. Only time will tell!

Update of the Local Coastal Plan.

The California Coastal Commission and the local County Planning Departments are all struggling with changing the rules to protect properties along our coast. It appears that they are being too cautious in regulating construction and predicting a much greater rate of sea level rise than appears realistic. The higher numbers will preclude much building along the coasts. Insurance companies may decide based on these numbers not to insure many properties.

Certainly, the dangers are real. We are in a period of Global Warming. Greenland and mountain glaciers are melting each year at a faster rate. The Arctic Ocean is more open each summer. The tundra is beginning to degas methane gas which will speed warming faster than increased carbon dioxide.

Mother Earth will attempt to slow or stop or reverse the current trends. Everything is cyclical in nature. Maybe the solar output will be less. Volcanic eruptions if large enough can cool the climate for a short time. If the Gulf Stream is dampened by the rapid influx of fresh melt water from Greenland, then Europe might have a cold period. The deniers will then jump on the problem. I might note that even during the Little Ice Age the tropics and the overall Earth were warm and not effected.

What can humans do to slow or stop the process of Global Warming? The good news is that they are talking. They formed the Paris Accord, which Trump has withdrawn from. Green energy is getting cheaper and more competitive with oil and gas. Burning coal is too expensive with too much pollution. China is suffering enough pollution that they will soon be forced to phase out their coal generating electric plants. Humans must get this down to their personal level. We must each reduce our carbon footprint.

Decision Makers.

Since we need to deal with the problem, most of us are not scientists actively studying sea level rise, climatic changes, global warming, the mass balance of glaciers and glacial melting, we still need some guidelines.

I would suggest that we gather up the data from 2000 to 2020, assemble it into the NRC guidelines and just make an average prediction for the next ten years. We do not know what will happen as the World Nations struggle with the problem and what unexpected events Mother Nature will put on us. If we make any further longer predictions, they will be wrong, and certainly different from the current models. I think back in my life of 84 years and wonder what was predicted at the time of my birth for the next 80 years.

Thomas E. Cochrane
CA. Professional Geologist #6124

From: [Megan Cole](#)
To: [PRMD-LCP-Update](#)
Subject: TSRA Board Model Rule 6.7
Date: Thursday, July 22, 2021 6:59:49 PM

EXTERNAL

Hello Sonoma County Planning Department,

My grandparents built our home at the Sea Ranch back in the 1980s after having held the land since the 1960s. So our Sea Ranch home is a very special place for us. I am writing to ask you to please **reject** the The Sea Ranch Association (TSRA) Board Model Rule 6.7 regarding restrictions on whether and when owners may rent their properties.

The ability to rent a Sea Ranch home should be the owners choice. Its prohibition requires a clear justification, which has not has been provided: TSRA has not done any studies, engaged any consultants or expressed no opinion on the effects of the proposed restrictions. This is completely irresponsible and so unfair. Especially to those of us who have been honest and responsible contributors to the Sea Ranch community for over 50 years now!

Please **reject** the The Sea Ranch Association (TSRA) Board Model Rule 6.7 regarding restrictions on whether and when owners may rent their properties and do not delegate the creation of performance standards and/or restrictions to the TSRA Board.

Thank you for your consideration.

Megan M. Cole

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From: [Cindy Culcasi](#)
To: [Eric Koenigshofer](#)
Cc: [Cecily Condon](#); [Gary Helfrich](#)
Subject: LCP - Fire Abatement/Fuel Management Process
Date: Monday, September 20, 2021 3:15:59 PM

EXTERNAL

Dear Commissioner Koenigshofer,

I am following up regarding your comments in the July and August Coast MAC Meetings. Thank you for patiently listening to everyone. My comments are specific to developing a program that would make an exception for residents being required to obtain a Coastal Permit while performing fire abatement/fuel management. Not only is it costly to obtain a permit, but even more so if an arborist or CEQA is required. This requirement also can delay the process for a number of months. This is not only frustrating since a resident may miss the burning permit season, but the cost could be prohibitive for many residents.

My husband and I work every year to perform fire abatement around our home. In fact, we recently asked Fire Safe Sonoma to come out and give us pointers. We received a glowing report and also were given some additional instructions to further make our home more fire safe, e.g., install special screening under our decks and also to the vents around our home which would stop embers from floating under our home and decks. We happily implemented the suggestions.

We were pleased to hear that the LCP would include a program for fire abatement/fuel management that would not require a permit as long as the Cal Fire/Permit Sonoma criteria was met for fire abatement. In Timber Cove, our Board for many years (approx. 50), has worked with our members regarding cutting trees and annual fire abatement. If a member wanted to cut redwoods, they would be referred to Permit Sonoma to obtain the proper approval. We are focused on fire abatement. Generally, the trees cut are dead, dying, or leaning over a home, road, or driveway. Much of the work is cleaning out brush, and branches and trees that have fallen. This process has worked well over the years.

Now I have recently heard from a neighbor that the LCP fuel management process would still require a permit. I hope this information is incorrect. Consistent fire abatement is so important and could save a resident or first responder's life in some instances. Why make it so difficult and costly to clean and maintain a defensible area around a home? Empty lots also need to be taken under consideration when it comes to fire abatement.

We are hoping that a reasonable solution will be implemented in the LCP. Certainly, our Timber Cove Board could work with Cal Fire and the County to implement a reasonable,

minimal cost (if any), timely process for our community that will keep our homes fire hardened and the area in general as fire safe as possible.

I have cc'd Cecily Condon and Gary Helfrich since they are familiar with our concerns.

Thank you,
Cindy & Sal Culcasi
22087 Gordon Ct
Jenner

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From: [John Dick](#)
To: [PRMD-LCP-Update](#)
Cc: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#)
Subject: Sonoma Planning Committee Meeting on Short Term Rental-July 26, 2021 Input and Comments
Date: Friday, July 23, 2021 11:50:39 AM
Attachments: [6c46b9_efdd0c3802cf4d69b60efd1aee353a6c.pdf](#)

EXTERNAL

I understand and sympathize with the general intent of the Sonoma County Short Term Rental Planning Committee Taskforce, and generally support the introduction of reasonable performance standards determining how Short Term Rentals are operated as proposed in the revised Local Coastal Plan. I oppose restrictions on whether and when owners may rent their properties, as proposed by The Sea Ranch Association (TSRA) Board in their "Model Rule 6.7".

As personal background, we are Sea Ranch property owners, my family currently spends about 20%- 40% of our time at Sea Ranch, and love it there. Our daughter and grandkids have grown up there. We have been renting out our property as a vacation rental, for over 20 years through local agencies some of which use the internet for advertising and booking. To my knowledge, and following up with our neighbors, there have been no complaints or problems. Renting our property has given us the ability to subsidize a home and achieve and share coastal access which in our early years would have been unaffordable.

I appreciate the effort the Sea Ranch Board of Directors have put into the Sea Ranch "Model Rule 6.7" input to Sonoma County. In the beginning, I was impressed with the thoroughness, intent, practicality and pragmatism with which the The Sea Ranch Short Term Rental Task Force (STRTF) first started. But last minute unsupported additions to the input related to quotas and density restrictions have destroyed the original equanimity they experienced.

The Sea Ranch is not a residential community. 69% of the houses are second homes, and approximately 20% of houses are used as short term rentals. The ability to rent a Sea Ranch home is a valuable asset. Its prohibition or restriction is a serious breach of personal property rights, counter to Sea Ranch CC&Rs intent, and should require clear justification. None has been suggested.

Proposed restrictions by TSRA Board members in their "Model Rule 6.7" submitted to Sonoma County include a cap on the total number of STR properties at The Sea Ranch, a maximum of 180 days each year that a home can be rented, and a minimum distance of 300 ft between STR properties. These density and quota restrictions were added at the last minute by the Board without further evidence, without study of the consequences, without substantive member consultation and in the face of strong opposition from members. Unfortunately, I can only believe that owners with rentals are either pale with fear, or red with anger. I believe the current input as proposed by a minority of residents, at the last possible minute, reflects a

hidden intent to ban rentals and restrict coastal access through density and quota limits.

Ability to rent your property has been historically an approved and accepted part of TSR ownership, and in some cases the only way owners could afford their homes. They make up about 20% of the membership, and are going to be severely discriminated against by a small minority of vocal and politically influential number of Sea Ranchers.

I have attached a copy of “ The Sea Ranch Hosting Coalition Submission to Sonoma County Local Coastal Plan July 26 2021” which I support, and includes many references contained in my input.

I appreciate the Sonoma County Planning Commissions taking the time to review this.

John Dick

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From: [Cindy Eggen](#)
To: [PRMD-LCP-Update](#)
Subject: C. C. T. and equestrian dune trail B. B.
Date: Monday, July 26, 2021 12:36:11 PM

EXTERNAL

Dear Gary

How will the new plan / trail effect the equestrian bodega bay dune trail and parking lot ?

Please preserve the existing equestrian dune trail . Please keep bicycles and equations separate for the safely of horse and their rider.

Sincerely Cindy Eggen

Sent from my iPad

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From: [Cari Cadwell](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: The Sea Ranch Association and its involvement in rental properties at the Sea Ranch
Date: Wednesday, July 21, 2021 1:51:54 PM

EXTERNAL

To whom it may concern,

I am a home owner up at the Sea Ranch on the Sonoma County Coast. It has come to my attention that the Sea Ranch Association now wants to regulate when we can rent our homes, the amount of days we can rent our homes as well as the distance between two rental properties.

This is not acceptable. This is asking home owners to non voluntarily promote Segregated Housing! It is against the law in California.

The definition of Segrated housing is

Housing segregation refers to **the discriminatory treatment practiced on African American or other minority groups** in U.S. It is the practice of denying equal access to housing or available units through the process of misinformation, denial of realty and financing services, and racial steering.

The Sea Ranch Association is not acting appropriately. This puts the homeowner at risk once the home owners allotted rental days have been met. Being a Sea Ranch home owner I am not going to refuse any group of people from renting my home just because a Association has declared that I have used up my allotted rental days for the year. This is asking the home owner to discriminate denying equal access to housing or available units.

Please shut down this ludicrous idea of monitoring rental properties from the seat of a Association. This current Association has far over stepped their boundaries and it is time to stop all this craziness. People from all walks of life need to be able to enjoy the Sea Ranch not just the owners who own property. All people need to have access to available rental units. Access needs to be 360 days a year.

Common sense and using ones wisdom surly shows that having the Sea Ranch Association involved in any way with homeowners renting their properties is not a good idea. They are not in the rental property business and have clearly shown that what they are proposing is not well thought out.

I am not interested in breaking the law regarding fair housing or equal access to available units on the Sea Ranch for a Association who wants to have home owners discriminate on their behalf.

Cari Faso
150 White Fir Wood

Sea Ranch Ca
510-410-0517

PS Currently the Sea Ranch does not have enough rental properties available for short term rentals. Sizing down on short term rentals is also a poor call by the Sea Ranch Association. Again everyone should be able to enjoy the Northern Coast and that includes Sea Ranch.

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From: no-reply@sonoma-county.org
To: [PRMD-LCP-Update](#)
Subject: Local Coastal Plan Update: PF: Table C-PF-1. Characteristics of Public Water Systems
Date: Friday, July 30, 2021 4:23:07 PM

Sent To: County of Sonoma
Topic: Local Coastal Plan Update
Subject: PF: Table C-PF-1. Characteristics of Public Water Systems
Message: Bridgehaven Trailer Park Water System is Residential use, not Recreation.

Sender's Name: Kate Fenton
Sender's Email: kafenton@sonic.net
Sender's Home Phone: 7078652469
Sender's Cell Phone: 7075367154
Sender's Address:
PO Box 86 29001 Willow Creek Rd.
Jenner, CA 95450

From: [Cathy FitzGerald](#)
To: [PRMD-LCP-Update](#)
Subject: Short term rentals Sea Ranch
Date: Monday, July 19, 2021 4:16:12 PM

EXTERNAL

The Association's task force was biased and obvious. Many of us have owned homes at the ranch for many years (for us 18), had our homes on a rental market (Sea Ranch Escape) when we were not there. Yes, currently there are some issues. These can be addressed individually. This blanket approach to making part time residents, who by law have the same rights full time residents do, is divisive and unnecessary. Our CC&Rs are the same. Our deed restrictions are the same. We live there to hold dear that we tread lightly on the land and hope our offspring get to enjoy the same special place we have today.

Cathy FitzGerald
21/64

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From: [Chelsea Holup](#) on behalf of [PlanningAgency](#)
To: [Gary Helfrich](#)
Subject: FW: Comments re: LCP 7/26
Date: Monday, July 26, 2021 4:24:32 PM

From: Eric Fraser <truthintourism@gmail.com>
Sent: July 26, 2021 4:13 PM
To: PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>; PlanningAgency <PlanningAgency@sonoma-county.org>
Subject: Comments re: LCP 7/26

EXTERNAL

Hello Commissioners;

Thank you for the opportunity to participate.

Here is a summary of my remarks:

1) Public outreach should be more robust. Property owners, subject matter experts, residents, and visitors are being excluded because the outreach plan is poorly executed, dates are cancelled, this has been a long convoluted process. Staff claims robust public participation from what are the dozens of people who have participated over the years.

2) CCC, Permit Sonoma, BOS should consider the Lower Russian River as an extension of protections for visitors and the environment mandated under the Coastal Act.

3) Staff presents a bias against STRs by using misleading information, not bringing information supportive of STRs information forward, and by using misleading terminology.

-Gary claims that there is no way to "track vacation rentals" on the coast, however taxes are collected through the two leading booking platforms (Airbnb and VRBO) and also through professional management companies. During the recent "Vacation Rental Workshop with the BOS, they used statistics to paint the picture of the number of "vacation rentals"/STRs as excessive or problematic on the coast and by over inflating the number of "active" STRs inland (e.g. STR permitted properties that have hosted guests over the past year), the number of violations issued inland (and on the coast), the resolution of complaints, the handling of complaints created by their "web scraping" program, and many more issues.

-They refer to STRs as a "business", when they are permitted use of residential property. The data suggests that virtually all STRs lodge guests for less than 180 days in the aggregate in a year.

- They refer to "neighborhood character" without defining what that actually is.

4) Performance standards should apply not only to STRs but all properties.

5) The presentation ignored the inter-relationship with adjacent counties.

6) The staff mis-represented the issues with the TSR "new rules", in that they were not ratified by membership, and not applicable to the discussion. This appeared to be a way to reiterate staff's ideology that STRs create negative impacts in TSR and by inference in other areas that resulted in HOA regulations. We see this a ploy to reinforce the ideology that STRs are a business requiring a "business license", or have unmitigated impacts.

7) Misrepresents the housing stock on the coast (and inland) and introduces an ideology of converting second or vacation homes into workforce or affordable housing. Avoids information that shows regulation increases the inefficiency of built residential inventory to house people for short term, and usage beyond 30 days. More regulation means more empty bedrooms and homes!

8) Leaves out of the discussion (and won't release to the public) information about how STRs accomodated families evaluated during emergencies, house first responders, and for adaptive use other than use as "vacation rentals" during emergencies...

9) Did not adequately consider ADUs in the presentation.

Eric Fraser
Truth in Tourism
707.479-8247

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From: [Margaret Grahame](#)
To: [Gary Helfrich](#)
Cc: [Cecily Condon](#); [Leo Chyi](#)
Subject: Pipeline Provision in LCP Update
Date: Tuesday, August 17, 2021 10:59:23 AM
Attachments: [image002.png](#)
[image004.png](#)

EXTERNAL

Hi Gary,

I am writing to request a Pipeline Provision Recommendation by Permit Sonoma staff be included in the Local Coastal Plan update currently in process and presented to the Board of Supervisors accordingly, prior to final certification by the California Coastal Commission.

Of course, please feel free to contact me if you have any questions.

Many thanks,

Margaret Grahame
Project Manager
[Timber Cove Resort](#) | [Coast Kitchen](#)
21780 Highway 1, Jenner, CA 95450
Hotel: 707-847-3231
Cell: 831-667-2757



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January 12, 2020

Lynda Hopkins
Sonoma County 5th District Supervisor
575 Administration Drive
Room 100 A
Santa Rosa, CA 95403

RE: LCP Revisions and Issues

Dear Lynda,

It has recently been brought to my attention that the County is undergoing revisions to the Local Coastal Plan (LCP). I haven't been involved at this point with the development of the document and I hope that these comments (below) are seen as productive. I am sorry that I didn't know about these revisions sooner. I am happy to meet with you or staff about this letter or any questions you may have.

A bit of history here will be useful for where I am coming on this topic. Over the last several years, we have been informed that in order to do fuel reduction projects (outside of a Cal Fire Timber Harvest Plan process), that we must obtain a Coastal Development Permit for small landowners. This means that projects which are working under the CFIP Program, SRA Grants, Greenhouse Gas Grants and other Cal Fire programs, the NRCS' EQUIP Programs and landowners who are doing these kinds of projects out of pocket are being required to get a CDP if the property is located within the Coastal Zone and they want to responsibly treat forest fuels. These programs listed above primarily pay for fuel reduction, erosion control, planting, and wildlife improvement projects for small landowners. Fuel reduction projects are non-revenue generating projects (i.e. out of pocket). They require a minimum of 5 acres of land to be put under a Cal Fire project. The cost of these projects is often \$2,500 to \$4,000 an acre to complete (a minimum of \$12,500 for 5 acres). The cost of a CDP has made using these kinds of grants within the Coastal Zone impossible. This is unfortunate as these are the programs which we use all around the county and state (and that the County has been trying to use themselves) in order to reduce fuels and make our forests healthier and more fire resistant.

The following is the current interpretation of this issue:

(Ord. No. 5318 § 1, 2001.)

Sec. 26C-340.1. - Exemptions and categorical exclusions.

The Coastal Act of 1976 exempts certain activities from coastal permit requirements pursuant to public resources code Sections 30610 and 30106. The coastal act also allows the coastal commission, pursuant to public resources code Sections 30610 (d) and 30610.5 (b), to exclude from coastal permit regulations any category of development within a specifically defined geographic area if they find that such an exclusion will not result in a potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access or along the coast.

(a) Exemptions:

- (1) Replacement of any legal conforming structure, destroyed by fire or acts of God, provided, however, that the county may establish reasonable conditions to mitigate adverse impacts on coastal resources.
- (2) Maintenance dredging of existing navigation channels or moving dredged material from such channels for disposal outside the coastal zone pursuant to a U.S. Army Corps of Engineers permit.
- (3) The harvesting of trees for timber, and other timber management activities including road construction subject to an approved California division of forestry timber harvesting plan.

The catch here is projects which require a Cal Fire Timber Harvesting Plan (THP). A THP is the functional equivalent to an EIR. Most of these fuel reduction projects don't require a THP and thus aren't exempt activities under the language highlighted above. A THP is a minimum of \$40,000.00 to obtain and not necessary for fuel reduction projects as in most instances there are no products sold or transported off the site. Other counties have created exemptions, but Sonoma hasn't to this point (although it was identified as a need within the draft **Program C-OSRC-7**). We have personally had two CFIP Projects which were fully funded by Cal Fire (to reduce fuel loads and put in fuel breaks in strategic locations) and had to forfeit the funding in the last two years because of this issue and the massive cost (and uncertainty in the process) associated with a CDP. Furthermore, I have had to advise all our clients within the Coastal Zone that even without Cal Fire and NRCS project funding, that doing projects out of pocket will likely require a CDP. This has halted about a dozen projects in the last 2 to 3 years within the Coastal Zone.

Another place where this becomes an issue is next to structures for defensible space and PRC compliance (i.e. within 100' of their residences). PRC requires landowners to:
"Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line."

Many times, landowners don't need a permit from Cal Fire to maintain this vegetation, however, the way that the current LCP reads, they may need a CDP. It is very vague and open to interpretations. I find that when I have to ask, the answer has been yes each and every time even if we are just talking about removing noncommercial trees and brush.

I would respectfully request that the LCP be changed to allow for this kind of work to be done without a CDP. If you want more reassurances that environmental laws are complied with, require a Registered Professional Forester (RPF) be involved in the planning and implementation, but don't require a CDP for fuel reduction projects.

Reading through the current draft version of the LCP, the following is what I can find:

[“6. Reforestation and Restoration of Timber and Agricultural Lands \(Category I\). Activities covered by this category of the Exclusion Order are those which restore areas which have been subject to harvesting of timber or other agricultural products. Excluded activities include removal of slash, planting of trees, restoration of natural land contours, and similar activities. The conditions of the Exclusion require that such activities take place in accord with the Environmental Resource Management Recommendations of the Coastal Plan and other applicable County standards. The Environmental Resource Management Recommendations strictly define what activities can take place in riparian areas and other environmentally sensitive habitat areas. The excluded activities will act to improve and restore the habitat values of harvested areas. As conditioned, the Exclusion has no potential for significant adverse effects on coastal resources.”](#)

If this section is what staff is intending to use to cover these kinds of projects, I would ask that it be revised to specifically allow for the kinds of projects discussed above to allow for fuel reduction projects (falling of trees (both conifers and hardwoods), pruning of trees, and slash reduction) under an exemption and not require a CDP. The above language is far too vague. Furthermore, if you are going to continue to be involved in forest management, I would urge you to hire staff who is versed in forestry (i.e. a Registered Professional Forester). The need continues to show itself be it in planning for fuel reduction projects, commenting on timber harvest plans, or creating zoning ordinances.

There are some things within the Draft which are based on bad science (or bad input). For example, the following appears: [“**Policy C-OSRC-5f\(6\):** The identification through site assessment, preservation, and protection of native trees and woodlands shall be required. To the maximum extent practicable, the removal of native trees and fragmentation of woodlands shall be minimized; any trees removed shall be replaced, preferably on the site at a greater than 1:1 ratio \(and at a greater than 3:1 ratio for riparian trees\); and permanent protection of other existing woodlands shall be provided where replacement planting does not provide adequate mitigation. **\(GP2020 Revised\)**”](#)

While it would seem that more is better, this is not currently the case in many instances in our heavily chocked forests. For example, in lots of our forests, we have upwards of 500 trees per acre. In historic conditions, these forests might have had 40 to 75 trees per acre. Our forests are chocked with too many trees in many places and if I have to

replant 3 trees for every one removed, people could end up having 1,000 trees or more per acre. I understand the want here, however, this measure is not wise or based on good sound science. In many places, we need to make room for trees to grow larger, which requires the removal (and not planting) of more trees. Only so much biomass can be grown on any one acre. Please think this section out more or ask for suggestions from resource professionals. RPFs have a long history of helping counties write specific county ordinances which will not only benefit the public resources, but also improve forest health. I can provide numerous scientific studies which demonstrate this concept if necessary.

In Appendix A under Coastal Design Guidelines, the following is discussed:

“(g) On ridgelines, pruning or removing tree stands or groupings shall be prohibited if doing so would make structures more visible from public roads and use areas. Removing tree Windbreaks shall be prohibited unless it is necessary to remove diseased trees.”

As the county is fully aware, ridgelines are the preferred location for fuelbreaks. To prohibit fuelbreaks along ridgetops because they may make a structure more visible from a roadway is extremely poor planning. You the county have already allow the structures to be built, you need to not compound the problem here. This needs to be rethought, as doing so, would put a significant amount of structures and landscapes at risk and additionally hinder Cal Fire’s ability to fight of fires. While I understand the intent of the Coastal Zone and the protection of scenic resources, a chard hillside is much more devastating than looking at a house for a few brief seconds as a car passes by.

Throughout the Draft LCP, there are terms which are used and asked to be met which are either poorly defined or not defined at all. These need clarification to be at all useful for landowners to understand and professionals to be able to advise landowners on and report on to you. I have searched for these definitions, but have been unable to find anything on most of them. I would suggest mirroring the Forest Practice Rules in most situations for compliance with PRC.

- What is a *Qualified Biologist*?
- What are the definitions of *significant tree stands* and *significant oak trees*?
- What are *tree stands*? The Forest Practice Rules offer the following: “PRC § 4597.1(d), means a geographically identifiable group of trees sufficiently uniform in age-class distribution, composition, and structure and growing on a site of sufficiently uniform quality to be a distinguishable unit.”
- What are *Sensitive Species*? In the document the following is suggested for bird species, (however I don’t see anything for mammals, fish, amphibians, reptiles or plants): *sensitive bird species are those species designated threatened or endangered by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds.* If this is what is meant, then large wading birds should be explained. Also, I would request under what authority ducks, geese, shorebirds and other wading birds meet the same designation as listed species. If you mean heron and egrets,

those are already federally protected and don't need to be clarified in such a way. The rest of the wildlife still needs to be expanded on.

- The following appears in the TP section: : "*Trees for Sensitive Species. Identification of trees suitable for nesting or roosting or significant foraging habitat, and any evidence of sensitive bird species and raptor use.*" As a wildlife biologist, I can tell you that almost any tree could be used for roosting by a raptor. It doesn't mean that that tree is sensitive. This section needs to be defined better.
- What are heritage or landmark trees?

In places there are discussions of "Buffer Areas" (the requirement of 100-foot buffers for things like riparian areas or sensitive wildlife species) for a development (or project) from sensitive resources. This could be problematic in many locations where a building has been allowed to be built already by the county near a watercourse (or near a wildlife species) and now prohibited from thinning vegetation for fuel reduction. Think the Riparian Ordinance and how bad that regulation is. This language would expand that to other wildlife species and habitat types. We need to be evaluating wildlife on a case by case scenario and not on a broad-brush one size fits all approach. Wildlife don't fit into black and white boxes. This section as written could pit landowners between the state (PRC) and county regulations in an unattainable situation.

Finally, there are some topics within this LCP which I find problematic. The following items need to be revised to show respect to private landowners:

1. **Policy C-OSRC-5f(9): Encourage preservation of remaining old growth Redwood and Douglas Fir forests in private ownership. Because of their rarity and biological importance, these forests should be made priorities for protection through conservation easements, fee title purchase, or other mechanisms. (GP2020 Revised).**

Please understand that in many instances it is only because of these private landowners that these kinds of stands or individual trees still exist in Sonoma County. Landowners should be praised and not pushed into selling their lands or putting so many restrictions on them that they or future generations are forced to sell. To suggest that these forests should be put into conservation easements or purchased by the government is a kind of telling a landowner that they have done such a great job of managing their lands that they must now hand them over to the government. Conservation Easements are a short-term economic solution to a long-term problem that this county has allowed to happen. The subdividing that Sonoma County has allowed to happen is almost unparalleled to any other county in California where forests are located. Even places like Santa Cruz county have required that forested parcels not be split lower than 40 acres while the average forested parcel in Sonoma County is 10 acres. The county continues to not have enough funding as it is to manage what lands they already have.

If you want to help preserve these kinds of structures ease the regulatory burden on these landowners which are forcing landowners' hands. Regulatory

costs continue to skyrocket. In the period of 20 years, the costs have gone up over 400% to manage their lands. Small private landowners can't keep this up for much longer. Easement only put more restrictions on landowners and will ultimately force them to sell.

2. On pages 47 through 56, there are some serious factual misstatements which should be corrected. These statements about acreage, the generic term Timber Harvest Plan, misuse of the term TPZ (Timberland Production Zone and not Timberland Preserve Zones), as well as several other items should be corrected.

I am sorry about the length of this letter, but there are numerous things which need to be address within it. If you have any questions, please feel free to give me a call. I hope that these suggestions have been productive. If you want to talk about these comments, I am more than willing to sit down and talk.

Sincerely,



Matt Greene, RPF #2747



cc: Scott Farmer, MAC Representative

July 20th, 2021

Sonoma County Planning Commission Members,

I write to you today as the grandchild of one of the original homeowners at The Sea Ranch. My grandmother and grandfather had a home built on a beautiful piece of Sonoma County coast in 1969 when all that surrounded their selected lot were incredible open fields and expansive ocean views. They (and ultimately just my grandmother) were proud home owners at The Sea Ranch for over 50 years until my grandmother's passing in 2020 at the age of 102. It gave her great joy to know that the younger generations of her family had come to love and cherish it as much as she did, and that she would pass on this special piece of our family history to the next generation.

I have been visiting the Sea Ranch my entire life (45 years), with increased frequency over the last 10 years since my daughter was born. We drive through Sonoma County (Penngrove, Petaluma, Valley Ford, Bodega Bay, Jenner, Guerneville, Stewarts Point) as many as a dozen times a year on our journey to what has become our second home. Our trips include stops at restaurants, wineries, gas stations and stores. Our love affair with Sonoma County started with The Sea Ranch but grew into a love of the entire Sonoma Coast and southern inland towns. We've spent many thousands of dollars in Sonoma County and brought countless friends to our family home over the years who have done the same.

Now, The Sea Ranch Association, is recommending to your Commission, provisions that will certainly guarantee that my family will be forced to sell my grandparent's home; the home they envisioned, built, cared for and loved for a half century – longer than just about any other home owner at The Sea Ranch. The home that they planned to pass to my parents, then to me, and to their beloved great grandchild; a 10-year-old who chooses trips to the Sea Ranch over trips to Disneyland and once drew that very same house her great grandparents built as her "dream house" for an assignment at school.

For over 50 years, our family has owned this home and used it as a private second residence. **We have watched and welcomed countless short-term renters in houses directly adjacent to and across from ours. They have come and gone for many years without incident. It seems unconscionable that we could be told that we are now not allowed to rent our home as well.** Ownership of our family home is passing to my elderly parents and we find ourselves in a position where the high cost of taxes, association fees, maintenance and general upkeep of a house on the coast is too high to manage. After 52 years of not doing so, we need to help cover the expense of the property through the short-term rental of our family home. You are being asked to consider provisions that will likely preclude my family from using our property as a short-term rental because we did not do so prior to a certain date (6.7.t). **Perhaps even more upsetting, simply because our neighbors have already been renting out their homes on a short-term basis, the Sea Ranch Association suggests that we should not be able to due to proposed "Density Limits" (6.7.aa).** I hope that you can see why this is highly problematic and certainly reeks of unequal treatment of homeowners- homeowners who live in the same neighborhood, pay the same taxes & fees and who may have the same need to rent their homes in order to not lose them.

I support common sense standards to ensure the protection of the beautiful Sonoma Coast and the nature, wildlife and residents who call this area home but **I do not support the proposed restrictions presented by the Sea Ranch Association.** Restrictions on short term rentals at The Sea Ranch will do harm to my family as well as many other families who pay taxes and participate in the communities of Sonoma County. There are no valid justifications provided for restrictions on the number of rentals, the number of nights a property can be rented or the “density” of rentals, however there *are* clear negative impacts if these standards are accepted. **These restrictions will eliminate the ability for people from a variety of income brackets, ages and backgrounds to continue to buy, own and enjoy properties at The Sea Ranch.** It forces out individuals and families who have spent generations caring for, enjoying and introducing the Sonoma Coast to others. It discourages new buyers from purchasing. It causes property values and tax revenues to fall, as families like mine are forced to make the heart-breaking decision to sell; flooding the market with homes that are unaffordable in a region without the job market or infrastructure to support a significant full-time resident population. It is a flawed proposal and it does damage not only to current homeowners, but to the future of The Sea Ranch and to the ability to keep this remote part of the coast accessible to home-buyers and visitors from all walks of life.

I strongly oppose the TSRA Board’s Model Rule 6.7 and/or other restrictions on short-term rentals at The Sea Ranch. **I ask that you do not support or endorse this rule and do not delegate standards or restrictions on The Sea Ranch to the TSRA Board.**

Sincerely,

Leslie Harbaugh

From: [Kristen Haring](#)
To: [PRMD-LCP-Update](#)
Cc: [Chris Jaap](#); [Jennifer Merchant](#); [Neil Moran](#); [R Holmes](#); [crista lucey](#)
Subject: comments on Sonoma LCP Public Review Draft
Date: Thursday, July 22, 2021 3:36:11 PM

EXTERNAL

22 July 2021

We would like to take this opportunity to address a few provisions of The Sonoma Local Coastal Plan Revised Public Review Draft (LCP) that conflict, or create tension with, the LCP's express and repeated goal of promoting coastal access and visitor-serving recreational uses. The provisions, all contained in the Open Space and Resource Conservation Element, should confirm that human access for passive recreation is possible – and is, in fact, protected – even within areas that are habitats for marine mammals and seabirds. Such clarification is necessary because the entire Sonoma County coast could be described as such a habitat.

Policy C-OSRC-5b(1) (regarding environmentally sensitive habitat) states in subpart (4) that “[a]reas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity” are considered environmentally sensitive habitats. “Compelling evidence of rarity” is an uncertain, purely subjective standard that provides no guidance. It undermines the clear standards established in the policy's first three subparts, and will spawn disputes regarding whether there is sufficient evidence of rarity.

Policy C-OSCR-5e(3) (regarding marine habitats) states that “[p]ublic access to offshore rocks and onshore nesting/rookery areas used by seabirds to breed or nest or which provide habitat for seals and sea lions shall be prohibited.” By addressing bird-nesting and seal-rookery areas with a single slashed phrase, the policy could be misconstrued to prohibit access to all areas that “provide habitat for seals.” That would result in a prohibition of access along the entire Sonoma County coast. A clearer statement should be made by using separate clauses, such as: “Public access shall be prohibited to offshore rocks and onshore areas while seals and sea lions are using them as rookeries, and to offshore rocks and onshore areas while seabirds are using them to breed or nest.”

Similarly, Policy C-OSCR-5e(5) (regarding marine habitats) states that “[d]isturbance of marine mammal haul-out grounds shall be prohibited and recreational activities near these areas shall be limited to passive recreation [and] [d]isturbance of areas used by harbor seals and sea lions shall be avoided.” This provision is overbroad and, again, contradicts the LCP's public-access goals. By failing to define “disturbance” and “passive recreation,” the provision could be misconstrued to mean that human activity near a haul-out ground is prohibited.

Finally, Policy C-OSCR-5e(6) (regarding marine habitats) encourages the California Department of Fish and Wildlife to monitor marine mammal haul-out grounds annually “to determine their condition and level of use by marine mammals” and “to incorporate this information into its management plan for marine mammals.” These provisions should acknowledge that there are numerous suitable haul-out grounds that marine mammals can and do use, and the number of such grounds in an area reduces the need to prohibit human activity on the relatively few accessible beaches.

Thank you for inviting comment, and for considering the comments made here.

Sincerely,
Kristen Haring
Roxanne Holmes
Crista Lucey
The Sea Ranch

cc

Chris Jaap, board liaison to LCP Working Group, The Sea Ranch Association
Jennifer Merchant, community manager, The Sea Ranch Association
Neil Moran, board chair, The Sea Ranch Association

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From: [Diane Hichwa](#)
To: [PRMD-LCP-Update](#); [PlanningAgency](#)
Subject: LCP Sonoma County ESHA map questions and corrections
Date: Wednesday, July 28, 2021 12:25:10 AM

EXTERNAL

I was unsure about the two different emails provided in materials. So am sending to both.

Please let me know if I can clarify any of my comments and locations.

My focus is on the ESHA maps in the packet, some corrections and additions.

1. Correction to map 2: Black Point is actually the point to the N; Bihler Point is what you have labeled Black Pt
2. ESHA designations: Use of SR for seabird rookery and SN for seabird nesting. What is your definition?
3. Map subarea 1 Gualala Pt Island is definitely SR, a rookery with more than 2000 birds (Common Murre COMU Brandts Cormorants BRAC, Western Gull, Š)

Policy C-OSRC-5e(3) refers to Public access Š..provide habitat for seals and sea lions shall be prohibited
Š.but I do not see these locations designated for protection.

4. Map subarea 1 at very S end is missing an important Marine Mammal haul out and large pupping area of Harbor Seals. (at the very S end where it says RI for rocky intertidal.
This is Tidepool beach, immediately N of the northern Shell Beach within Sea Ranch.
5. Map subarea 5 at Ft Ross between Windermere Pt and NW Cape has a rock that is a consistent haul out for Steller Sea Lions
6. Map subarea 6 near Jenner is missing haul out and pupping area for Harbor Seals at the mouth of the river. There is another haul out to the north of russian gulch.
7. Map subarea 9 Bodega Rock has SN but should include Marine Mammals with Harbor Seals, Steller Sea Lions and CA Sea lions PLUS it is SR a rookery for BRAC and now COMU
8. No map is showing ESHA for Snowy Plover (Doran Beach and Salmon Creek Beach) a listed and protected species!
9. The Globally Important Bird Area of Bodega Bay should have protection of the mudflats and feeding areas for these birds.

This area is also a crab nursery.

And on the coast I believe there is no place for wind energy with its disturbance to marine mammal migratory routes and an extensive land grid would be needed to support and distribute the power.

Diane Hichwa

Email: dhichwa@earthlink.net

Telephone: 707-785-1922 (Sea Ranch)
707-483-3130 (cell)

More Tail Wagging!!! Less Barking!!
Millie 2007

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From: [JACOBS, Joseph](#)
To: [PRMD-LCP-Update](#)
Cc: [DK \(Kai\)](#)
Subject: Local Coastal Planning Meeting: TSRA proposals to modify Short Term Rental Use
Date: Monday, July 26, 2021 11:15:49 AM

EXTERNAL

Dear All-

We have been visiting the Sonoma Coast from Jenner north for more than thirty years. A little more than three years ago my wife and I succeeded to purchase a property in the Sea Ranch. Our plan is to move to the area within the next three years. Prior to that time, we are renting and would like to continue to provide our house as a vacation option to other by renting it.

We enjoy the rugged beauty of the Sonoma coast. We chose to rent our house because it helps us financially but we also have set up a place where others can enjoy the Sonoma Coast. We realize that rentals, if not well managed, could degrade the experience to permanent residents as well as other renters. We fully agree that short term rentals (STRS) need to balance use and impact. During our three years of renting, one-third of our rental income has gone into the community of the Gualala and the surrounding areas. In addition to providing access to the coast, well managed rentals provide significant dollars to the local economy. We have also invested substantially into the renovation of our house, providing additional income to the Gualala area.

We appreciate the need for Planning Department to review STR impacts on all of the Sonoma county coast. Our personal experience (as a renter and an owner) has been that the several rental agencies do their best to provide a good experience for the renters and residents. We agree with TSRA that as owners we are "motivated by the character of the natural environment.. and accept..the principle that The Sea Ranch must persevere the character for its present and future enjoyment".

We do not agree with some of the proposals made by The Sea Ranch STR committee. Specifically, we think **Model Rule 6.7** unfair and difficult to establish.

How will the Planning commission or TSRA determine

1. How to "Limit the total number of vacation rentals"?
2. Decide which units in proximity will be rented. Section 6.7.2 "Limits on the proximity of vacation rentals to each other".

We ask that you neither endorse the TSRA recommendations for STR management and more importantly, that this decision should stay with the commission so that the same standards are applied to all rentals (inside and outside The Sea Ranch).

Thank you for your considerations.

Joseph Jacobs
Danette Krueger

36549 Sculpture Point
The Sea Ranch.

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From: ckenber@sbcglobal.net
To: [PRMD-LCP-Update](#)
Subject: LCP Performance Standards
Date: Monday, July 26, 2021 11:09:37 AM

EXTERNAL

(I am resending this with a minor correction)

Good morning:

I am a Sea Ranch association member since 1977 and a home owner since 1985. We have rented our home on a short term basis since 1985 without incident. I've also served as the Chair of the Sea Ranch Board's Finance Committee for a number of years and as one of the architects of the very successful fiber optic network installed a few years ago.

I am one of the leaders of the Sea Ranch Hosting Coalition which includes some 200 Sea Ranch members. I support the implementation of performance standards across the coastal zone as you are recommending. I oppose the implementation of restrictions on short term rentals such as caps, number of days rented per year, or distancing. These have been proposed by the board of the Sea Ranch Association against the backdrop of overwhelming member opposition.

Short term rental restrictions may be appropriate in urban locations where there is a shortage of housing in residential areas. Sea Ranch was not designed to be a residential community and is not a full time residential community today. Around 2/3 of the homes on Sea Ranch are second homes. About 350 of these homes are available for short term rental - a number that has been consistent for more than 15 years. Short term rental income makes the purchase of a Sea Ranch home feasible for most buyers who rent - though it rarely covers the cost of ownership. Short term rental restrictions will not increase the availability of affordable housing with the least expensive Sea Ranch home now costing well over \$1 million.

Short term rentals on the Sea Ranch generate TOT income for Sonoma County, a voluntary 3.5% contribution to the Sea Ranch budget and around \$10 million per year in benefit to the local economy. Short term rentals provide affordable access to a beautiful segment of the Sonoma Coast for those who can't afford or choose not to purchase Sea Ranch home. Short term rentals have been a part of the Sea Ranch experience since its founding. They are not proliferating and the imposition of restrictions cannot be rationally justified.

I urge support of short term rental performance standards across the coastal zone and ask the Sonoma County Board of Supervisors not to delegate authority to the Sea Ranch to make up its own rules.

Respectfully,

Chris Kenber

ckenber@sbcglobal.net
925-838-2296 Home
925-787-0962 Cell

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Jenner Submissions – LCP Update

Items for consideration and revision of PRMD's draft of the LCP, as submitted by Jenner area citizens through the Coastal Zone Planning Citizen Advisory Committee, under sponsorship of the Jenner Community Club (JCC).

The recognition of our area's environmental capacities, expressed in terms of sustaining quantitative limits, and founded on qualitative factors recognized as integral aspects of our coast's fragile beauty, must be acknowledged before the coast becomes trammled by all the symptoms of advancing excess and imbalance that include the insensitivities of traffic, tourism, density, and gentrification.

Introduction

Permit & Resource Management Department 2550 Ventura Avenue Santa Rosa, CA 95403, Attn: Lisa Posternak

1.1 Representative Input

The Jenner Community Club (JCC) is representative of many Jenner residents. Included are those having expertise in the fields of biology, marine biology, hydrology, geology, and forestry. Jenner community members collect accurate scientific information on their water supplies (quantity and quality), and the land use issues that impact water supplies. Living with the San Andreas Fault as close as it is, and with the various slides that characterize their area, they recognize the nature of the abundant geological hazards of this coastal county. Beyond experiencing the problems these conditions bring, they see this as a natural laboratory that is available to provide information on all these topics to Sonoma County citizens and decision makers.

1.2 Citizen Concerns

JCC is concerned that this Draft LCP Update is aimed to attract a larger population of residents, farms, industry and recreationalists in an especially hazardous region, while largely misrepresenting or ignoring the coastal zone's many and varied delicate wildlife habitats, plus water supply and land use limitations. It also allows expanded viticulture, wine production, CAFOs, and sales of alcoholic beverages, in a region where far too many people already drive far too fast on unavoidably hazardous narrow and sinuous roads.

1.3 Coastal Zone Character

The Sonoma County coastal zone is characterized by steep slopes, narrow and winding roads, dangerous winds, waves, and tides, and limited water resources. Coastal areas already attract heavy crowds in both hot weather and winter whale-watching and bird watching seasons. Promoting additional tourist attractions and population growth, with attendant cumulative impacts, will become destructive to the zone. In addition, the coastal strip is among the most hazardous zones in Sonoma County.

Evolving and Long Term Goals

Coastal Values:

The greater public cherishes the Sonoma Coast because it is natural and not highly developed. It is not highly developed because of grassroots campaigns, described in the introduction, and the work of many citizens who are still watchful and concerned about preserving the balance between nature and human land uses.

1.4 Capacity and Balance

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Evolving and Long Term Goals

Ceiling and Capacity Analysis:

The Draft LCP Update makes statements about the delicate balances of coastal ecosystems, but provides no assessment of current uses that threaten those balances, nor any analysis of how much additional urbanization, and (or) agro-industrial development can be added without fatally disturbing those already-disturbed balances. The Elements contain language that will prime the County to open the coastal zone for greater exploitation, while proposing broadly equivocal standards for evaluating the “balances.”

Immediate Priority

Balances:

The Draft LCP Update often mentions the “balances” but never addresses the current status as a means for evaluating where the balances stand. Due to citizen-based efforts there are no nuclear power plants in the coastal zone, but have we really any idea how far from or close we are to the balance point between preserving and fatally degrading coastal resources? The Draft LCP Update does not address this issue and presents no data for doing so. There is no discussion of indicator species, where they are, if they are monitored, or how any of the kinds of development discussed in the Elements might affect them.

Agricultural Element

2.1 Agriculture and Timber

Immediate Priority

Agricultural Ceiling:

Policy C-WR 1bb: This policy should define the total level of additional non-point pollution that can be allowed in the coastal zone, without tipping the ecosystem balances against protected species, and should restrict the amount of additional agricultural development and timber harvests to the few that will not exceed that level.

Notation / Reference Page C-Int-17

Immediate Priority

Sustained Water Quality:

This policy for sustaining water quality in agricultural areas relies on the Agricultural Commissioner’s BMPs for erosion and sediment control. Current sediment monitoring from Russian River area vineyards indicates that currently applied BMPs have not moderated sediment yields from vineyards. These data show that the BMPs need improvement before they meet US standards under the Clean Water Act. These issues are currently under discussion.

Page C-Int-18 Policies C-WR 1ff and C-WR 1gg: The siting of harbors, marinas, and other waterfront development.

JCC objects: the ocean that washes Sonoma County’s Coast is hazardous for boaters, fishers, divers, and in some stretches it is hazardous even for beachgoers. Excavation and dredging that create harbors change the shape of coastlines, opening the areas to wave and current attacks that can be only partly anticipated. A major impact is redistribution of sediments, requiring costly periodic dredging. Developments may inadvertently focus wave action against populated coastlines, with the potential to advance coastal erosion, threatening current structures and additional encroachment on the Pacific Coast Highway .

Notation / Reference Policy C-WR 1dd

2.2 Viticulture

SUBMISSION AND ORGANIZATION DRAFT

Evolving and Long Term Goals

There's a growing fight over vinyard- tasting room and winery expansion into the tiny coastal hills.

2.3 Concentrated Animal Feeding Operations

Immediate Priority

Limiting Coastal Ag Developments:

A policy that sets standards for CAFOs (Concentrated Animal Feeding Operations) in such close proximity to the coast is advisedly best an expression of prohibition; CAFCOs, by such proximity, threaten the fragility of many coastal attributes, and should not be permitted. The JCC recommends avoiding intensive forms of agriculture, particularly CAFOs and hillside vineyards; doing so will be critical to preventing environmental degradation in the coastal zone. All statements that address permitting for such activities should be removed and replaced by a clear statement that those types of developments will not be permitted.

Notation / Reference Policy C-WR 1cc:

Land Use

3.1 Zoning Integrity

Water Resources

4.1 Watershed Management

Immediate Priority

Watersheds Management:

Develop comprehensive management programs that fully incorporate monitoring and metering of all sources and which can be regulated by determination of ceiling consumption.

Immediate Priority

Establish Baselines:

Evaluations and consequent decisions should be founded upon awareness of quantitative baseline data. Baselines should be established as a requirement, prior to approval of all projects utilizing resource extraction.

4.2 Monitoring and Metering Environmental Changes

Evolving and Long Term Goals

September 21, 2015. The coast preserves a number of unique plant communities, such as pygmy forests and rhododendron — but much habitat has been lost to development already, along with the animals that depended on them. Where is the balance? Which of the indicator species do we expect to adapt and survive — and especially which of those species that we need for survival will survive additional inroads?

If we do not have the intelligence to pursue these questions honestly, for our own benefit, not to mention that of the sustaining ecosystems, we will miss the balance point and lose too many resources—as we have already lost significant salmon populations. Do we have the will to look for answers and not allow a predetermined conclusion to drive the policies?

JCC does not see this level of intelligence or will in PRMD's Draft LCP Update. We suggest that this LCP requires a new Environmental Impact Report to assess the current levels of ecosystem function and tolerance for additional development. It should evaluate whether or not the earlier build-out targets are still feasible, and which will or will not disturb the already-threatened balances.

Immediate Priority

SUBMISSION AND ORGANIZATION DRAFT

Omissions and Failures:

JCC members follow County of Sonoma development decisions, and have found that many failed to uphold General Plan 2020 goals and objectives. It's been observed and noted that PRMD decisions often fail to recognize potential for life and property losses from landslides and earthquakes in hazardous areas of the county.

Many times it's been noted that PRMD planners don't require slope-stability studies for projects located in mapped hazard zones depicted in its Hazard Mitigation Plan (http://www.sonoma-county.org/prmd/docs/hmp_2011/). Although the County has mapped the hazards it does little or nothing to mitigate them.

Immediate Priority

Planning Process Failures:

When projects are challenged for lack of landslide hazard or poor water-supply evaluations, too many times Board of Supervisor majorities uphold PRMDs omissions, contrary to General Plan provisions. In the absence of a mitigation requirement to minimize future slope failures on developed lands in mapped hazard zones, whether from heavy storms or instability-triggering earthquakes, the observed County process makes them more likely to occur, as happened in Santa Cruz County during major 1982 and 1989 storm events, and from the 1989 Loma Prieta earthquake.

These omissions also promise enhanced soil erosion from widespread development in landslide hazard zones, contributing to water pollution and destruction of downstream properties. The Draft LCP Update is written to impose the same set of non-protective practices upon the coastal zone.

4.3 Water Resources

Evolving and Long Term Goals

Discussion of the northern coastal zone watershed should refer to Geology for Planning in Sonoma County .

Page C-WR-5: groundwater basins in the coastal zone should be named for clarity: they are Ohlson Ranch and limited (relatively thin) Wilson Grove Formation exposures along Estero Americano.

Table C-WR-1 needs qualifications: within the coastal zone, Salmon Creek predominantly flows through Franciscan formation, capped by restricted and relatively thin Wilson Grove Formation outcrops. The section correctly characterizes Franciscan formation as non-water bearing, dependent on the nature of fractures and their connections.

Page C-WR-11 Goal C-WR-1.1: Protect, restore and enhance the quality of surface and groundwater resources to meet the needs of all reasonable beneficial uses.

Goal should be revised to: limit human impacts so as to minimize future need for restoration of coastal water quality. The limits of "reasonable beneficial uses" should be identified in terms of water availability.

Page C-WR-12 Goal C-WR-1.3: Plan, site and design development to minimize the transport of pollutants in runoff from the development, to avoid pollution of coastal waters.

Goal should be: Minimize pollutants by minimizing polluting development categories.

Goal C-WR-1.5: Reduce the degradation of surface water quality from the failure of septic and other wastewater treatment systems.

This goal foreshadows the same pollution problem for the coast that has in the past, and still does, affect developed parts of the Russian River. Enforcement efforts have not succeeded so far. Experience has shown that the solutions are few, expensive, and rarely fully implemented. So this goal is unlikely to be achieved.

The coastal zone will go the same way as the Russian River, unless this goal is changed to: additional development should be severely curtailed.

Policy C-WR-1b: Work ... to minimize polluted runoff from development. Goal should be: Curtail additional urban development. For permitted projects, require detailed plans,

SUBMISSION AND ORGANIZATION DRAFT

supervise implementation, and sanction violations to eliminate polluted runoff from development .

Page C-WR-13 Policy C-WR 1d: ...cooperate with Mendocino County, the Regional Board, and CalFire to reduce water quality impacts of timber harvest in the Gualala River watershed.

Policy should be: Reduce impacts of timber harvest impacts by reducing timber harvest and agricultural development. Assess meaningful penalties for any action or implementation that stimulates soil erosion.

Policy C-WR 1e: Project features and mitigation measures to improve water quality in impaired surface waters shall be required as part of the approval of any development project located within 200 feet of such waters.

Policy should be: Protect all waters by increasing setbacks and enhancing riparian areas.

Policy C-WR 1g (2): Use pollutant Source Control Best Management Practices (BMPs), which can be structural features of operational actions, in all development to minimize the transport of pollutants in runoff from the development. Ensure, to the maximum extent practicable, that discharges from regulated municipal storm drains comply with water quality objectives.

Storm waters are the major source of water pollution. The terms "the maximum extent practicable," in company with the word "Ensure" tell us that so-called protections will not be enforced at any level. Instead: Enumerate the BMPs so that anyone can see if they are actually minimal management practices (MMPs) resembling VESCO "BMPs", or really do protect water quality.

Policy C-WR 1g (3): Plan, site, and design development to maintain or enhance on-site infiltration of runoff, where appropriate and feasible. Minimize ... impervious surfaces ... and, where feasible, increase the area of pervious surfaces in re-development ... Limit, to the maximum extent practicable, storm water flows ...

Policy C-WR 1g (3)'s weasel words (italicized in the forgoing) are the indicator that protections will not be required or enforced.

Policy should be: Limit developments that could have any of these impacts. Don't develop any area where these effects could cause water quality degradation or degradation of natural values.

Policy C-WR 1g (5): In areas adjacent to an Environmentally Sensitive Habitat Area (ESHA), plan, site, and design development to protect the ESHA from any significant disruption of habitat values resulting from discharge of storm water or dry weather flows.

Policy should be: Protect ESHAs by restricting developments in those areas, enforcing adequate setbacks, to ensure no additional impacts from any development.

Page C-WR-14-15 Policy C-WR 1k: Avoid construction of new storm water outfalls and direct stormwater to existing facilities with appropriate treatment and filtration, where feasible.

Policy should be: Where not feasible, do NOT ALLOW development.

Policy C-WR 1k continued: Where new outfalls cannot be avoided, plan, site, and design outfalls to minimize adverse impacts to coastal resources from outfall discharges, including consolidation of ... (etc)

Establish the following criteria for Best Management Practices (BMPs) to use for new development:

1. Quantitative criteria, including quantity of stormwater and percent of storm event, for the design of source control BMPs
2. Criteria for which treatment control BMPs would be required

This policy is designed to fail. Citations to studies are required in this document, as evidence for the efficacy of BMPs. Only BMPs that have been proved effective may be required. State who reviews designs, and how they are tested to show their efficacy for lowering pollution and preserving water quality.

Page C-WR-17 Policy C-WR 1bb: "Ensure that agricultural operations comply with Regional Water Board requirements to reduce non-point source pollution ... to avoid, minimize, or mitigate the impact to water quality from agriculture ...

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4.4 Groundwater

Immediate Priority

Incomplete Overviews:

The first paragraph in this section states that most “users” obtain their water from groundwater. This is a bad start to the section, because it suggests that the County thinks of water as a commodity or even a drug, instead of discussing water as a basic necessity for life support, of all species. Instead the only users referred to are the human ones.

Page C-WR-19 Paragraph 2: In the middle of the worst drought in California and Sonoma County history, the supply side description: “The climate of Sonoma County provides abundant rainfall during the winter months, and potentially abundant groundwater recharge on an annual basis...” is based on the unevaluated assumption that past climate patterns are the “normal” ones and will re-establish. Thus, the Draft LCP Update ignores the well-publicized fact that even longer droughts are recorded in 500-year old tree rings, and the possibility that current conditions could be a “new normal” in terms of human lifetimes.

Paragraph 3: Correctly states that non-drought water supply limitations relate to the dominant Franciscan Formation, but is optimistic about the water supply potential from stream valleys. Other than the Russian River valley, the “alluvial soils, sand, and gravels of the coastal zone are relatively thin and restricted, in (generally narrow and short) valleys, and underlain by the (generally low water yield) Franciscan Formation.” The section avoids any volumetric estimates or estimates of the size of population that could be supported.

Paragraph 4: The County’s water availability classification. This is unreliable: it is old, broad-brush, and plotted at too small a scale to be applied to local areas. The final sentence mentions needing the best available data, but does not commit to providing it for the coastal zone.

Paragraph 5: The Wilson Grove Formation, in the “class 2 groundwater availability” category, is overestimated for the coastal zone because the local exposures are relatively thin and discontinuous compared to the areas under and beside the Santa Rosa Plain, where the unit can be more than a thousand feet thick.

Paragraph 6: Concerns about groundwater supplies are not resolved by the County’s participation in CASGEM. To JCC’s knowledge, CASGEM is not collecting groundwater levels from wells in Franciscan Formation.

Page C-WR-20 Policy C-WR-2c: Groundwater basins of the coastal zone. This section requires elucidation on what coastal areas constitute “groundwater basins”. As far as we can tell, that term would have to be restricted to the Olson Ranch Formation and the erosional remnant of Wilson Grove Formation along Estero Americano. The Fort Ross terrace gravels are fed by small and narrow coastal river courses, so would not constitute a single basin.

The thickness of the Estero Americano segment is exaggerated in Figure C-WR-2. Since the base of the unit is exposed above the Estero, this is correctly characterized as a “perched aquifer.”

Evolving and Long Term Goals

Water Resources Evaluation:

“Approved developments must be found consistent with all Local Coastal Plan policies.”

The wording of these policies ensures that most proposed developments can be found consistent with the LCP policies, but they are not protective of the ecosystems.

Instead, a policy in this section should require a project proponent to demonstrate the adequacy of the water supply for the project and provide data supporting conclusions about the long-term impact on ecosystem species within the project footprint, and all other potentially affected beneficial uses.

Page C-WR-24 The mandate for protection of water resources in the Coastal Zone is largely ignored in the

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preceding sections. At least it is cited on this page.

The County needs to re-write the earlier parts of this section to explain how it will first determine the extent and limitations of coastal water resources before permitting developments and issuing new well permits.

Page C-WR-25 Goal C-WR 3: “Encourage public water suppliers to provide an adequate water supply to meet long-term needs that is consistent with the adopted Local Coastal Plan...”: Why not legislate this requirement as a first step to even contemplating additional growth??

Objective C-WR 3.2 “Work with public water suppliers in developing and implementing long-term plans for water supply, storage, and delivery necessary to first meet existing water demands”: this objective admits that the current water supply is unknown. Determining whether or not the supply is adequate should be the first step, and come well before planning growth in the questionable area.

Page C-WR-27

Water Conservation and Re-Use

JCC can support advanced forms of water conservation to support ecosystems, but treated wastewater re-use must be shown to have no impact on ecosystems, whether in “normal” rain years or in drought

Page C-WR-29

Water Importing and Exporting

This section on water importing and exporting is more than provocative. Are we back to talking about selling our water resources to other areas, taking conserved water away from a zone of delicately balanced ecosystems?

Are we considering importing water once we have overdeveloped the coastal zone? JCC members believe that will be the likely outcome.

Page C-WR-30

4.5 Well Drilling

Immediate Priority

Policy C-WR-2c (3): Well permit standards. Why is the County envisioning “high-capacity” wells in this zone? These should not be permitted for an area with uncertain water supply characteristics.

Page C-WR-21 Policy C-WR-2c (4): Consistency of well permitting with groundwater management plans. The newly adopted County well ordinance does not address conservation of groundwater, and does not refer to either of the County’s currently adopted Groundwater Management Plans. Is this policy intended to inaugurate a new policy structure for the County, or only for the coastal zone?

Policy C-WR-2e: Applications for well permits in Class 3 and 4 availability zones. Applications for well permits have rarely been classified as discretionary for Class 3 and 4 availability areas in other parts of the county. Is this policy intended to inaugurate a new policy structure for the County, or only for the coastal zone?

Policy C-WR-2f: “Maintaining the site’s predevelopment groundwater recharge to the maximum extent practicablefeasible (sic)”: This language generally means that the requirement is not likely to be applied. Any guidelines for development would be purely voluntary!

Policy C-WR-2h: Protect the proprietary nature of well drilling data. As of 2015, well drilling reports are no longer proprietary under state law.

Policy C-WR-2i: Identify areas where groundwater is declining. This section shows that few or no data exist on where groundwater supplies may be declining before preparing the way for new development. Instead, we develop, then do special studies. This needs to be re-thought.

4.6 Failure to Protect

Immediate Priority

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Policy Failures:

There is no way to improve this policy. Writing it to cover everything from avoidance to mitigation means that the policy provides neither protection of waters from additional eroded soil loads, nor adequate mitigation. These words signal that the County expects agricultural development to create soil erosion, so will increase non-point source pollution, and that they do not intend to do anything about it for protection of the coastal zone.

Immediate Priority

Absence of Protective Mitigations:

This same approach, of either avoiding, minimizing, or mitigating impacts has, and still is, being applied to agricultural development along streams farther inland, which once teemed with salmon. This particular formulation is one of the codes responsible for diminishing coho populations in southern Sonoma County to the vanishing point. Projects along these streams have not avoided impacts. If any minimization or mitigations have been effective, that effect does not show. Applying this approach to the coastal zone, already heavily impacted by poor farming practices of the past, is the final nail in the coffin for coho in this stretch of California Coast.

Immediate Priority

Failure to Enforce:

This outcome is the result of PRMD's failure to require truly protective practices, such as requiring wide enough riparian areas along streams, and preventing agricultural development on steep slopes and landslide-prone slopes. In response to appeals of PRMD's poor decisions, the Board of Supervisors has rarely voted to enforce soil-protective requirements.

Policies C-WR 1n, 1o: "Minimize water quality impacts during construction..."; Polluted runoff from construction activities shall be minimized..." What are the standards of minimization required for these policies? Why are they neither quantified nor stated?

Open Space and Resource Conservation

5.1 Parks and Open Spaces

Public Safety Element

6.1 Fire Prevention and Abatement

Immediate Priority

Fire and Emergency Medical Services:

Fire and Emergency Medical Services (EMS) are currently insufficient both to meet the recommended responses afforded to inland areas. This has evolved for many factors, to include such as funding deficiencies, training requirements discouraging to volunteerism and communities, and partisan politics in some local fire boards. Volunteer responders should be enlisted following systems that encourage response according to certified abilities but without requirement of full departmental participation, e.g., a medical response does not necessarily require full fire-fighting capabilities.

6.2 Seismic Events

Evolving and Long Term Goals

The Sonoma Coastal Zone is integrally connected to the tectonic juncture of the North American Plate and the Pacific Plate, in many cases straddling the actual rift, the San Andreas Fault. The presence of this feature is strong indicator of geologic instabilities revealed during times of heightened rainfall and flooding, and during earthquake and tremor events, especially in areas of steep slopes as are found north of the Russian River. These phenomena, while recognized in such as the Sonoma County Hazard Mitigation Plan, have been insufficiently examined to set adequate construction and safety standards.

Immediate Priority

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Earthquake and landslide hazards pose substantial risks to every harbor along the Sonoma County Coast, all of which will be unavoidably sited close to San Andreas Fault segments, risking landslides and surface instabilities.

6.3 Sea Level Rise

Evolving and Long Term Goals

Acknowledging Sea Level Rise:

Jenner's central business district and boat launch, including neighboring residential areas, are projected to be potentially inundated by Sea Level Rise and 100- year Flood events by 2100. The depth of the Sea Level Rise, coupled with the Russian River, is expected to reach a minimum of 6 feet subject to updated adjustments based on scientific evidence. Jenner should expect adverse impacts to Hwy 1, boat launch/visitor center, and other commercial uses well in advance of the County's target date of 2100. Sustained and invasive levels of sea and river water encroachment of only a few inches will begin to have a deleterious effect on the integrity of key infrastructure (e.g. Hwy 1), septic systems (e.g. river front land uses), and utilization of existing river front developments. I suggest that these impacts will begin in earnest well in advance of 2100. For example, submerging the surface of Hwy 1 with only a few inches of constantly standing water may necessitate the elevation of the highway and vacation and/or acquisition of existing land uses. As the river and sea level reclaim low lying areas in downtown Jenner, Cal Trans may be faced with deciding whether to hold the water back with levies, construct an elevated bridge, redirect traffic to another existing road (i.e., Meyers Grade) or perhaps develop a new bypass similar to what is currently underway at Gleason Beach. Regardless, it may be very challenging for river front land uses, including landward uses in low lying areas, to continue operation in their current locations. Elevating structures, including septic systems, above the envisioned water level may be financially infeasible or physically impractical.

Notation / Reference Table C-PS-1a, Subarea High Cliffs/Muniz-Jenner [6] (p. C-PS-35 to 50)

Evolving and Long Term Goals

Rising Sea Levels Working Group:

In an effort to better plan for this apparent inevitability, the County should form a working group with Jenner property and business owners, PRMD, Cal Trans, State Parks, Boating and Waterways, Sonoma County Water Agency, Cal Fish and Wildlife, etc. Perhaps the Ocean Protection Council referred to on p. 48 could be of assistance. This working group should begin establishing key action dates that aid in developing the appropriate adaptive mitigation measures that anticipate scientifically based river and sea level encroachment into the low lying areas of Jenner.

To wait until we reach a depth of 6 feet in downtown Jenner is unacceptable.

6.4 Medical Response Services

Immediate Priority

Ambulance and EMS Routing:

Responses to communities and points of public attraction should be identified and served by land, primarily along the coastal route of Highway One. To accommodate critical response time requirements, EMS services should originate at known "substation" locations along the coast, especially in proximity to areas of heightened accident potential.

Evolving and Long Term Goals

Helicopter Responses:

Locations in and near coastal communities, and in all open areas frequented by the general public, should have areas identified as suitable for helicopter landing; location of these areas should be known publicly to assist locals who may voluntarily or inadvertently be called upon to assist in providing radio or signal

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Circulation and Transportation Element

7.2 Existing Proposals

Evolving and Long Term Goals

The plan proposes under Policy C-CT-3n: 1. Hwy 1 Jenner APN-099-150 -013 (10990 Hwy 1) to 200 feet from Burke Ave. intersection to 200 feet: road re-alignment and widening, curbing, turn lane for parking (at River's End?) and parking restrictions".

and 2: Eastern bank of Jenner Creek to opposite northern property line of 10469 Riverside Dr.- about 65 feet and 65 Willig Drive about 80 feet: road widening, turn lanes and parking restrictions." (pg. 17)

***Notation / Reference** Heretofore unknown to Jenner residents, these represent huge and severes impact for Jenner. As a community through which Highway One traffic passes, we should have say and input regarding such a major reconfiguration of our town's primary artery.*

7.2 Traffic Regulation

Evolving and Long Term Goals

Jenner has the worst and most dangerous traffic on the coast driving through our town. There is no parking to spare what with the tourists using the public restrooms, the commercial kayak businesses packing ever more paddlers onto the estuary and the increased traffic heading north then south on every weekend. Speeding and inattention has cased deaths, and a serious environmental accident in recent history.

***Notation / Reference** The Jenner Community Club has been communicating with CalTrans, requesting review of what can be done to improve traffic safety, particularly as regards limiting vehicle speeds, ingress and egress visibilities, restricted passing, and pedestrian accommodation.*

7.7 History

Evolving and Long Term Goals

Back in 2001 they were discussing the Consequences of Coastal Development, that with traffic doubling the pressure on emergency services would increase beyond the regions' ability to cope. Fire dangers and medical response in isolated areas were too much back then. They are way too much now.

Public Facilities & Services Element

8.6 Rentals

Evolving and Long Term Goals

In the Land Use Element, under the affordable housing section, Policy C-LU-5j: calls for "Avoid loss of residential land use designations for vacation or time share uses" .

Policy C-LU-5m suggests "Consider regulating the use of existing residences on residential lands for vacation rentals"

Policy C-LU-5l goes further and suggests to "prohibit use of 2nd dwelling units for vacation rentals."

Santa Ana and Anaheim joined Laguna Beach in imposing moratoriums on short term rentals due to cramped parking, rowdy renters, trash etc. Healdsburg and the Town of Sonoma have already developed specific policies regulating the spread of these vacation rentals already.

Notation / Reference Policy C-LU-5j:

Immediate Priority

With the influx of tourism, Jenner and much of Sonoma County faces a "residential virus" of VRBOs (e.g., vacation rentals by owners). With many coastal homes marketed as rental properties, established residents are faced with "new neighbors every weekend". Some are mindful of general desires for peace and quiet, yet many do not, thus keeping locals awake with unregulated loud noise well into the night.

Sonoma County needs to regulate this growing destruction of life quality.

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Septic and Waste Element

9.1 Septic

Evolving and Long Term Goals

The Water resources Element, Wastewater Treatment Policy C-WR 1y calls for "The abatement of failing septic systems that have been demonstrated as causing a health and safety hazard shall be actively pursued"

Notation / Reference Jenner septic systems are mentioned in a few Elements of the plan.

Evolving and Long Term Goals

Upgrading:

Are the Jenner properties undergoing remodeling and repairs required to upgrade their septic systems to current standards? What abatement mechanisms is the county using to encourage owners of residential and commercial septic systems to update their systems so as not to pollute the river? The county won't return phone calls about this issue.

9.2 Entry

Evolving and Long Term Goals

In the Public Facilities and Services Element, wastewater is also discussed.

"Jenner has the highest density and most severe septic problems than any other area on the Sonoma County Coast" (Pg. 18)

Policy C-PF-2t calls for: "Consider the development of a community wastewater collection and treatment system or a package wastewater treatment plant at Jenner".

That the county has not and is not enforcing it's own rules with regard to septic system failures is obvious to me. Let's get real about treatment options. Jenner does not need a sewer treatment plant. We did not get to Mars on a 747. There are very advanced and proven technologies which work on the postage stamp properties Jenner has. The money spent on continuing to study the problem could have been spent retrofitting failing cesspool systems with the high tech ones available. The commercial businesses which produce the most waste need to invest in this technology also.

"With the growing recreational use of the lower Russian River, we need

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to focus on environmental health of our most important resource."

9.3 Establishing Limits

Evolving and Long Term Goals

The Sonoma Coast, especially north of Jenner has reached it's carrying capacity. We can't accomodate more traffic, more water consumption, more businesses , or more people. The Local Coastal Plan states it: "Increased tourism on the Sonoma Coast may result in an imbalance between local and tourist oriented commercial development. Too many facilities in sensitive areas may harm the unique qualities of the coast which are protected under the California Coastal Act and the Local Coastal Plan."

Immediate Priority

Carrying Capacity v. Density:

The Land Use Element bases development decisions on population densities and building intensity, not on carrying capacity of the land and impacts on streams. No population or development limit is expressed or envisioned.

Notation / Reference Page C-LU3

9.4 Wastewater Distribution

Glossary

10.1 Capacity

Definition:

Capacity shall be defined as a holding or containment attribute that hues to recognized parameters, often defining healthy, quantitative limits.

10.2 Monitoring

10.3 Metering

10.4 Agriculture and Viticulture

10.5 Regulation

10.6 Certification of Terms

10.7 Recreation Priorities

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Noise Element

11.1 History

Purpose:

The previous Local Coastal Plan did not address Noise. The Noise Element evaluates existing and projected future noise conditions related to traffic on highways and major roads, heavy commercial and industrial activities, mineral extraction, solid waste landfills and transfer stations, and special events; and presents policies and standards to assure noise compatibility in future land development.

Notation / Reference Introduction, page C

11.2 ESHA

Immediate Priority

Considerations:

In considering the protective principles to which ESHAs are dedicated by their very designations, maintaining strict standards of noise abatement in their proximity needs to be defined and proactively enforced. Heightened noise is shown to occur in those areas and facilities frequented by visitors to the area, i.e., recreational areas, open air cafés, parking areas and view sites, and other venues where people gather.

Immediate Priority

Compliance:

Because there are many instances wherein failure to comply becomes sustained or chronic, a system of enforcement may need to be developed. As the situation currently stands, enforcement of noise level standards is done only when triggered by citizen complaint; because this is socially uncomfortable in the context of small, closely-knit coastal villages, it is recommended that enforcement be enacted in a "soft", staged manner (i.e., following a registered, targeted warning) and based upon quantifiable data and zone-based criteria (e.g., proximity to an ESHA, etc.).

Respectfully submitted

Wednesday, September 30, 2015

David S. Kenly, Member (Acting Chair)
Coastal Zone Planning Citizen Advisory Committee

SUBMISSION AND ORGANIZATION DRAFT

July 21, 2021



TO: Members of the Sonoma County Board of Supervisors
Members of the Sonoma County Planning Commission
Tennis Wick, Director, Permit Sonoma

RE: **Local Coastal Plan**

Thank you for your ongoing commitment to housing availability and affordability, and for allowing us to comment on this important proposal. NBAR and our affiliates are an integral part of the coastal community and one of the primary advocates of property rights and a sustainable housing economy in Sonoma County. Please accept this communication as our organizations requested points for consideration when determining amendments to the Local Coastal Plan – takings, managed retreat, shoreline protection, and short-term rentals.

AVOID TAKINGS: Article I, Section I of the California Constitution clearly states that it is an inalienable right to protect private property from damage. In areas where it is impractical and inappropriate to retreat, governments and communities should cooperate to develop both soft and hard solutions to Sea Level Rise, including beach nourishment, offshore reefs, breakwaters, groins, bulkheads, and community seawalls. **Should rare situations occur in which regulations don't allow redevelopment on land parcels affected by sea level rise, government should have funding mechanisms in place to purchase the land at fair market value through eminent domain.**

JUST COMPENSATION: Regulations that would prohibit a property owner from armoring their home or business to provide protection from rising seas and storm waves raises serious concerns pertaining to a regulatory taking without just compensation, and any such regulations must comport with the following Constitutional principles and the Coastal Act itself:

- Fifth Amendment of the U.S. Constitution: The "Takings Clause" of the Fifth Amendment of the U.S. Constitution states that government cannot take private property without just compensation:
 - *No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a grand jury, except in cases arising in the land or naval forces, or in the militia, when in actual service in time of war or public danger; nor shall any person be subject for the same offense to be twice put in jeopardy of life or limb; nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.*
- Constitution of the State of California also has strong protections for private property; Article I - Declaration of Rights - Section 1 (emphasis added)
 - *(a) All people are by nature free and independent and have inalienable rights. Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy.*
- California Coastal Act (emphasis added)
 - *Section 30010 (emphasis added) The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of CA or the United States.*

MANAGED/PLANNED RETREAT is a commonsense land use practice where practical, especially in rural areas where existing structures can be relocated further inland when they are demolished and rebuilt, so that they will never need a shoreline protection device. This should be implemented where practical, however on some parcels, especially where there is not a deep enough area to relocate the development, managed retreat is not practical, and **property owners must be allowed to defend their property from wave attack**. These coastal communities are critical to CA both economically and culturally, and they should not be surrendered to the sea, as long as there is a viable method to protect them.

MANDATORY ROLLING SETBACKS. Mandatory Rolling Setbacks should be replaced with Tiered Response, a planning principle that institutes certain defined policies if, and only if, there are specific thresholds of sea level rise that are observed, measured and documented, as opposed to relying only upon projections. There are multiple options that can be incorporated into a tiered response policy including, but not limited to, beach nourishment, kelp forests, offshore reefs, groins, submerged breakwaters and community seawalls. These options should be adopted as preferred alternatives to managed retreat in areas that cannot accommodate relocation of developments and those that prohibit property owners from defending their homes, businesses and related infrastructure.

Policy C-PS-1: Develop a comprehensive adaptation plan and incentives for planned retreat or relocation from hazard areas ; (1) establish mandatory rolling setbacks for future development or significant redevelopment in areas that are likely to be affected by the impacts from sea level rise within the anticipated lifetime of the structures.

DEED RESTRICTIONS/WAIVER OF RIGHTS. Oppose requirement of a deed restriction of property and the waiver of rights as defined in Appendix F (6). Placing deed restrictions on properties or requiring a waiver of rights directly impacts property value and could be considered a Taking requiring just compensation.

ALLOW FOR MAINTENANCE AND REPAIR OF SHORELINE PROTECTION DEVICES. Appendix F(6) also states the owner is responsible for maintaining the shoreline protection device, however, maintenance is not provided for elsewhere in the document unless the structure was in place prior to January 1, 1977. The policy also places legal responsibility for removing the shoreline protection device on the property owner should the device fail. If an owner is responsible as stated in 6 (a) and (b), then the County of Sonoma LCPA should include provisions for property owners to maintain and repair shoreline protection devices.

(6) A deed restriction or other legally binding document is recorded on the property which requires the following:

- a. Owner is to be responsible, including financially, for monitoring and maintaining the shoreline protection structure.
- b. Owner is to be responsible, including financially, for removing the shoreline protection structure if it fails or has an adverse effect on other properties which cannot be mitigated; the use it protects is abandoned/or the County, State lands Commission, or Coastal Commission determines the structure should be removed.

“EXISTING”/ SHORELINE PROTECTION DEVICES: We strongly oppose policies that prohibit the use, maintenance and or repair of shoreline protection devices, specifically, policies that limit their use to structures built before the adoption of the Coastal Act (January 1, 1977). The reference to the 1977 date can be found in Appendix F, which is a reference in the following policy:

Policy C-PS-2I: Avoid shoreline protection device construction, reconstruction, expansion, alteration, and/or replacement unless determined necessary by and compliant with California Coastal Commission and County of Sonoma Standards (Appendix F).

Appendix F states that shoreline protection devices shall be allowed only if all of the following criteria of the California Coastal Commission and County of Sonoma are met, the first being:

- (2) The structure would serve to protect only an existing (i.e., in existence prior to the Coastal Act on January 1, 1977) principally permitted use, public road, or public beach.

Existing as it relates to Coastal Redevelopment. We oppose the sections of the Public Safety Element and the Glossary that define alteration of existing structures to be cumulative alterations beginning on or after the effective date of the Coastal Act (January 1, 1977). Recommend: Modify to reference certification date of the LCPA in 2001 rather than 1977.

Public Safety Element Page PS-14 Blufftop Redevelopment: (1) additions, exterior or interior renovations, or demolition of an existing blufftop home or other principal structure which result in: (1) Alteration of 50 percent or more of an existing structure, including but not limited to, alteration of 50 percent or more of the roof, foundation, exterior walls, interior load-bearing walls, or a combination of both types of walls, or a 50 percent increase floor area; or (2) Demolition, renovation or replacement of less than 50 percent of an existing structure where the proposed remodel would result in cumulative alterations exceeding 50 percent or more of the existing structure taking into consideration previous additions approved on or after the effective date of the Coastal Act (January 1, 1977).

Glossary: Coastal Redevelopment: Development that is located on a bluff top or at or near the ocean and land interface or at very low-lying elevations along the shoreline that consists of alterations including:

- 1) additions to an existing structure.
- 2) exterior or interior renovations; or
- 3) demolition of an existing bluff top home or other principal structure, or portions thereof, which results in:
 - (1) Alteration of 50 percent or more of major structural components including exterior walls, floor and roof, and foundation; or a 50 percent increase in floor area. Alterations are not additive between individual major structural components; however, changes to individual major structural components are cumulative over time from the effective date of the Coastal Act (January 1, 1977).
 - (2) Demolition, renovation, or replacement of less than 50 percent of a major structural component where the proposed alteration would result in cumulative alterations exceeding 50% or more of a major structural component, taking into consideration previous alterations approved on or after the effective date of the Coastal Act (January 1, 1977); or an alteration that constitutes a less than 50 percent increase in floor area where the proposed alteration would result in a cumulative addition of greater than 50 percent of floor area, taking into consideration previous additions approved on or after the effective date of the Coastal Act (January 1, 1977).

SHORT-TERM RENTALS have been a non-regulated on the coast for years. What has the collective experience taught us that will be useful going forward? Many assumptions are made when limits on the use of property are adopted; the compromise of the use of private property should be approached only after exhaustive research, testing of assumptions and alternatives, and with transparent engagement with owners of that property. The ability for a local homeowner to rent their property as a means of income on a short-term basis is often critical.

We continue to urge the engagement of homeowners and industry experts to ensure the creation of a balanced, data-driven approach to the regulation of short-term rentals. Visitor-serving uses, especially those that allow families and small groups to lodge together more affordably than a multiple-room hotel stay, have been operating for decades and should be protected. **We encourage the creation of an evidence-based program where small/individual owners that seek to rent their property can continue to fortify their income while complying with countywide standards, TOT requirements.**

Prior to the adoption of new limits on short-term rentals, we urge the County to consider:

1. What problem are we trying to solve and how is that best accomplished?

2. Are our assumptions about motives and impacts correct – nuisance, housing scarcity, etc.?
 - a. Does the data indicate legitimate complaints/concerns?
 - b. Will a long-term rental result if a short-term use is prohibited?
3. What will be lost if existing practice is severely limited – local owners’ income, coastal accessibility, lodging economy, employment, transportation changes, etc.?
4. Does the history, distance to workplace hubs, and fundamental nature of the coastal zone lend itself to short-term use?

CA Coastal Commission: *The CCC has not historically supported blanket VR bans under the Coastal Act, and has found such programs in the past not to be consistent with the Coastal Act. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. VRs provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds. We strongly support developing reasonable and balanced regulations that can be tailored to address the specific issues within your community to allow for vacation rentals.*

Program C-LU-1: Establish performance standards for the use of existing residences for vacation rentals and hosted rentals. In developing standards consider; requirements for designated property managers, safety, parking, noise, and number of guests allowed for day time and nighttime occupancy. In addition to performance standards, identify areas where high concentration of vacation rental would impact environmentally sensitive habitat areas, water quality, or coastal access and develop land use policy to avoid these impacts. (NEW)

We are eager to serve as a resource and collaborator for a strong housing economy for Sonoma County. Thank you for your consideration. **Please contact Lisa Badenfort, Public Affairs Director, with questions or opportunities for engagement at (707) 636-4294 or lisa@northbayrealtors.org.**

Respectfully,



Carol A. Lexa, Past-President
Local Government Relations Committee, Chair

cc:

Supervisor Susan Gorin, District 1
Supervisor David Rabbit, District 2
Supervisor Chris Coursey, District 3
Supervisor James Gore, District 4
Members of the Sonoma County Planning Commission
Tennis Wick, Director, Permit Sonoma

From: [Anne Lown](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: [Rick Hecht](#)
Subject: Objection to rental restrictions
Date: Wednesday, July 21, 2021 4:01:16 PM

EXTERNAL

Dear Members of the Sonoma County Planning Commission,

As Sea Ranch residents and whose primary residence is Sea Ranch, my husband Rick Hecht and I want to express our concern and disagreement with the currently proposed rental restrictions that you will be reviewing on July 26. We bought our house four years ago knowing that we would rent it until we retired there one day. We have generally used the house once or twice a month and during covid, lived there for 15 months with extended family. That house is beloved by all of us.

Rental restrictions would cause us hardship and decrease the home's value if we were to sell it. We feel like the rules are being changed on us--without adequate preparation and discussion.

Further, we do not want to live in a restricted and exclusive enclave that includes primarily wealthy residents. We appreciate the renters who are good for the economy and bring life and fun to Sea Ranch. Plus, everyone should have the chance to visit the coast.

In particular, we object to the 300 foot rule, restrictions on the number of houses and the number of days one can rent.

Thank you.

I am open to careful and thoughtful discussions about our rental policy, but we have not--as homeowners and Sea Ranch residents--been invited into the conversation about rental restrictions. There has been a lot of discussion about a few party houses, but one board member said the party houses are not the main issue. He said the goal was to align resident/rental balance. I don't know what is out of balance? I am not sure what problem is being addressed here. The process has not been transparent. Please send this proposal back to Sea Ranch for open and healthy discussion before making a ruling. Thank you.

Anne Lown and Rick Hecht

--

E. Anne Lown, Associate Adjunct Professor
Department of Social and Behavioral Sciences
Affiliate Faculty, Osher Center for Integrative Medicine,
3333 California Street
University of California, San Francisco
San Francisco, CA 94118
(415) 502-2893, anne.lown@ucsf.edu

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From: [cathy mabry](#)
To: [Scott Hunsperger](#); Chelsea.Holop@sonoma-county.org; [PRMD-LCP-Update](#)
Subject: Sea Ranch Hosting Coalition and The Sea Ranch Board Short Term Rental Proposal
Date: Monday, July 26, 2021 2:00:15 PM

EXTERNAL

We have been Sea Ranch (TSR) homeowners for 36 years. Our home is used as a vacation getaway for family. It is not our primary residence. We have it on the short term rental market as it allows others to experience and appreciate all TSR has to offer. The majority of homes in TSR are second homes. Many are on this short term rental program as it is a “win-win” for both owners and guests. This market has been stable for many years. Our homes are held to a high standard based on existing Sea Ranch regulations. Our short term rental guests have been respectful of our home, property and Sea Ranch grounds. As the short term rental rates are usually \$250/night and above guests are here to appreciate our Northern California coastline. Regarding this Model Rule 6.7 proposed by TSR Board, I find it interesting that the Board is proposing short term rental restrictions without any input from members. There have been no credible studies, no facts upon which their proposal is based, no consultants hired to provide objective feedback regarding their short term rental concerns and no objective justification without this background research to support their proposal. In review of Model Rule 6.7 you will find it lacking in concrete evidence sufficient to warrant approval. As a Sonoma County resident I also want to bring up the financial ramifications if TSR Board proposal is approved. I believe the county gets a fairly substantial percentage of the TOT tax. Not having access to specific financial data I would guess there may be several thousand dollars annually in revenue. I don’t want to see us lose that by approving restrictive regulations without sound basis. I ask that you vote against TSR Board proposal. Thank you.

Sent from my iPad

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To: PRMD – Local Coastal – Update Comment Letter

July 21, 2021

Our families have lived in the Timber Cove/Fort Ross area since the 1940's and are concerned about the information in the proposed LCP being incorrect and would like to meet with whoever is proposing changes on our properties so that corrections can be made. If changes are being made to anyone's property, they should be made aware of them before making the changes so they can contest it.

On Parcel 109-050-012:

Appendix B: Public Access Plan much of the information regarding Ocean Cove Campground is incorrect and we would like to have it corrected. Ocean Cove has had cabins and camping since the 1940's as well as day use. The offers of dedication were accepted and recorded as a condition to constructing a single family residence on the property after proper negotiation.

Also, why is the acquisition priority being moved to 1 Priority, and why is an additional offer to dedicate our boat launch being required when it has not been required for other boat launches.

On Parcel 109-210-005:

Our forester advised us to check with the county because it looked like they were changing the TPZ Zoning. I called and was told the zoning was not changing and we would like confirmation in writing.

Our Parcels 109-050-010 and 109-050-030:

These parcels were Tourist Commercial. Why are they being changed to Village Commercial and how does that affect us.

On Parcel 109-190-007, 20885 Hwy 1, Jenner:

Our two homes are the oldest in Timber Cove. We want to be included in Rural Communities Boundary. Also, the many homes in the Ocean Cove area should be included. The homes on both sides of 20885 Hwy 1 are included and ours are excluded.

It also appears Policy C-PA-1d that the Parks or County are going to require a public access easement requirement east of Highway 1 for any development. Would this include a home or home improvement? Please let the community know the details if you are going to want public trails around private homes.

I believe the community is still in the dark with the details of the proposed new LCP and more worried just about surviving the Covid Pandemic rather than studying this very complicated Coastal Plan at this time.


William McMaster


Gary Manaro

23125 Highway 1
Jenner, CA 95450



July 26, 2021

Gary Helfrich
PRMD-LCP-Update@sonoma-county.org

Re: Comments on the Open Space and Resource Conservation Element of the Sonoma County Local Coastal Plan Draft – June 22, 2021

Good Morning,

On behalf of the Milo Baker Chapter (Sonoma County) of the California Native Plant Society, thank you for the opportunity to share our comments on the Open Space and Resource Conservation Element of the Sonoma County Local Coastal Plan (SCLCP) dated June 22, 2021. The Milo Baker Chapter is dedicated to protecting native plants and their habitats in Sonoma County. Many of these habitats are imperiled from development including native grass prairies, valley oak woodland, vernal pools and other wetlands.

We have reviewed the SCLCP Open Space and Resource Conservation Element and have a few suggestions.

The purpose of this Local Coastal Plan Update is to help guide land use planning and development decisions within Sonoma County's Coastal Zone.

How can this document guide land use planning and development decisions when the baseline conditions of the acreages of vegetative communities and rare plant occurrences are not known? There are no estimations of existing acreages of native vegetation communities within coastal zone of Sonoma County that can be compared when analyzing the effects of various development projects. With a lack of known acreages of what is being developed, the permits do not protect aquatic resources and wildlife habitat. *We recommend acreages of vegetative communities be estimated based on aerial analysis and added to the document.*

Implementation Program C-OSRC-1 recommends considering reviewing and updating Figures C-OSRC-2a through 2k every five years to reflect documented occurrences or changes in such habitats.

We agree that these Figures should be updated every five years. This would provide valuable on-going information for future planning and preservation of sensitive biological resources.

The Local Coastal Plan Update provides potential Environmentally Sensitive Habitat Areas on Figures C-OSRC-2a through 2k, although they are not intended to be an

exhaustive compilation of the habitat areas that may meet the ESHA definition. As a result, a Biological Resource Assessment shall be required to determine if a project could impact biological resources.

It should be made clear in the Local Coastal Plan Update document that special status biological resource (as identified in Policy C-OSRC-5b(2)) surveys as well as a wetland delineation must be conducted of a proposed project area to determine if these sensitive biological resources are present. *To fully determine if such species are present or absent, multi-year surveys must be conducted per proposed project.* This should be identified in the document for future developers.

Policy C-OSRC-5f(5) addresses specific activities to preserve coastal terrace prairie at two specific areas.

Coastal terrace prairie is a sensitive natural community and should be preserved at all locations. Coastal prairie is typically found within a belt extending from the coast to a few kilometers and usually contains significant amounts of both native and exotic perennial species. California oatgrass (*Danthonia californica*) and purple needle grass (*Nasella pulchra*) are the dominant grasses in a much richer assembly of native flowering plants that are collectively recognized as a unique plant community.

We feel that with these modifications to the SCLCP language, our vegetation communities within Sonoma County will be better protected. Thank you for your consideration.

Best Regards,

Wendy Smit, President of Milo Baker Chapter of California Native Plant Society

From: [1mjmack](#)
To: [PRMD-LCP-Update](#)
Subject: July 26 meeting Coastal Short Term Rentals
Date: Tuesday, July 20, 2021 2:11:19 PM

EXTERNAL

Hello,

It is my understanding that Monday's meeting will be to discuss limiting short term rentals under the Coastal Commission.

Please understand some of us depend on the income from short term rentals. I'm a disabled senior citizen who would need county assistance if you take away my income source. We don't need to cause more homelessness due to income squeeze and home loss.

Beyond me my home offers tranquility to visitors to reset and recharge. It helps society in this fast paced world.

My contention with limiting certificates or amount of days we can rent means limiting the general public from access to our coast. I find it fascinating that local officials don't get the benefits of a sharing society. The changes you are proposing would turn our community into a cold world were only rich can afford to live here. It would start to collapse the ability of small businesses, restaurants, stores, etc to survive.

We are becoming a nation of rich and poor with fewer middle class. Please understand that your actions will reverberate for years and change the resort atmosphere of our north bay coast.

Regards,

MJ

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From: [Glenn Morelli](#)
To: [Gary Helfrich](#); [Russian River Utility](#)
Subject: Re: Jenner Water System relative to 2019 coastal plan draft
Date: Thursday, May 20, 2021 10:33:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Gary,

one correction on spelling. PALL treatment plant, not PAL. My mistake.

Glenn

From: Gary Helfrich
Sent: Thursday, May 20, 2021 9:27:27 AM
To: Glenn Morelli; Russian River Utility
Subject: RE: Jenner Water System relative to 2019 coastal plan draft

Yup. I'll bet Robert knows our diversion right off the top of his head as well, 😊

From: Glenn Morelli <Glenn.Morelli@sonoma-county.org>
Sent: Thursday, May 20, 2021 9:26 AM
To: Russian River Utility <rrouwater@sonic.net>
Cc: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Subject: Re: Jenner Water System relative to 2019 coastal plan draft

Thanks Robert! I knew you would know this off the top of your head.

Glenn

From: Russian River Utility <rrouwater@sonic.net>
Sent: Thursday, May 20, 2021 9:24:39 AM
To: Glenn Morelli
Cc: Gary Helfrich
Subject: Re: Jenner Water System relative to 2019 coastal plan draft

EXTERNAL

Glenn,

The Jenner water systems is allowed to divert 31.5 acre feet of water per year at a maximum rate of 0.057CFS.

Robert Sherod

On 2021-05-20 09:10, Glenn Morelli wrote:

Gary,

I don't have that immediately at my finger tips, but copying our contracted operator Russian River Utilities who can likely get that information more readily, as their operators are on top of these things on a daily basis.

Glenn

From: Gary Helfrich
Sent: Thursday, May 20, 2021 9:06 AM
To: Glenn Morelli
Subject: RE: Jenner Water System relative to 2019 coastal plan draft

Thanks Glenn,

How many acre feet per year is allowed by the water right?

Gary

From: Glenn Morelli <Glenn.Morelli@sonoma-county.org>
Sent: Thursday, May 20, 2021 9:00 AM
To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>
Cc: Johannes Hoevertsz <Johannes.Hoevertsz@sonoma-county.org>
Subject: RE: Jenner Water System relative to 2019 coastal plan draft

We have a PAL microfiltration treatment plant, that can treat 25 gallons per minute and 100,000 gallon steel storage tank in place with 6" service lines. Jenner receives its water from a surface water diversion (Jenner Creek). Though there have been drought conditions before, and we expect this year to be a tough year, the system has **never** ran out of water. Thanks Gary.



J. Glenn Morelli, PG, C.HG., QSD
Integrated Waste Operations Division Manager
Department of Transportation and Public Works
Integrated Waste Division
2300 County Center Drive Suite B100
Santa Rosa, CA 95403

ph#
(707) 565-7947 Mon /Weds /Fri

Professional Geologist
Department of Health Services
Leaking Underground Storage Tank
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625 Fifth Street, Santa Rosa, CA 95404
ph#
(707) 565-6573 Tues / Thurs
e-mail: glenn.morelli@sonoma-county.org



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From: Gary Helfrich <Gary.Helfrich@sonoma-county.org>
Sent: Thursday, May 20, 2021 8:45 AM
To: Glenn Morelli <Glenn.Morelli@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>
Cc: Johannes Hovertsz <Johannes.Hovertsz@sonoma-county.org>
Subject: RE: Jenner Water System relative to 2019 coastal plan draft

Hi Glenn,

Thanks for the correction. We will update the Jenner water system description. Do you have any additional information on the system capacity?

Gary

Gary Helfrich

Planner III

www.PermitSonoma.org

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-2404 | Office: 707-565-1900

Cell: 707-565-1900 | Fax: 707-565-1103



Due to the Public Health Orders, online tools remain the best and fastest way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity and modified hours. Monday, Tuesday, Thursday, Friday: 9:00 AM – 1:00 PM; Wednesday, 12:00 PM – 4:00 PM.

From: Glenn Morelli <Glenn.Morelli@sonoma-county.org>

Sent: Thursday, May 20, 2021 8:03 AM

To: Gary Helfrich <Gary.Helfrich@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>

Cc: Johannes Hovertsz <Johannes.Hovertsz@sonoma-county.org>

Subject: Jenner Water System relative to 2019 coastal plan draft

Gary/Cecily,

With Public Works running CSA-41 Jenner, I wanted to reach out to you regarding what I believe is an inaccuracy in the 2019 Draft Coastal Plan. Within this report it states there is a moratorium on water hookups for the Jenner system. This is an artifact carried over from the 90s. During that time there was a regulatory directive prohibiting new connections until the treatment plant and storage tank were installed. Which did happen after the County took over the water system from the private owners where the system was in a state of disrepair. If you are aware of any other moratorium beyond that regulatory directive I would be interested in knowing, as at this time, it is within our policy established with the formation of the CSA to grant new connections pursuant to a review of water availability and approved by our Director.

J. Glenn Morelli, PG, C.HG., QSD
Integrated Waste Operations Division Manager
Department of Transportation and Public Works
Integrated Waste Division
2300 County Center Drive Suite B100
Santa Rosa, CA 95403

ph#

(707) 565-7947 Mon /Weds /Fri

Professional Geologist
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625 Fifth Street, Santa Rosa, CA 95404

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e-mail: glenn.morelli@sonoma-county.org



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Russian River Utility
PO Box 730
7131 Mirabel Road
Forestville, CA 95436
Tel: 707-887-7735
Fax: 707-887-9445
Email: rruwater@sonic.net

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From: [Laura Morgan](#)
To: [Gary Helfrich](#)
Cc: [Tennis Wick](#); [district5](#); [Stephanie@Coastal.Rexing](#); [peter.benham@coastal.ca.gov](#)
Subject: Letters of LCP draft concerns from SSC and others, to Permit Sonoma
Date: Monday, September 27, 2021 11:11:24 AM

EXTERNAL

Dear friends,

Here are links to Conservation Lands Network's Bay Area maps. In particular, there are two maps which include the Sonoma Coastal Zone, worth consulting: *Stream Conservation Targets* and *Connectivity* (showing habitat corridors).

Thanks again,
Laura

<https://www.bayarealands.org/maps-data/#maps>

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From: [Chris Poehlmann](#)
To: [PRMD-LCP-Update](#)
Subject: LCP update comments-OSRC-7- edited email comments
Date: Monday, July 26, 2021 2:58:15 PM
Attachments: [Shaded Fuel Break Description and Prescription \(PDF\).pdf](#)

EXTERNAL

Dear Staff,

This comment will be likely directed towards the C-OSRC-7 Fire Resiliency Plan plus the element that deals with view corridors.

~C

For the Open Space and Resource Conservation Element:

I would like to advocate for mandated shaded fuel break silvicultural prescriptions in Timber Harvest Plans along county roads especially those roads that begin on the coast and then continue inland out of the Coastal Zone. This type of harvesting has the best provisions for maintaining visual resources and fire prevention. This change would have many fire prevention and visual resources advantages for these roadways. Example of such roads would be 116, Stewarts Point, and Annapolis Road.

Continuity of the protections for view corridors and county roads should reflect this physical continuity. The view corridors and other county roads need the protection for their complete length, from the coast and inland. The General Plan should be updated to include this protection of all county roads using the available "shaded fuel break" silvicultural prescription in CalFire regulations for timber harvest plans.

At the moment all types of prescriptions can happen right up to the road's edge. These prescriptions most times create visual blight that lasts for decades and also increase fire risks due to production of slash as a ladder fuel and also remove the larger trees that are the most resistant to fire and ignition. I am sending in a description of this silvicultural prescription in comment email.

Please contact me for any further questions or background on this opportunity to increase the visual beauty of our coastal county roads and also reduce fire risk. A silvicultural description is below.

Regards,
Chris Poehlmann
Annapolis, Ca.
chrispoehlmann@gmail.com

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From: [Chris Poehlmann](#)
To: [PRMD-LCP-Update](#)
Subject: LCP update comments
Date: Tuesday, July 27, 2021 10:53:14 AM

EXTERNAL

I would also like to request another public meeting scheduled so that the community has the proper time and resources to comment fully on this effort.

~Chris

Regards,
Chris Poehlmann
Annapolis, Ca.
chrispoehlmann@gmail.com

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SHADED FUEL BREAK

Purpose/Overview

The purpose of the development, implementation and maintenance of a project such as fuel modification can be considered a fire prevention/management tool that may promote awareness, mitigation, and assist in fire suppression activities in the event of a wildland fire situation in Interface Lands. The objective is to reduce, modify, and manage fuels within designated areas that may enhance mitigation efforts in the event of a wildland fire situation. The Shaded Fuel Break is an identified key component of any project:

is a strategic location along a ridge, access road, or other location where fuels have been modified. The width of the fuel break is usually 100 to 300 feet depending on the site. This is a carefully planned thinning of dense vegetation, so fire does not easily move from the ground into the overhead tree canopy. A shaded fuel break is not the removal of all vegetation in a given area. Fire suppression resources can utilize this location to suppress wildland fires due to the modification of fuels of which may increase the probability of success during fire suppression activities. Any fuel break by itself will not stop a wildland fire.

The Shaded Fuel Break is a recommended guideline for fuel management within identified Interface Lands.

The goal is to protect human life and both public and private resources by reducing the risk and potential hazard of wildland fire by practicing management strategies that promote the preservation and restoration of natural resources and protection of cultural resources.

Objectives are mitigation of fire dangers in an effort to: Enhance public safety; Protect natural and cultural resources; Provide for recreational opportunities; Conduct cost effective maintenance of features and facilities.

SHADED FUEL BREAK PRESCRIPTION

This is a defensible location to be used by fire suppression resources to reduce the hazard of wildland fires. Any fuel break by itself will **NOT** stop a wildland fire. It is a location where the fuel has been modified to increase the probability of success for fire suppression activities. Ground resources can use the location for direct attack. Air resources may use the location for fire retardant drops.

Prescription

The intent of the fuel break is to create a fuel model or vegetative arrangement where wildfire reduces intensity as it burns into the fuel break. A ground fire, burning grass and leaf duff is the desired fire behavior. An arrangement which, provides the desired fire behavior effects, involves an area where ladder fuels are removed and tree or brush canopies will not sustain fire, and where the contiguous fuels arrangement is interrupted.

This general arrangement allows fire and resource managers to retain a species diversity of individual younger, middle aged and older plants, which allows the opportunity for an uneven aged vegetative type, without compromising the project objectives. For example, young saplings of individual oaks or conifers may be retained, although, they may be under the desired diameter, they may not contribute to undesired fire behavior effects. Additionally, it may be necessary to cull a few trees in a thick stand of conifers over the desired diameter in order to improve forest health. It is important to remember that this prescription is a guide, not an absolute. Site specific prescriptions may be developed later for individual projects which, all will be in accordance with the project objectives.

Implementation consists of removing or pruning trees, shrubs, brush, and other vegetative growth on the project area as prescribed. All work will be accomplished by use of hand crews, biological treatment or mechanical equipment; supported by chippers and/or burning as determined appropriate on a case-by-case basis. The preferred width of a shaded fuel break along a ridge top or adjacent to one is approximately 300 feet

Trees up to the 6-inch diameter at breast height (dbh) class are eligible for removal under this prescription. However, larger hazardous snags may be removed. Due to operational needs, it may be necessary to remove an occasional tree with a dbh larger than 6 inches based on forest health and project objectives. Individual trees under 6-inch dbh may be retained for diversity and if they do not disrupt project objectives. This will only be done on a case-by-case basis after proper review by all agencies.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected, within any shaded fuel break.

Cultural resources are a major resource and will be protected.

1. Understory fuels:

Understory fuels over 1 foot in height are to be removed in order to develop vertical separation and low horizontal continuity of fuels. Individual plants or pairs of plants may be retained provided there is a horizontal separation between plants of 3 to 5 times the height of the residual plants and the residual plants are not within the drip lines of an overstory tree.

2. Mid-story fuels:

Trees up to the 6-inch dbh may be removed. Exception to this size limit shall be trees that have significant defect and/or which do not have a minimum of a 16-foot saw log or trees, such as saplings, that do not present an undesirable effect. Live but defective trees larger than the 6-inch dbh providing cavities for obvious wildlife use will be retained.

Trees shall be removed to create horizontal distances between residual trees from 20 feet between trunks up to 8 to 15 feet between tree crown drip lines. Larger overstory trees (> 6-inches dbh) do count as residual trees and, in order to reduce ladder fuels, shall have vegetation within their drip lines removed. *Prune branches off of all residual trees from 8 to 10 feet off the forest floor, not to reduce the live crown ratio below 1/2 of the height of the tree.*

Criteria for residual trees (up to < 6-inch dbh):

Conifers: Leave trees that have single leaders and thrifty crowns with at least 1/3 live crown ratio.

Conifer leave tree species in descending order:

- Sugar pine
- Ponderosa pine
- Douglas fir
- Knob-cone Pine
- Gray Pine
- White fir
- Incense cedar

Intolerant to shade species have a higher preference as leave trees because their seed will be less likely to germinate in the understory.

3. Snags:

Snags are a conduit for fire during a wildland fire. However, they also provide excellent wildlife habitat in their natural state. The following is the criteria of when snags shall be retained:

18-inch diameter class or larger and not more than 30 feet in height which are not capable of reaching a road or structure provided there is a separation of least 100 feet between snags.

Hardwood trees: Leave trees that have vertical leaders and thrifty crowns with at least 1/3 live crown ratio.

Hardwood leave tree species in descending order:

Valley Oak
Big Leaf Maple
Blue Oak
Black Oak
Madrone
Live Oaks

Brush: It is desirable to remove as much brush as possible within the shaded fuel break area. However, if individual plants or pairs of plants are desired to be left, leave plants with the following characteristics: young plants less than 5 feet tall and individual or pairs of plants that are no more that 5 feet wide.

From a fuels management perspective the following are brush leave species in descending order:

Category 1

Dogwood
Redbud

Category 2

Toyon
Buckeye
Coffeeberry
Lemmon Ceanothus
Buck brush (Wedge leaf ceanothus)

Category 3

Whitethorn
Deer brush
Manzanita
Chamise
Yerba Santa
Poison Oak
Scrub Oak

Non-native species (such as olive, fig, etc.) will be considered on a case- by- case basis.

3. Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

4. Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Full shaded fuel break prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

BRUSH FIELD PRESCRIPTION

Implementation consists of removing or pruning brush, and other vegetative growth on the project area. All work will be accomplished by use of equipment, masticator and/or hand crews supported by chippers and/or burning.

Due to operational needs tree canopies may need to be thinned, pruned or modified as part of the brush field fuel break prescription. This will only be done on a case by case basis after proper review by all involved agencies.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected.

Cultural resources are of a major concern in any area where they may exist. These resources will be protected.

Prescription:

Brush: It is desirable to remove as much brush as possible within the brush field fuel break area. However, if individual plants or pairs of plants are desired to be left, leave plants with the following characteristics: young plants less than 5 feet tall and individual or pairs of plants that are no more than 5 feet wide. The distance between residual plants shall be 3 to 5 times the height of the residual plants. Three (3) times the height distance for slopes less than 30%, five (5) times for slopes equal to or greater than 30%.

The width of the brush field fuel break shall normally be 300 feet.

From a fuels hazard perspective the following are brush leave species in descending order:

Category 1

Dogwood
Redbud

Category 2

Toyon
Buckeye
Coffeeberry
Lemmon Ceanothus
Buck brush (Wedge leaf ceanothus)

Category 3

Whitethorn
Deer brush
Manzanita
Chamise
Yerba Santa

Poison Oak
Scrub Oak

Non-native species (such as olive, fig, etc.) will be considered on a case by case basis.

Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Brush field prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

GRASS FIELD PRESCRIPTION

Implementation consists of mowing and possibly re-establishing native grass species on the project area. All work will be accomplished by use of heavy equipment, and/or hand crews.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected.

Cultural resources are of a major concern in any area where they may exist. These resources will be protected.

Prescription:

Grass: Grass fuel breaks shall be a minimum of 300 feet wide. All grasses are to be maintained below four (4) inches in height just after the grasses cure cut in early summer.

Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Grass field prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

**916.5, 936.5, 956.5 Procedures for Determining Watercourse and Lake Protection
Zone Widths and Protective Measures [All Districts]**

TABLE I

Procedures for Determining Watercourse and Lake Protection Zone Widths and Protective Measures¹								
Water Class Characteristics or Key Indicator Beneficial Use	1) Domestic supplies, including springs, on site and/or within 100 feet downstream of the operations area and/or 2) Fish always or seasonally present onsite includes habitat to sustain fish migration and spawning.		1) Fish always or seasonally present offsite within 1000 feet downstream and/or 2) Aquatic habitat for nonfish aquatic species. 3) Excludes Class III waters that are tributary to Class I waters.		No aquatic life present, watercourse showing evidence of being capable of sediment transport to Class I and II waters under normal high water flow conditions after completion of timber operations.		Man-made watercourses, usually downstream, established domestic, agricultural, hydroelectric supply or other beneficial use.	
Water Class	Class I		Class II		Class III		Class IV	
Slope Class (%)	Width Feet	Protection Measure	Width Feet	Protection Measure	Width Feet	Protection Measure	Width Feet	Protection Measure
					[see 916.4(c)] [see 936.4(c)] [see 956.4(c)]		[see 916.4(c)] [see 936.4(c)] [see 956.4(c)]	
<30	75	BDG	50	BEI	See CFH		See CFI	
30-50	100	BDG	75	BEI	See CFH		See CFI	
>50	150 ²	ADG	100 ³	BEI	See CFH		See CFI	
1 – See Section 916.5(e) for letter designations application to this table. 2 – Subtract 50 feet width for cable yarding operations. 3 – Subtract 25 feet width for cable yarding operations.								

MAINTENANCE PRESCRIPTIONS

Once fuels have been modified within an area, maintenance activities should be planned and implemented on a regular basis to keep the effectiveness of the original treatment. If no maintenance activities occur, the effectiveness of the original treatment will diminish every year, potentially yielding no net effect within 5 years. The necessary maintenance activities will be minimal if implemented on an annual basis.

The original prescription treatment should be followed for maintenance. Possible fuel reduction techniques to be utilized for maintenance include the following:

Hand Work: Use of hand tools by crews or individuals. This technique is labor intensive and potentially expensive (>\$1000 per acre). Impacts to soils are negligible.

Mechanical Work: Use of heavy equipment such as masticators and/or bulldozers. This technique is moderately expensive (as low as \$400 per acre) but limited by topography (to slopes less than 50%) and not appropriate for most watercourse and lake-protection zones and excessively wet soils.

Chemical Controls: Use of California registered herbicides. This is the most cost-effective technique. Implementation usually requires one or two individuals for ground application. This technique has negligible soil effects but may not be appropriate for certain areas such as riparian zones, watercourses, and areas of listed plants.

Prescribed Browsing: Use of goats in a controlled setting to browse within appropriate areas to reduce fuel levels. Browsing goats can be an effective tool to control grasses and low growing vegetation, when controlled properly, can have little impact to the environment. Costs may vary.

Prescribed Burning: The use of planned and controlled burning operations to reduce fuel levels. Control lines are established prior to burning. Burning and Air Pollution permits are required to conduct these operations. This technique varies in cost per acre depending on complexity of project. Burning is becoming more difficult to complete due to air regulations.

From: [Kristen Haring](#)
To: [PRMD-LCP-Update](#)
Cc: [Chris Jaap](#); [Jennifer Merchant](#); [Neil Moran](#); [R Holmes](#); [crista lucey](#)
Subject: comments on Sonoma LCP Public Review Draft
Date: Thursday, July 22, 2021 3:36:11 PM

EXTERNAL

22 July 2021

We would like to take this opportunity to address a few provisions of The Sonoma Local Coastal Plan Revised Public Review Draft (LCP) that conflict, or create tension with, the LCP's express and repeated goal of promoting coastal access and visitor-serving recreational uses. The provisions, all contained in the Open Space and Resource Conservation Element, should confirm that human access for passive recreation is possible – and is, in fact, protected – even within areas that are habitats for marine mammals and seabirds. Such clarification is necessary because the entire Sonoma County coast could be described as such a habitat.

Policy C-OSRC-5b(1) (regarding environmentally sensitive habitat) states in subpart (4) that “[a]reas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity” are considered environmentally sensitive habitats. “Compelling evidence of rarity” is an uncertain, purely subjective standard that provides no guidance. It undermines the clear standards established in the policy's first three subparts, and will spawn disputes regarding whether there is sufficient evidence of rarity.

Policy C-OSCR-5e(3) (regarding marine habitats) states that “[p]ublic access to offshore rocks and onshore nesting/rookery areas used by seabirds to breed or nest or which provide habitat for seals and sea lions shall be prohibited.” By addressing bird-nesting and seal-rookery areas with a single slashed phrase, the policy could be misconstrued to prohibit access to all areas that “provide habitat for seals.” That would result in a prohibition of access along the entire Sonoma County coast. A clearer statement should be made by using separate clauses, such as: “Public access shall be prohibited to offshore rocks and onshore areas while seals and sea lions are using them as rookeries, and to offshore rocks and onshore areas while seabirds are using them to breed or nest.”

Similarly, Policy C-OSCR-5e(5) (regarding marine habitats) states that “[d]isturbance of marine mammal haul-out grounds shall be prohibited and recreational activities near these areas shall be limited to passive recreation [and] [d]isturbance of areas used by harbor seals and sea lions shall be avoided.” This provision is overbroad and, again, contradicts the LCP's public-access goals. By failing to define “disturbance” and “passive recreation,” the provision could be misconstrued to mean that human activity near a haul-out ground is prohibited.

Finally, Policy C-OSCR-5e(6) (regarding marine habitats) encourages the California Department of Fish and Wildlife to monitor marine mammal haul-out grounds annually “to determine their condition and level of use by marine mammals” and “to incorporate this information into its management plan for marine mammals.” These provisions should acknowledge that there are numerous suitable haul-out grounds that marine mammals can and do use, and the number of such grounds in an area reduces the need to prohibit human activity on the relatively few accessible beaches.

Thank you for inviting comment, and for considering the comments made here.

Sincerely,
Kristen Haring
Roxanne Holmes
Crista Lucey
The Sea Ranch

cc

Chris Jaap, board liaison to LCP Working Group, The Sea Ranch Association
Jennifer Merchant, community manager, The Sea Ranch Association
Neil Moran, board chair, The Sea Ranch Association

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To: PRMD – Local Coastal – Update Comment Letter

July 21, 2021

Our families have lived in the Timber Cove/Fort Ross area since the 1940's and are concerned about the information in the proposed LCP being incorrect and would like to meet with whoever is proposing changes on our properties so that corrections can be made. If changes are being made to anyone's property, they should be made aware of them before making the changes so they can contest it.

On Parcel 109-050-012:

Appendix B: Public Access Plan much of the information regarding Ocean Cove Campground is incorrect and we would like to have it corrected. Ocean Cove has had cabins and camping since the 1940's as well as day use. The offers of dedication were accepted and recorded as a condition to constructing a single family residence on the property after proper negotiation.

Also, why is the acquisition priority being moved to 1 Priority, and why is an additional offer to dedicate our boat launch being required when it has not been required for other boat launches.

On Parcel 109-210-005:

Our forester advised us to check with the county because it looked like they were changing the TPZ Zoning. I called and was told the zoning was not changing and we would like confirmation in writing.

Our Parcels 109-050-010 and 109-050-030:

These parcels were Tourist Commercial. Why are they being changed to Village Commercial and how does that affect us.

On Parcel 109-190-007, 20885 Hwy 1, Jenner:

Our two homes are the oldest in Timber Cove. We want to be included in Rural Communities Boundary. Also, the many homes in the Ocean Cove area should be included. The homes on both sides of 20885 Hwy 1 are included and ours are excluded.

It also appears Policy C-PA-1d that the Parks or County are going to require a public access easement requirement east of Highway 1 for any development. Would this include a home or home improvement? Please let the community know the details if you are going to want public trails around private homes.

I believe the community is still in the dark with the details of the proposed new LCP and more worried just about surviving the Covid Pandemic rather than studying this very complicated Coastal Plan at this time.


William McMaster


Gary Manaro

23125 Highway 1
Jenner, CA 95450



The Sea Ranch Association

975 Annapolis Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Administration

tel: 707-785-2444
fax: 707-785-3555

Tennis Wick, Director
PRMD
2250 Ventura Blvd.
Santa Rosa, CA 95403

RE: LCP Update

July 20, 2021

Dear Director Wick:

I am writing on behalf of The Sea Ranch Association to thank the Planning Commission and PRMD staff for being responsive to many of our comments and integrating them into the Local Coastal Plan Revised Public Review Draft submitted for public review and Commission consideration. We were quite pleased to see so many of our changes integrated into the revised document, but some edits have brought up new questions and a couple others linger. Discussion regarding those issues follow.

The Association is aware that individual members have also transmitted oral and written feedback regarding how the Revised Public Review Draft addresses issues such as Short Term Rentals and conflicts between the proposed Plan's public access and wildlife protection policies. As can be expected in any community, while there is broad agreement among residents in some areas, The Sea Ranch is not monolithic in its views so opinions differ in other areas. A letter specific to the Board of Director's action on its goals regarding Short Term Rentals was sent June 22, 2021.

POLICY ISSUES

Environmentally Sensitive Habitat Areas

OSRC 5B10, Page 21 and C-LU-4, Page 27- TSRA continues to be concerned about the impacts of ESHA's on the ability to develop remaining vacant residential sites and undertake remodels and additions as allowed in the 1982 Precise Development Plan. We appreciate the above-referenced proposed policies that attempt to address these concerns, including OSRC5B10, intended to resolve ESHA impacts that could constitute a taking, and C-LU-4, which proposes to develop a manual that guides project review process roles, responsibilities and steps. The efficacy of these policies will be largely dependent on their implementation, including careful consideration regarding the cost of mitigation or project limitations imposed and also the process by which such a solution would be developed.

OSRC 5B10- While paying fair market value for residential lots deemed undevelopable due to new ESHA mapping is potentially an elegant solution to an otherwise intractable challenge, TSRA suggests that we and other stakeholders be engaged in developing the implementation plan to ensure it is streamlined in a way that does not increase due diligence costs and clarifies TSRA and County roles and responsibilities. This could possibly also include adding this option to the manual suggested in the Land Use section, discussed in further detail below.

C- LU-4- This is another welcome concept proposed to resolve confusion about roles and responsibilities. TSRA respectfully requests that PRMD staff work with Association staff and stakeholders in the development of this document. Given the fairly recent change of perspective regarding the need to assess new residential development at The Sea Ranch for environmental impacts outside the Coastal Act, this should be a high priority. We suggest that the final LCP include a timeline for implementation.

Land Use

Pages LU-5- While TSRA was gratified to read in Paragraph 2 of Section 2 on LU-5 the clarity with which the language on this page expresses our land use authority, we do find this language appears in some cases to be in conflict with other policies in the Revised Public Review Draft and believe clarification regarding which conflicting policies would actually apply should be provided.

Page LU-10- Dedicated Open Space Areas- It is unclear to TSRA how and where the County intends to apply this land use designation to TSRA property held in common. While thousands of acres of TSRA commons are designated as open space, other sites on commons are developed for the purpose of private recreation uses and should not, solely by virtue of this land use designation be planned for or required to be set aside as open space. Perhaps this is TSRA's misunderstanding of the intent. If that is the case, we request clarification to that effect.

Page LU-22- Policy C-LU-6f- This policy supports potential new lodging development by suggesting an increase capacity of overnight lodging on Annapolis Road. While we cannot find that flight path restrictions applied to commercial airports are applied to private facilities such as The Sea Ranch Association Air Strip on Annapolis Road, sites along Annapolis Road have not been further developed in the past in part because of the understanding that flight path restrictions do apply. TSRA requests clarification on whether flight path restrictions do or do not apply adjacent to its air strip and that the specific sites being considered for overnight lodging be more specifically identified.

Page LU-26- Policy C-LU-2i- The reference to urban service boundaries seems to imply expansion of development at The Sea Ranch beyond the scope of what is currently zoned and/or allowed. It is unclear how this applies to the fixed boundaries of The Sea Ranch.

Land Use- Housing

Pages LU 3-4- This high-level look at LCP priority land uses creates unresolved conflicts that are evident in other sections. Recreation and Coast Dependent Commercial are listed as high priorities while affordable housing is listed as a low priority. TSRA would like to point out a couple concerns about this illogical ranking.

Page LU-27- C-LU-2 adequately and appropriately addresses both affordable and workforce (missing middle) housing and its role in supporting the desired focus on coast dependent commercial activity by noting impacts of long commutes on environmental sustainability.

These two concepts are incompatible.

Priority recreation and commercial land uses require the existence of workforce housing. Even the most highly paid staff at TSRA and other businesses cannot afford to live on the Coast, where they would have shorter commutes that reduce impacts on traffic, air quality and quality of life. Businesses are having trouble attracting and retaining employees. This impacts health care, fire safety, recreation and coast

dependent commercial business viability, which in turn impacts overall livability and destination desirability.

Many TSRA employees commute daily from as far as Cazadero, Guerneville, Forestville and Fort Bragg. Of the four dozen or so affordable housing units on the coast, 45 are at The Sea Ranch. These units provide housing for businesses in Gualala, in Mendocino County to the north, but do not support the more than 80 employees who work at TSRA or other nearby small businesses in Sonoma County.

TSRA stands ready to engage in future implementation measures that acknowledge and prioritize the dire housing situation on the coast so that coast dependent commercial development and its other support systems such as fire, health care and administrative needs can survive.

ERRATA

Public Facilities and Services

Pag PF-2, Table C-PF-1- Update numbers for The Sea Ranch Water Company. Current correct numbers:

- Lots Served 1,862
- Vacant Lots: 439

Page PF-13- Fourth paragraph: replace “The Sea Ranch, staffed by CalFire personnel funded through CSA 40” with “North Sonoma Coast Fire Protection District (serving The Sea Ranch and Annapolis), staffed by CalFire contract personnel” [note CSA 40’s successor agency is no longer involved in our funding stream]

Page PF-14- Second line: Correct name is North Sonoma Coast Fire Protection District

Emergency Medical Services section:

First paragraph, second line: delete “Gualala Health Center”; replace with “Redwood Coast Medical Services (RCMS)”

Second paragraph, third line- strike “of communities”—this is a typo.

Thank you in advance for considering our further comments.

Sincerely,

Jennifer Merchant
Community Manager

cc: Lynda Hopkins, Chair, Board of Supervisors

From: [Kathleen Alexander](#)
To: [PRMD-LCP-Update](#)
Subject: LCP Vacation Rental Program Policy Option Meeting 7/26
Date: Tuesday, July 20, 2021 5:31:18 PM

EXTERNAL

Dear Planning Department,

My husband and I own a home at the Sea Ranch. We just built the home, and received our final on July 1, 2020. (You were actually our planner when we came in to get our permit in Santa Rosa!). We had been renting at the Sea Ranch for 30 years before that. We rent our house part time, and live in it part time.

We have a great rental management company, and haven't had any problems with our renters annoying the neighbors. We're happy to have visitors enjoy the beautiful Sonoma coast, and our home. There are several other vacation rental houses on our street. (Which one of us homeowners would get to keep renting our home if this policy goes into effect and the Sea Ranch Association has the power to limit rentals to one every 300 feet?) We have never had any problems with the vacation renters on our street when we're here; in fact they are very respectful. The homes on either side of ours are both vacation rentals.

We enjoy seeing people walking by on the trails, and have noticed many more young families coming to the Sea Ranch, a welcome change! Covid brought many more people to this community, both owners and later, vacation renters, and I think part of the reason this proposal has been made is due to the obvious change in the number of people here. Everyone vacationing here is here to enjoy the coastal environment, as our family did before we had our own home, and it seems mean spirited to limit this access and try to keep it for just a certain group of people.

We weren't informed by the Sea Ranch Association Board that they were submitting a request to change the rules for vacation rentals, so it has come as a surprise, and frankly it's upsetting. The proposed restrictions seem like overkill meant to appease a small group of unhappy people. The property owners of the Sea Ranch were not informed about this proposal coming before the county in any of the many avenues they have to communicate with us.

We do have a Transient Occupancy Tax Permit, our management company has a business licence, and they collect and pay taxes for both Sonoma County and the Sea Ranch. We have garbage and recycling service through Recology year round. We limit the number of vacationers at our two bedroom house to four. We also have off street parking. All of these things are mentioned in the proposal as justification for limiting vacation rentals. Our vacation rental also employs Sonoma County residents for housekeeping, window cleaning, propane delivery, gardening service and general maintenance. Our vacation renters support the local economy when they come and patronize the grocery stores, restaurants, and gift shops.

Regarding the impact on the coastal environment mentioned in the proposal, from our observations, everyone stays on the well designated trails, which were meant to be used by all 2200(+) lot owners of the Sea Ranch, and their guests.

Please do not pass this proposal in any form. You would be giving a small group of people a

lot of power. What's next, will they limit the designated public parking lots and public access trails?

Sincerely, Kathleen and Tom Alexander
182 Sounding
The Sea Ranch, CA 95497
808-283-1166, 650-534-5006
182 [Sounding@gmail.com](mailto:182.Sounding@gmail.com)

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From: [Megan Cole](#)
To: [PRMD-LCP-Update](#)
Subject: TSRA Board Model Rule 6.7
Date: Thursday, July 22, 2021 6:59:49 PM

EXTERNAL

Hello Sonoma County Planning Department,

My grandparents built our home at the Sea Ranch back in the 1980s after having held the land since the 1960s. So our Sea Ranch home is a very special place for us. I am writing to ask you to please **reject** the The Sea Ranch Association (TSRA) Board Model Rule 6.7 regarding restrictions on whether and when owners may rent their properties.

The ability to rent a Sea Ranch home should be the owners choice. Its prohibition requires a clear justification, which has not has been provided: TSRA has not done any studies, engaged any consultants or expressed no opinion on the effects of the proposed restrictions. This is completely irresponsible and so unfair. Especially to those of us who have been honest and responsible contributors to the Sea Ranch community for over 50 years now!

Please **reject** the The Sea Ranch Association (TSRA) Board Model Rule 6.7 regarding restrictions on whether and when owners may rent their properties and do not delegate the creation of performance standards and/or restrictions to the TSRA Board.

Thank you for your consideration.

Megan M. Cole

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From: [John Dick](#)
To: [PRMD-LCP-Update](#)
Cc: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#)
Subject: Sonoma Planning Committee Meeting on Short Term Rental-July 26, 2021 Input and Comments
Date: Friday, July 23, 2021 11:50:39 AM
Attachments: [6c46b9_efdd0c3802cf4d69b60efd1aee353a6c.pdf](#)

EXTERNAL

I understand and sympathize with the general intent of the Sonoma County Short Term Rental Planning Committee Taskforce, and generally support the introduction of reasonable performance standards determining how Short Term Rentals are operated as proposed in the revised Local Coastal Plan. I oppose restrictions on whether and when owners may rent their properties, as proposed by The Sea Ranch Association (TSRA) Board in their "Model Rule 6.7".

As personal background, we are Sea Ranch property owners, my family currently spends about 20%- 40% of our time at Sea Ranch, and love it there. Our daughter and grandkids have grown up there. We have been renting out our property as a vacation rental, for over 20 years through local agencies some of which use the internet for advertising and booking. To my knowledge, and following up with our neighbors, there have been no complaints or problems. Renting our property has given us the ability to subsidize a home and achieve and share coastal access which in our early years would have been unaffordable.

I appreciate the effort the Sea Ranch Board of Directors have put into the Sea Ranch "Model Rule 6.7" input to Sonoma County. In the beginning, I was impressed with the thoroughness, intent, practicality and pragmatism with which the The Sea Ranch Short Term Rental Task Force (STRTF) first started. But last minute unsupported additions to the input related to quotas and density restrictions have destroyed the original equanimity they experienced.

The Sea Ranch is not a residential community. 69% of the houses are second homes, and approximately 20% of houses are used as short term rentals. The ability to rent a Sea Ranch home is a valuable asset. Its prohibition or restriction is a serious breach of personal property rights, counter to Sea Ranch CC&Rs intent, and should require clear justification. None has been suggested.

Proposed restrictions by TSRA Board members in their "Model Rule 6.7" submitted to Sonoma County include a cap on the total number of STR properties at The Sea Ranch, a maximum of 180 days each year that a home can be rented, and a minimum distance of 300 ft between STR properties. These density and quota restrictions were added at the last minute by the Board without further evidence, without study of the consequences, without substantive member consultation and in the face of strong opposition from members. Unfortunately, I can only believe that owners with rentals are either pale with fear, or red with anger. I believe the current input as proposed by a minority of residents, at the last possible minute, reflects a

hidden intent to ban rentals and restrict coastal access through density and quota limits.

Ability to rent your property has been historically an approved and accepted part of TSR ownership, and in some cases the only way owners could afford their homes. They make up about 20% of the membership, and are going to be severely discriminated against by a small minority of vocal and politically influential number of Sea Ranchers.

I have attached a copy of “ The Sea Ranch Hosting Coalition Submission to Sonoma County Local Coastal Plan July 26 2021” which I support, and includes many references contained in my input.

I appreciate the Sonoma County Planning Commissions taking the time to review this.

John Dick

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From: [Cari Cadwell](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: The Sea Ranch Association and its involvement in rental properties at the Sea Ranch
Date: Wednesday, July 21, 2021 1:51:54 PM

EXTERNAL

To whom it may concern,

I am a home owner up at the Sea Ranch on the Sonoma County Coast. It has come to my attention that the Sea Ranch Association now wants to regulate when we can rent our homes, the amount of days we can rent our homes as well as the distance between two rental properties.

This is not acceptable. This is asking home owners to non voluntarily promote Segregated Housing! It is against the law in California.

The definition of Segrated housing is

Housing segregation refers to **the discriminatory treatment practiced on African American or other minority groups** in U.S. It is the practice of denying equal access to housing or available units through the process of misinformation, denial of realty and financing services, and racial steering.

The Sea Ranch Association is not acting appropriately. This puts the homeowner at risk once the home owners allotted rental days have been met. Being a Sea Ranch home owner I am not going to refuse any group of people from renting my home just because a Association has declared that I have used up my allotted rental days for the year. This is asking the home owner to discriminate denying equal access to housing or available units.

Please shut down this ludicrous idea of monitoring rental properties from the seat of a Association. This current Association has far over stepped their boundaries and it is time to stop all this craziness. People from all walks of life need to be able to enjoy the Sea Ranch not just the owners who own property. All people need to have access to available rental units. Access needs to be 360 days a year.

Common sense and using ones wisdom surly shows that having the Sea Ranch Association involved in any way with homeowners renting their properties is not a good idea. They are not in the rental property business and have clearly shown that what they are proposing is not well thought out.

I am not interested in breaking the law regarding fair housing or equal access to available units on the Sea Ranch for a Association who wants to have home owners discriminate on their behalf.

Cari Faso
150 White Fir Wood

Sea Ranch Ca
510-410-0517

PS Currently the Sea Ranch does not have enough rental properties available for short term rentals. Sizing down on short term rentals is also a poor call by the Sea Ranch Association. Again everyone should be able to enjoy the Northern Coast and that includes Sea Ranch.

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From: [Cathy FitzGerald](#)
To: [PRMD-LCP-Update](#)
Subject: Short term rentals Sea Ranch
Date: Monday, July 19, 2021 4:16:12 PM

EXTERNAL

The Association's task force was biased and obvious. Many of us have owned homes at the ranch for many years (for us 18), had our homes on a rental market (Sea Ranch Escape) when we were not there. Yes, currently there are some issues. These can be addressed individually. This blanket approach to making part time residents, who by law have the same rights full time residents do, is divisive and unnecessary. Our CC&Rs are the same. Our deed restrictions are the same. We live there to hold dear that we tread lightly on the land and hope our offspring get to enjoy the same special place we have today.

Cathy FitzGerald
21/64

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July 20th, 2021

Sonoma County Planning Commission Members,

I write to you today as the grandchild of one of the original homeowners at The Sea Ranch. My grandmother and grandfather had a home built on a beautiful piece of Sonoma County coast in 1969 when all that surrounded their selected lot were incredible open fields and expansive ocean views. They (and ultimately just my grandmother) were proud home owners at The Sea Ranch for over 50 years until my grandmother's passing in 2020 at the age of 102. It gave her great joy to know that the younger generations of her family had come to love and cherish it as much as she did, and that she would pass on this special piece of our family history to the next generation.

I have been visiting the Sea Ranch my entire life (45 years), with increased frequency over the last 10 years since my daughter was born. We drive through Sonoma County (Penngrove, Petaluma, Valley Ford, Bodega Bay, Jenner, Guerneville, Stewarts Point) as many as a dozen times a year on our journey to what has become our second home. Our trips include stops at restaurants, wineries, gas stations and stores. Our love affair with Sonoma County started with The Sea Ranch but grew into a love of the entire Sonoma Coast and southern inland towns. We've spent many thousands of dollars in Sonoma County and brought countless friends to our family home over the years who have done the same.

Now, The Sea Ranch Association, is recommending to your Commission, provisions that will certainly guarantee that my family will be forced to sell my grandparent's home; the home they envisioned, built, cared for and loved for a half century – longer than just about any other home owner at The Sea Ranch. The home that they planned to pass to my parents, then to me, and to their beloved great grandchild; a 10-year-old who chooses trips to the Sea Ranch over trips to Disneyland and once drew that very same house her great grandparents built as her "dream house" for an assignment at school.

For over 50 years, our family has owned this home and used it as a private second residence. **We have watched and welcomed countless short-term renters in houses directly adjacent to and across from ours. They have come and gone for many years without incident. It seems unconscionable that we could be told that we are now not allowed to rent our home as well.** Ownership of our family home is passing to my elderly parents and we find ourselves in a position where the high cost of taxes, association fees, maintenance and general upkeep of a house on the coast is too high to manage. After 52 years of not doing so, we need to help cover the expense of the property through the short-term rental of our family home. You are being asked to consider provisions that will likely preclude my family from using our property as a short-term rental because we did not do so prior to a certain date (6.7.t). **Perhaps even more upsetting, simply because our neighbors have already been renting out their homes on a short-term basis, the Sea Ranch Association suggests that we should not be able to due to proposed "Density Limits" (6.7.aa).** I hope that you can see why this is highly problematic and certainly reeks of unequal treatment of homeowners- homeowners who live in the same neighborhood, pay the same taxes & fees and who may have the same need to rent their homes in order to not lose them.

I support common sense standards to ensure the protection of the beautiful Sonoma Coast and the nature, wildlife and residents who call this area home but **I do not support the proposed restrictions presented by the Sea Ranch Association.** Restrictions on short term rentals at The Sea Ranch will do harm to my family as well as many other families who pay taxes and participate in the communities of Sonoma County. There are no valid justifications provided for restrictions on the number of rentals, the number of nights a property can be rented or the “density” of rentals, however there *are* clear negative impacts if these standards are accepted. **These restrictions will eliminate the ability for people from a variety of income brackets, ages and backgrounds to continue to buy, own and enjoy properties at The Sea Ranch.** It forces out individuals and families who have spent generations caring for, enjoying and introducing the Sonoma Coast to others. It discourages new buyers from purchasing. It causes property values and tax revenues to fall, as families like mine are forced to make the heart-breaking decision to sell; flooding the market with homes that are unaffordable in a region without the job market or infrastructure to support a significant full-time resident population. It is a flawed proposal and it does damage not only to current homeowners, but to the future of The Sea Ranch and to the ability to keep this remote part of the coast accessible to home-buyers and visitors from all walks of life.

I strongly oppose the TSRA Board’s Model Rule 6.7 and/or other restrictions on short-term rentals at The Sea Ranch. **I ask that you do not support or endorse this rule and do not delegate standards or restrictions on The Sea Ranch to the TSRA Board.**

Sincerely,

Leslie Harbaugh

From: [Anne Lown](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: [Rick Hecht](#)
Subject: Objection to rental restrictions
Date: Wednesday, July 21, 2021 4:01:16 PM

EXTERNAL

Dear Members of the Sonoma County Planning Commission,

As Sea Ranch residents and whose primary residence is Sea Ranch, my husband Rick Hecht and I want to express our concern and disagreement with the currently proposed rental restrictions that you will be reviewing on July 26. We bought our house four years ago knowing that we would rent it until we retired there one day. We have generally used the house once or twice a month and during covid, lived there for 15 months with extended family. That house is beloved by all of us.

Rental restrictions would cause us hardship and decrease the home's value if we were to sell it. We feel like the rules are being changed on us--without adequate preparation and discussion.

Further, we do not want to live in a restricted and exclusive enclave that includes primarily wealthy residents. We appreciate the renters who are good for the economy and bring life and fun to Sea Ranch. Plus, everyone should have the chance to visit the coast.

In particular, we object to the 300 foot rule, restrictions on the number of houses and the number of days one can rent.

Thank you.

I am open to careful and thoughtful discussions about our rental policy, but we have not--as homeowners and Sea Ranch residents--been invited into the conversation about rental restrictions. There has been a lot of discussion about a few party houses, but one board member said the party houses are not the main issue. He said the goal was to align resident/rental balance. I don't know what is out of balance? I am not sure what problem is being addressed here. The process has not been transparent. Please send this proposal back to Sea Ranch for open and healthy discussion before making a ruling. Thank you.

Anne Lown and Rick Hecht

--

E. Anne Lown, Associate Adjunct Professor
Department of Social and Behavioral Sciences
Affiliate Faculty, Osher Center for Integrative Medicine,
3333 California Street
University of California, San Francisco
San Francisco, CA 94118
(415) 502-2893, anne.lown@ucsf.edu

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From: [1mjmack](#)
To: [PRMD-LCP-Update](#)
Subject: July 26 meeting Coastal Short Term Rentals
Date: Tuesday, July 20, 2021 2:11:19 PM

EXTERNAL

Hello,

It is my understanding that Monday's meeting will be to discuss limiting short term rentals under the Coastal Commission.

Please understand some of us depend on the income from short term rentals. I'm a disabled senior citizen who would need county assistance if you take away my income source. We don't need to cause more homelessness due to income squeeze and home loss.

Beyond me my home offers tranquility to visitors to reset and recharge. It helps society in this fast paced world.

My contention with limiting certificates or amount of days we can rent means limiting the general public from access to our coast. I find it fascinating that local officials don't get the benefits of a sharing society. The changes you are proposing would turn our community into a cold world were only rich can afford to live here. It would start to collapse the ability of small businesses, restaurants, stores, etc to survive.

We are becoming a nation of rich and poor with fewer middle class. Please understand that your actions will reverberate for years and change the resort atmosphere of our north bay coast.

Regards,

MJ

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From: [Teri Quatman](#)
To: [PRMD-LCP-Update](#)
Subject: Sea Ranch rentals
Date: Tuesday, July 20, 2021 7:28:15 AM

EXTERNAL

I support the rental program at Sea Ranch.
It is the faucet that attracts new homeowners to the ranch
and keeps our investment valuable.
I was a renter here for 10 years before I bought my Hedgegate house.
It would be germane to this question to study how many current homeowners
were once renters. I suspect a very large percentage!

If there are specific complaints (e.g., noise, littering, etc), those
complaints should be addressed versus a shutting down of all rental
activity.

Thanks,
Dr. Teri Quatman
39034 Hedgegate Rd.
The Sea Ranch, CA.

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From: [Chelsea Holup](#)
To: [Gary Helfrich](#)
Subject: FW: Sea ranch short term rentals (Public Comment)
Date: Tuesday, July 20, 2021 10:06:16 AM

-----Original Message-----

From: James Snidle <jimsnidle@icloud.com>
Sent: July 20, 2021 10:06 AM
To: Chelsea Holup <Chelsea.Holup@sonoma-county.org>
Subject: Sea ranch short term rentals

EXTERNAL

Dear Chelse

I am a part timer in the sea Ranch community and live here six months of the year.
The remaining 6 months the home is a vacation rental allowing one couple to enjoy the beauty of the ocean.
I have never had a complaint from neighbors that do live here full time.
I am totally opposed to any restrictions on part time rentals in Sea Ranch.
It is also economically important to receive this income as I am semi retired.
We have been here for 4 years and have welcomed visitors with never one complaint. Visitors come for the beautiful serenity our space offers.
Please do not place any restrictions on our short term ability to rent our properties.

James Snidle

Daniel Rossomano

We live on Mariners Drive.

Sent from my iPhone

Sent from my iPhone

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From: [Sanjay](#)
To: [PRMD-LCP-Update](#)
Subject: Sea Ranch Short Term Rental
Date: Thursday, July 22, 2021 5:30:51 PM

EXTERNAL

I have owned a home in Sea Ranch for 30 years and have had my home on short term Rental for many years, it is my primary source of income, I am not sure how you have the authority to take away my ability to earn an income and do it effectively retroactively. Last I checked no one has the ability take the right to take away another persons ability to earn a living. What do you propose the compensation should be taking away my living?

Sanjay Sakhujia
20 South Linden Ave
South San Francisco, CA 94080
415 407-1919

www.dpi-sf.com

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From: [Sarah Hoople Shere](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: Please reject proposed restrictions from The Sea Ranch Association board
Date: Thursday, July 22, 2021 11:23:24 AM

EXTERNAL

Hi there,

My husband and I are homeowners at The Sea Ranch -- truly one of our favorite places on earth -- and plan to occasionally rent our house to offset the steep cost of ownership and to share The Sea Ranch with responsible guests.

We are very protective over The Sea Ranch and are committed to retaining its magic -- part of which has been the experience it's provided to visitors since its establishment. Like all other homeowners we know, we communicate strict standards of behavior to our guests so that The Sea Ranch experience is preserved for others. We've seen no evidence of negative consequences due to short-term rentals and strongly urge the commission to demand such an analysis before any restrictions be considered.

Thank you for your time and consideration.

Sarah Hoople Shere

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Chelsea Holup

From: Kyle Spain <kyle.spain@charter.net>
Sent: July 19, 2021 4:51 PM
To: Chelsea Holup
Subject: Sea Ranch - Short Term Rental Restrictions

EXTERNAL

Chelsea,

As an owner of a house in Sea Ranch, which I rent on a short term basis, I am opposed to the current restrictions being suggested by the TSRA (The Sea Ranch Association):

- 1) Restrictions on whether or when I can rent my house.
- 2) There is no proliferation of short term rentals in Sea Ranch (short term rentals have been stable for over 15 years).
- 3) It is not fair or needed for the TSRA to oversee short term rentals to the degree they suggest and charge a yearly fee as well.

Most importantly there has been no analysis of the effects of the proposed restrictions. The TSRA has conducted no study, engaged no consultants, and offers no opinion on the expected impacts of the proposed restrictions.

More control/restrictions by TSRA will not make short term rentals better. They will only make things more complicated for all owners while not fixing “problems” that do not exist in the first place.

Thanks for your time,

Kyle Spain
37067 Schooner Dr.
The Sea Ranch

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From: [Lars Thorsen](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: The Sea Ranch proposed rental restrictions would cause sever economic damage
Date: Wednesday, July 21, 2021 10:55:55 PM

EXTERNAL

Dear planning commission,

The Mendocino and Sonoma coast communities are highly dependent upon tourism. Tourism brings revenue and jobs to these communities during these very difficult times. Any considerations to imposing restrictions on rentals at TSR should be weighed against an economic impact assessment. My family and I own a home there and we are there frequently. We also do extend our home to short term rentals to offset the high costs of property tax, utilities and HOA dues. The economic damage to my family here would be significant if we were not able to continue to offset these costs.

The job creation which tourism creates on the Somona coast is significant and therefore the subsequent tax revenues also need to be considered. Rentals at TSR are fundamentally not a material issue on the Sonoma coast. The issue which is of paramount concern is affordable housing for the community. While I wish TSR would be the answer for this challenge, it simply isn't as the cost basis of the properties prohibit the economics to work. I would ask the board of supervisors and planning commission to redirect its energy to affordable housing to ensure an economically successful and prosperous community.

Thanks for listening

Lars Thorsen

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From: [Greg Ward](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: [malonsomartinez@tsra.org](#); [karen@amiel-phillips.com](#); [maggiecc@protonmail.com](#); [csjaap@gmail.com](#);
[mkleeman@tsra.org](#); [nmoran@tsra.org](#); [snevin@tsra.org](#)
Subject: Submission to Sonoma County Local Coastal Plan July 26 2021
Date: Tuesday, July 20, 2021 12:56:19 PM

EXTERNAL

Commissioners:

My wife and I own the property located at 36574 Sculpture Point Drive, The Sea Ranch. We purchased the property in 2003 and have enjoyed it as a second home since then. We rent the home as a short term rental through Sea Ranch Escape, which manages the property, addresses any complaints that may arise, and pays the Sonoma County Transient Occupancy Tax on our behalf. Before buying our home we vacationed at The Sea Ranch for decades, taking advantage of the available short term rentals.

The Board of The Sea Ranch Association has submitted to the County a “proposed rule” of the TSRA as a “concept document” for your consideration in the evaluation of a need for a short term rental ordinance. First, it should be made clear that the rule has not been adopted by the Association pursuant to California Civil Code section 4360 and is opposed by a large number of Association members. The Board refused to take a stand on the rule at its meeting of June 26, 2021, voting to table the discussion. The characterization of the proposed rule as a “concept rule” is simply a deceptive means of presenting an unfinished, work-in-process as the final expression of the views of The Sea Ranch owners.

As fully explained by the Submission of The Sea Ranch Hosting Coalition, The Sea Ranch is unique from other short term rental areas in the county by virtue of the fact that it is not a traditional residential community: it has historically been a vacation destination, and the great majority of homes are second homes, with approximately 19 percent of all homes used as short term rentals. The number of short term rentals has not increased over the years – in fact, since 2005 the number of homes used for short term rentals has decreased from 366 to 339. Short Term Rental Task Force Presentation to Board of Directors 4-27-19. The “proposed” rule would be an unprecedented and arbitrary taking of private property. In particular, the rule’s restrictions on the number of days a home may be rented each year, the number of short term rentals available in the entirety of The Sea Ranch, and the proximity of one rental home to another are without any logical underpinning, and unnecessary to resolve issues raised by visitors to the coast.

Indeed, many of the issues and problems addressed by the proposed rule apply equally to permanent residents, who are also capable of disturbing the peace, health, comfort, safety and welfare of the community. For example, there is no justification for subjecting owners of short term rentals to the following requirements and restrictions, while not requiring the same of permanent residents:

1. Reporting the names of all persons living on the property;
2. Restricting occupancy based on the number of bedrooms;
3. Restricting the number of vehicles based on the number of bedrooms, and reporting vehicle descriptions and license plate numbers;
4. Restricting the number of dogs; and

5. Requiring commercial walk-in trash removal.

The owners of short term rentals should be responsible for problems created by renters, just as owners of any home at The Sea Ranch should be responsible for problems created by the occupants. Reasonable regulation is appropriate. But proposed rule 6.7 tramples on property rights, grossly exceeds what is necessary to address any unique problems created by visitors to the community, and opens the door to further micro-regulation that will greatly exceed the scope of the restrictions already in place in the Association's CC&Rs.

I am hopeful the County will be careful to consider the benefits of short term rentals at The Sea Ranch to the vitality of the coast.

Greg Ward

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From: [Molly White](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: bob.wood@zgf.com
Subject: As The Sea Ranch homeowners, we oppose TSRA Model Rule 6.7
Date: Friday, July 23, 2021 11:56:05 AM
Attachments: [image001.png](#)
Importance: High

EXTERNAL

Hello, I and my husband Robert Wood, as owners of a home at The Sea Ranch that we make available for short term rentals, we urge the Sonoma County Planning Commission and Board of Supervisors to reject the restrictions in the proposed Sea Ranch Association Model Rule 6.7 and not to delegate the creation of performance standards and/or restrictions to the TSRA Board. We support the position and statements provided by the Sea Ranch Hosting Coalition; we urge the Commission to dismiss the unfair, unnecessary and financial devastating recommendations being developed by a very small minority of TSRA homeowners and protect the rights and needs of the majority.

I would appreciate a response to this email.

Thank you.

Molly White | [Dyne Therapeutics, Inc.](#)
Vice President, Global Head, Patient Advocacy and Engagement
830 Winter Street
Waltham, MA 02451
O: +1.781.786.8230
C: +1.650.438.7310
F: +1.781.786.8866



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From: [Teri Quatman](#)
To: [PRMD-LCP-Update](#)
Subject: Sea Ranch rentals
Date: Tuesday, July 20, 2021 7:28:15 AM

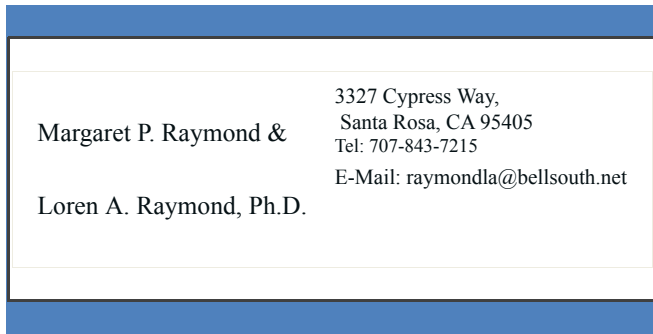
EXTERNAL

I support the rental program at Sea Ranch.
It is the faucet that attracts new homeowners to the ranch
and keeps our investment valuable.
I was a renter here for 10 years before I bought my Hedgegate house.
It would be germane to this question to study how many current homeowners
were once renters. I suspect a very large percentage!

If there are specific complaints (e.g., noise, littering, etc), those
complaints should be addressed versus a shutting down of all rental
activity.

Thanks,
Dr. Teri Quatman
39034 Hedgegate Rd.
The Sea Ranch, CA.

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18 February 2020

Dear Ms. Condon:

We write with deep concern for protection of the Sonoma County coast. In particular, we are concerned that the LCP Update does not adequately protect our coast — one of the most beautiful in the country. We strongly recommend that the current LCP be sent back to the drawing board for the following reasons.

- Announcements to alert the (inattentive) public to opportunities for voicing concerns about changes in coastal protection have been inadequate.
- The policy language of the LCP appears to be consciously vague, creating confusion about what development will be allowed going forward. [For example, the statement “presents policies for encouraging new and expanding existing visitor-serving commercial development where it can be accommodated with minimal impacts on coastal views and natural resources” is self-contradictory in that any commercial development outside of the largest local communities (such as Bodega Bay) will have negative impacts on coastal views. It is our view that encouraging coastal development of our **protected coastline** is incongruous and seemingly self-contradictory.]
- The LCP should be designed for continued public input, rather than leaving decision-making heavily in the hands of Permit Sonoma staff, which are not elected by the people.
- The LCP should make the recourse of appeal of changes clear and accessible to the public.
- The LCP should make clear where and when State and Regional Park input will be incorporated into decision-making.
- The report is inadequately sourced (i.e., referenced, especially with current scientific literature). [The main document has only seven references, four of which are on lighting. The Appendices have more references, but references on and to the connections among geology, coastal erosion, and sea level rise are totally inadequate.]
- The LCP presentation lacks adequate maps. [For example, maps should show where, if any, zones for allowed development are anticipated; where updated zones of landslides and slope failures occur; etc.].
- In our view, critical geologic issues are not adequately addressed or supported by reference to current research. [For example, to cite two cases: (1) While not critical specifically, generally, from a geologic point of view, statements such as “Geologically, the coastal prairie is a thick layer of Franciscan melange ...” reflect both poor language that renders the geologic statement inaccurate and poor scholarship inasmuch as recent work has supported some earlier work and demonstrated that the generalization that Franciscan melanges underlie the entire coastal zone, **is false**. (2) Specifically, **Policy C-PS-2i** states “The projected coastal bluff retreat shall be calculated considering the specific geologic and hydrologic conditions on the site;...” In the absence of an understanding of the geology as we currently understand it, one cannot calculate accurately, the rates of coastal bluff retreat, which are a function of the rock types present at specific locations.]

Please help make the LCP truly up-to-date and protective of our fabulous coast.

Sincerely,

*Margaret P. Raymond
Santa Rosa, CA 95405*

&

Loren A. Raymond, Ph.D.

Coast Range Geologic Mapping Institute

Santa Rosa, California USA 95405

Draft LCP Public Access comments: August 2020

2. Background, 2.1: fourth paragraph, are the visitor totals for State and Regional Parks for the summer peak months, or for an entire year? **Update these figures and clarify.**

2.1: fifth paragraph, North and South Coast visitor totals do not match the one million totals for coastal visitors; 750,000 total does not exceed one million visitors. **Correct these totals.**

2.1.1: page 4, third paragraph, add to the last line: **Sea Ranch and Jenner Headlands.**

page 4, fifth paragraph, change last sentence to read: **The Wildlands Conservancy has developed a parking area and restrooms along Highway 1 and has committed to implementing 2.5 miles of Coastal Trail.**

2.1.2: page 5, second paragraph, after Wright Hill Ranch, insert **Rigler acquisition**, and last sentence: **Two public access trails, Pinnacle Gulch and Short Tail Gulch,**

page 5, second paragraph, delete the last sentence and replace with: **Additional Estero access will be provided for canoes and kayaks through minimal access improvements on the Bordessa property off Highway 1.**

2.1.3: page 5: first paragraph: Are the facts listed in this paragraph still valid as to acres and percentages and miles?

2.2.2: California Coastal Act: page 6, third paragraph, third line, insert **Coastal Trail after public access.**

2.2.4: page 7: last paragraph, third line, General Plan 2020 (?), should be **General Plan 2010. (?)**

2.2.4: page 8: first paragraph, last sentence: In 1999 and 2002 the Sonoma Land Trust published two parcel analysis, one each for lands south and north of the Russian River that identified properties with significant recreational and resource value and provided strategic approaches for acquisition and resource protection.

3.1.1: page 10: first paragraph, sixth line: insert Timber Cove after The Sea Ranch.

3.1.2: page 10: first paragraph, add a sentence at the end: **Whenever possible throughout the coastal zone, development of Regional and State trails should proceed with the maximum number of connections in mind to other coastal and inland trails and water trail systems.**

3.1.2: page 11: last paragraph, last sentence: that contains parallel routes, **connections to inland trails** and

3.1.2: page 12: second paragraph, second sentence: The preferred routes consist of a number of interconnecting trail segments of various types which combined provide alternative routes **to and** through central Bodega Bay

3.2.1: page 16: first paragraph, second sentence: **As part of Coastal Plan implementation, complete research necessary to determine if prescriptive access points can be converted to public accessways.**

3.2.2: page 16: Acquisition Priority: Objective C-PA-1.5: Research and determine the suitability of prescriptive access points to be converted to public accessways.

3.2.2: page 17: Policy C-PA-1c: Encourage acquisition and development of additional **land and water trails**

3.2.2: page 18: Policy C-PA-1e, first paragraph: Work with the California Coastal Commission, **and State and Regional Parks** to ensure that any access rights that the public may have acquired are preserved.

3.2.2: page 18: Policy C-PA-1f: Is there a more recent version of the Coastal Commission's Recommendations for Accessway Location and Development than the 2007 document?

3.2.2: page 19: Policy C-PA-1i: Sonoma County shall either accept or assist in finding another public agency **or nonprofit organization** to accept Offers of Dedication

3.2.2: page 19: Policy PA-1j: should be Policy C-PA-1j

3.2.2: page 19: Policy C-PA-1l: this should read: A vertical accessway shall extend...

3.2.2: page 19: Objective C-PA-2.7: Revise to read: Ensure the California Coastal Trail has connections to trailheads, parking areas, interpretive kiosks, inland trail segments, **and water trails** at reasonable intervals.

3.2.2: page 20: Objective C-PA-2.10: Provide for and maximize wherever possible, trails, parking areas, restrooms and other improvements to meet the requirements of federal ADA guidelines.

3.2.2: page 20: Policy C-PA-2d: The California Coastal Trail should use existing oceanfront **and beach** trails and recreational support facilities to the maximum extent feasible.

3.2.2: page 21: Policy C-PA-2j: Design and construct improvements where needed and applicable to meet the requirements of recognized ADA standards to provide access for people with disabilities.

3.3 Facility Planning and Development

3.3.1: page 21: first paragraph, last sentence: Has a General Plan for the Sonoma Coast State Parks been done since 2007. If so, the most recent plan should be reviewed and appropriate information used in the DLCP.

3.3.1: page 22: first paragraph, last sentence: ... and more by providing the entire County and regional population

3.3.1: page 22: State Facilities: determine if the General Plans, environmental documents, and facilities plans cited need to be revised and/or updated to provide the most current and relevant information.

3.2.2: page 23: Need and Demand: third sentence: delete “and” the acreage ...

3.2.2: page 23: Facility Improvements: last sentence: safe trails, restrooms, parking areas, trash receptacles, ADA improvements, and signs.

3.2.2: page 23: Impacts on Environment: first sentence: The environmental carrying capacity, protection of wildlife habitat, protection of views, traffic impacts, and the

3.2.2: page 24: first paragraph: second sentence: delete the phrase, “permitted on the coast”

3.2.2: page 24: first paragraph, last sentence: add at the end: and adjacent recreation areas and may negatively impact the natural environment.

3.2.2: page 24: Add: ADA uses should be designated, signed and separated from other public access facilities and improvements.

3.2.2: page 24: Parking: Determine if the Vista Trail is open and parking is available.

3.2.2: page 26: first paragraph: first sentence: Regarding the first exception, there are “few,” ... really? exceptions along the Sonoma County coast... Our coast is rugged and it seems as though there would be, or are, many locations where public access would be limited by public safety hazards.

3.2.2: page 27: second paragraph: second sentence: The Coastal Commission would determine if the potential adverse impacts on agriculture from public access for new development would be significant? The Commission would determine , or the County? Clarify.

page 27: Goal C-PA-3, Objective C-PA-3.2: Provide adequate facilities for all users at all public accessways.

page 28: (3) Development Priority III: add at the end of the sentence: or if specific funding to a site becomes available.

page 29: Policy C-PA-3e: first sentence: third line: of the access trail or significant interest in the access trail.

page 29: Policy C-PA-3h: third line add after campgrounds, ADA appropriate facilities and accommodations ..

page 30: Policy C-PA-3p: Encourage the California Department of parks and Recreation to install emergency communication facilities at Goat Rock and Wrights Beach.

page 30: Policy C-PA-3r: At trailheads provide bilingual information ...

page 30: Goal C-PA-4: Establish a parking system with adequate parking facilities, that includes parking for disabled parkland visitors, throughout

page 30: Objective C-PA-4.1: ensure that adequate parking facilities are provided for all parkland visitors for each new or expanded public access facility.

page 31: Policy C-PA-4d: Locate and provide maximum parking capacity for disabled parkland users at new facilities and at facilities being expanded or improved. Change the Policy notations for the remaining two policies to reflect the addition of this new policy.

page 31: 3.4 Recreation and Facility Management and Operation: last line: after a public hearing has been conducted and the Board of Supervisors has approved the transfer of management responsibility.

page 33: Objective C-PA-5.1: Require that the public access facilities are properly funded, operated and adequately maintained to maximize public access.

page 33: Policy C-PA-5b: Planning for new, expanded, or improved park facilities in the coastal zone shall contain a financial plan that would ensure that necessary funds are available to implement the work proposed. (?)

page 33: Policy C-PA-5c: “asses” should be changed to assess. What were the asses going to assess? Once the staffing plans are assessed, hopefully the staff won’t be asses.

page 34: 4. Recreational Boating Policy: second paragraph, second line: is the 11,000 boats number current, or is it a holdover from the 2015 LCP draft? And, are the numbers/percentages stated later in the paragraph current?

page 35: 4. Recreational Boating Policy: third paragraph: second line: add and kayaks after canoes.

page 35: GOAL C-PA-6: add coastal waterways after marinas to read: Provide adequate recreational boating facilities at parks, harbors, marinas and coastal waterways on the Sonoma County coast.

Page 35: Objective C-PA-6.1: add coastal waterways after marinas to read: Provide adequate boating facilities at parks, harbors, marinas and coastal waterways.

5. IMPLEMENTATION PROGRAMS, 5.1 Public Access Programs

page 36: Program C-PA-1: delete “or” to read: Prepare a long-range plan or Master Plan for each State and County Park and Preserve

page 36: Program C-PA-2: third line add after facilities on the coast, and on roads leading to the coast to reduce

page 36: Program C-PA-5: Ensure that federal ADA guidelines are met and improvements are implemented that comply/meet such guidelines for persons with disabilities throughout the Sonoma County coastal zone.

5.2 Other Initiatives

page 36: Other Initiative C-PA-1: first line: add after and: nonprofit: to read: Encourage partnerships between public agencies, nonprofit and private organizations...

From: [Chelsea Holup](#)
To: [Gary Helfrich](#)
Subject: FW: Sea ranch short term rentals (Public Comment)
Date: Tuesday, July 20, 2021 10:06:16 AM

-----Original Message-----

From: James Snidle <jimsnidle@icloud.com>
Sent: July 20, 2021 10:06 AM
To: Chelsea Holup <Chelsea.Holup@sonoma-county.org>
Subject: Sea ranch short term rentals

EXTERNAL

Dear Chelse

I am a part timer in the sea Ranch community and live here six months of the year.
The remaining 6 months the home is a vacation rental allowing one couple to enjoy the beauty of the ocean.
I have never had a complaint from neighbors that do live here full time.
I am totally opposed to any restrictions on part time rentals in Sea Ranch.
It is also economically important to receive this income as I am semi retired.
We have been here for 4 years and have welcomed visitors with never one complaint. Visitors come for the beautiful serenity our space offers.
Please do not place any restrictions on our short term ability to rent our properties.

James Snidle

Daniel Rossomano

We live on Mariners Drive.

Sent from my iPhone

Sent from my iPhone

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July 26, 2021

Sonoma County Planning Commission
c/o Gary Helfrich
2550 Ventura Ave.
Santa Rosa, CA 95401

Submitted via email to: PRMD-LCP-Update@sonoma-county.org

RE: Local Coastal Plan 2021 Draft Updates

Dear Commission:

On behalf of Russian Riverkeeper (RRK), I welcome the opportunity to submit these comments for the “Local Coastal Plan 2021 Draft Updates.” The Russian Riverkeeper is a local nonprofit that has been successfully protecting the Russian River watershed since 1993. Through public education, scientific research and expert advocacy, RRK has actively pursued conservation and protection for the River’s mainstem, tributaries and watershed. Our mission is to inspire the community to protect their River home, and to provide them with the tools and guiding framework necessary to do so. For that reason, we submit the following comments.

I. Current Hydrological Situation in the Russian River Watershed

Historically, California has been known for its Mediterranean climate with drier summers and mild, wet winters. On occasion there would be a short period of drought conditions as La Niña passed through, or stronger wet years with El Niño. Climate change has caused this once reliable climate pattern to abruptly change in more recent years. Instead, we are now seeing longer hot, dry periods with fewer intense precipitation events during our winter months. Our water infrastructure, water use, and entire mindset around water are not prepared to deal with this new normal. Recognizing and adequately planning for these climate realities in our Local Coastal Plan will go a long way in ensuring that our Sonoma Coast is sufficiently prepared to face these coming changes.

This year the Russian River Watershed has averaged less than 13.5 inches of rain, which is less than 40% of the annual average for the past 30 years. That is on par with the 1976/1977 drought period, and two years into our current dry period we are now dealing with more frequent and hotter temperatures than we did back then. These hotter temperatures increase soil moisture deficits, evapotranspiration rates, and overall demand, while simultaneously reducing groundwater recharge rates and the overall amount of water available to our local ecosystem. Not to mention the increased fire risk and subsequent impacts we regularly face when water is in low supply. This all means that we are in a much worse off place than prior dry years, and we do not know how long this dry period or others will last. Thus, we must be prepared to integrate water protections at every opportunity to protect our invaluable water ecosystems and local human health.



To date, local efforts to reduce demand have been largely inadequate in light of the seriousness of this dry period and demonstrates the need for strong governing policies that require enforceable action. As these dry periods continue to grow in length and intensity our local policies must be proactive in planning for the worst type of water years.

II. The Water Resources Element

Water resources are finite, and as climate change progresses the water we once had may be no more. Water and rain during the winter months is no longer abundant. As dry periods intensify in both duration and impact, we must acknowledge and prepare for a very different looking water world in the coming decades. Changes in precipitation patterns are expected to result in more intense atmospheric rivers which are not conducive to groundwater recharge, and will make storage a priority. Water uses will also have to fundamentally change so that we remain sustainable as a region, and our collective mindset becomes conservation forward. Through strong demand management policies Sonoma County can be made stronger and be able to provide long-term security to its residents.

It is clear that Staff have spent considerable time re-working the LCP draft so that it more accurately reflects the issues our coastal region faces, and this is much appreciated. However, there are still areas for improvement so loopholes are closed, discretion is removed, and policies are substantiated by strong enforcement action.

Suggestions and considerations we have for strengthening the LCP draft are here:

- **Policy C-WR-1a:** The approval for any project proposed within 200 feet of an impaired surface water shall include as conditions of approval design features and mitigation measures to prevent impacts to the quality of such waters. (New)
 - This policy should be applicable to impaired and pristine waters alike throughout the coastal zone.
 - There should be consideration for hillside projects outside of this 200 foot zone, especially when runoff goes directly to waterways below. A project's location on a hillside above a waterway will result in runoff and negative impacts to the water quality below them. As runoff cuts drainage gullies/channels through the hillside the impacts to the waterways below will only increase through erosion and the amount of water carrying sediment that makes it down the hill.
- **Policy C-WR-1b (4):** Plan, site, and design development to maintain or enhance on-site infiltration of runoff, where appropriate and feasible. Minimize the installation of impervious surfaces, especially directly-connected impervious areas, and, where feasible, increase the area of pervious surfaces in re-development, to reduce runoff.
 - It needs to be made clear whether "feasible" includes consideration of economic cost or not. We highly suggest that it does not allow consideration of economic cost. If cost is so high to mitigate a project sufficiently, then the project needs to either be changed, cancelled, or moved to a different location. This is true for use of "feasible" throughout the water resources element.

- **Policy C-WR-11:** Ensure that agricultural operations reduce non-point source pollution through the development and implementation of California Water Resource Control Board-approved ranch plans and farm plans that demonstrate how the applicant intends to avoid, minimize, or mitigate the impact to water quality from agriculture.
 - This policy must also require some demonstration that actions are shown to be effective for that particular site location—that the action will do what it says it will do.
 - This policy also needs expanded to require that there will be no new non-point source pollutants entering the waterways due to use of sufficient BMPs.
- **Policy C-WR-2d:** Encourage public water suppliers to monitor and report groundwater levels, yields, and other information on groundwater conditions.
 - “Encourage” should be changed to “require.” Without necessary data from all water suppliers and groundwater wells, Sonoma County is tying its own hands and preventing informed decision-making that will benefit all of Sonoma County.
- **Policy CWR-4g:** Encourage property owners to incorporate only native, drought-tolerant, and low water use plants to conserve water and reduce the potential for runoff and erosion.
 - Any new development or redevelopment over a certain size must require property owners to use only native, drought-tolerant, and low water use plants to conserve water and reduce the potential for runoff and erosion. Any development or redevelopment project that requires county oversight or a permit should have this provision built into the approval process.
- **General Suggestions:**
 - Across the board, all policies need to make it more clear that once mitigation measures are in a design plan and approved, they cannot be later removed and not completed unless equal or stronger mitigations are used instead. There needs to be an enforceable backstop here so that mitigation plans are not altered insufficiently or removed all together due to costs or some other reason.
 - Policies should not be limited to new development. Instead, they should be inclusive of any redevelopment that disturbs the soil or requires machinery. This is because soil disturbances and use of machinery can compact soil, increase erosion, remove necessary vegetation, and
 - Can it be clarified what “economic life of the development” means?
 - When making references and relying on compliance with other policies and ordinances, it is important that those policies and ordinances being referenced are also updated to reflect today’s water realities. For instance, Sonoma County’s water efficient landscape ordinances have not been updated since 2015. Science, technology, and our overall knowledge about climate change have drastically improved in the last six years so reliance on these ordinances is not sufficient for an LCP that will be in place for the next decade. What we considered a reasonable water use five years ago is not necessarily still reasonable today.
 - Throughout the Water Resources Element there are references and considerations made for water quality, but little emphasis on water quantity. We understand there is some overlap with other LCP elements, but insufficient consideration and

- protections for water quantity is only going to put the Sonoma Coast at risk of being in a position where it is no longer sustainable to live.
- Consideration of public trust resources needs to be part of any analysis, permit determinations, or other decisions relating to actions that have negative impact.
 - Any development or redevelopment project that requires county oversight or a permit should have water monitoring and reporting provisions built into the approval process. Without necessary data from all water suppliers and groundwater wells, Sonoma County is tying its own hands and preventing informed decision-making that will benefit all of Sonoma County.
 - Encourage rain water harvesting, use of grey water, and recycling water. Remove regulatory barriers that do more to prevent these types of water collection.

III. The Circulation and Transit Element

The Sonoma coastline is not known for being an easily accessible place—for public or emergency services—and existing issues are only going to be further exasperated with the effects of climate change. Issues stemming from washed out roads, mudslides, cut-off delivery routes, and reduced access to emergency services all present serious risks to the Sonoma Coast and must be given due consideration so communities are not placed at such high risk, especially as our region becomes more prone to extreme weather events.

Reflecting back on storm events from even 10-15 years ago, we were already seeing days or entire weeks where a single storm would cut off all community access. Though not a complete list, a single storm can mean there are no accessible roads to get to safety, no supply routes for food deliveries or gasoline to get restocked, no hospital access, no phone service for outside communication, and no service workers for downed power lines—the entire community is forced to shut down. For the elderly, disabled, low income, and unexpecting residents or visitors, this is a serious issue that is only going to get worse with climate change. The potential for more frequent and more hazardous flooding throughout the entire coastal zone is high, especially along Highway 1 and Lower Russian River communities.

Additional consideration must be given to improving these access points so residents are not subject to unnecessary risk. To ensure local environmental and cultural resources are not impacted by these improvements, it is important that the local community be involved, necessary repairs to existing infrastructure be funded, and the use of natural erosion and flooding controls be implemented instead of hard barriers. It is also important that any plans for repair or new infrastructure be inclusive of the most recent sea level rise studies so that setbacks are sufficient.

Finally, available public transit is inaccessible to anyone outside of Sea Ranch, Point Arena, and Gualala city limits since the MTA (only public transit to Santa Rosa) picks up in town, and it does not have any routes through nearby rural areas despite a significant portion of Sonoma County's population residing in these areas. Plus, there is only one scheduled trip available per day. As a result, access to local public trust resources is significantly limited for anyone without a car or the funds to drive to the beach for the day.



It would be great to expand public transit routes and schedules so residents can more easily visit Highway 1 and have coastal access. Any route expansions must also coincide with local park areas or walking areas that provide safe haven to pedestrians existing or waiting on transit. Priority for route expansion should be given to lower income and disadvantaged areas along Highway 1, throughout Northern Sonoma County, and connecting to Mendocino county. Expansion of public transit could also help reduce the number of cars coming to the coastal area and reduce related impacts like increased carbon emissions.

IV. The Cultural and Historical Resources Element

When consulting on areas of cultural and historical significance in Sonoma County and for related resources, it is important that local tribes are included. This means through all stages, from beginning to end, and this is especially true for lands and resources that historically belonged to local tribes.

For example, under Policy C-CH-1b development permits involving the Historic Resource Survey are to be referred to the Sonoma County Landmarks Commission for review and mitigation. Such development permits should also require consultation by local tribes when relevant in location, cultural significance, or physical site. Sea Ranch should be subject to the same consultation with local tribes. Management of our region's coastal areas has a long history of colonization and land domination, and that must be recognized and acknowledged in Sonoma County's actions and policies going forward.

V. The Public Access Element

The Russian River, our local beaches, and navigable waterways are all public trust resources that are meant to be publicly accessible. In recent years though, through privatization and glamping businesses, many of the points of access to these public trust resources have been closed off. Sonoma County should focus on limiting this privatization and encouraging the use of public easements to protect these public access points.

Along with the need for easily accessible public access points is a need to keep our public trust resources clean and in their natural state. Policy C-PA-3o helps provide for some of this, but is limited to only the "major" facilities. There is also little detail on the monitoring and oversight of these facilities. To truly protect our resources there has to be sufficient trash receptacles and waste facilities to last a tourism-packed weekend, as well as staff to help empty and maintain those facilities.

VI. Conclusion

Society must be willing to adapt and take significant steps forward now to effect necessary changes. This means our governing policies have to be designed and written to help further these changes in mindset. We appreciate the opportunity to provide comment and welcome any questions that you may have.



Sincerely,

A handwritten signature in black ink, appearing to read "Jaime Neary".

Jaime Neary
Staff Attorney
Russian Riverkeeper

A handwritten signature in black ink, appearing to read "Don McEnhill".

Don McEnhill
Executive Director
Russian Riverkeeper

A handwritten signature in black ink, appearing to read "Ariel Majorana".

Ariel Majorana
Environmental Justice Outreach Specialist
Russian Riverkeeper

From: [Sanjay](#)
To: [PRMD-LCP-Update](#)
Subject: Sea Ranch Short Term Rental
Date: Thursday, July 22, 2021 5:30:51 PM

EXTERNAL

I have owned a home in Sea Ranch for 30 years and have had my home on short term Rental for many years, it is my primary source of income, I am not sure how you have the authority to take away my ability to earn an income and do it effectively retroactively. Last I checked no one has the ability take the right to take away another persons ability to earn a living. What do you propose the compensation should be taking away my living?

Sanjay Sakhujia
20 South Linden Ave
South San Francisco, CA 94080
415 407-1919

www.dpi-sf.com

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SHADED FUEL BREAK

Purpose/Overview

The purpose of the development, implementation and maintenance of a project such as fuel modification can be considered a fire prevention/management tool that may promote awareness, mitigation, and assist in fire suppression activities in the event of a wildland fire situation in Interface Lands. The objective is to reduce, modify, and manage fuels within designated areas that may enhance mitigation efforts in the event of a wildland fire situation. The Shaded Fuel Break is an identified key component of any project:

is a strategic location along a ridge, access road, or other location where fuels have been modified. The width of the fuel break is usually 100 to 300 feet depending on the site. This is a carefully planned thinning of dense vegetation, so fire does not easily move from the ground into the overhead tree canopy. A shaded fuel break is not the removal of all vegetation in a given area. Fire suppression resources can utilize this location to suppress wildland fires due to the modification of fuels of which may increase the probability of success during fire suppression activities. Any fuel break by itself will not stop a wildland fire.

The Shaded Fuel Break is a recommended guideline for fuel management within identified Interface Lands.

The goal is to protect human life and both public and private resources by reducing the risk and potential hazard of wildland fire by practicing management strategies that promote the preservation and restoration of natural resources and protection of cultural resources.

Objectives are mitigation of fire dangers in an effort to: Enhance public safety; Protect natural and cultural resources; Provide for recreational opportunities; Conduct cost effective maintenance of features and facilities.

SHADED FUEL BREAK PRESCRIPTION

This is a defensible location to be used by fire suppression resources to reduce the hazard of wildland fires. Any fuel break by itself will **NOT** stop a wildland fire. It is a location where the fuel has been modified to increase the probability of success for fire suppression activities. Ground resources can use the location for direct attack. Air resources may use the location for fire retardant drops.

Prescription

The intent of the fuel break is to create a fuel model or vegetative arrangement where wildfire reduces intensity as it burns into the fuel break. A ground fire, burning grass and leaf duff is the desired fire behavior. An arrangement which, provides the desired fire behavior effects, involves an area where ladder fuels are removed and tree or brush canopies will not sustain fire, and where the contiguous fuels arrangement is interrupted.

This general arrangement allows fire and resource managers to retain a species diversity of individual younger, middle aged and older plants, which allows the opportunity for an uneven aged vegetative type, without compromising the project objectives. For example, young saplings of individual oaks or conifers may be retained, although, they may be under the desired diameter, they may not contribute to undesired fire behavior effects. Additionally, it may be necessary to cull a few trees in a thick stand of conifers over the desired diameter in order to improve forest health. It is important to remember that this prescription is a guide, not an absolute. Site specific prescriptions may be developed later for individual projects which, all will be in accordance with the project objectives.

Implementation consists of removing or pruning trees, shrubs, brush, and other vegetative growth on the project area as prescribed. All work will be accomplished by use of hand crews, biological treatment or mechanical equipment; supported by chippers and/or burning as determined appropriate on a case-by-case basis. The preferred width of a shaded fuel break along a ridge top or adjacent to one is approximately 300 feet

Trees up to the 6-inch diameter at breast height (dbh) class are eligible for removal under this prescription. However, larger hazardous snags may be removed. Due to operational needs, it may be necessary to remove an occasional tree with a dbh larger than 6 inches based on forest health and project objectives. Individual trees under 6-inch dbh may be retained for diversity and if they do not disrupt project objectives. This will only be done on a case-by-case basis after proper review by all agencies.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected, within any shaded fuel break.

Cultural resources are a major resource and will be protected.

1. Understory fuels:

Understory fuels over 1 foot in height are to be removed in order to develop vertical separation and low horizontal continuity of fuels. Individual plants or pairs of plants may be retained provided there is a horizontal separation between plants of 3 to 5 times the height of the residual plants and the residual plants are not within the drip lines of an overstory tree.

2. Mid-story fuels:

Trees up to the 6-inch dbh may be removed. Exception to this size limit shall be trees that have significant defect and/or which do not have a minimum of a 16-foot saw log or trees, such as saplings, that do not present an undesirable effect. Live but defective trees larger than the 6-inch dbh providing cavities for obvious wildlife use will be retained.

Trees shall be removed to create horizontal distances between residual trees from 20 feet between trunks up to 8 to 15 feet between tree crown drip lines. Larger overstory trees (> 6-inches dbh) do count as residual trees and, in order to reduce ladder fuels, shall have vegetation within their drip lines removed. *Prune branches off of all residual trees from 8 to 10 feet off the forest floor, not to reduce the live crown ratio below 1/2 of the height of the tree.*

Criteria for residual trees (up to < 6-inch dbh):

Conifers: Leave trees that have single leaders and thrifty crowns with at least 1/3 live crown ratio.

Conifer leave tree species in descending order:

- Sugar pine
- Ponderosa pine
- Douglas fir
- Knob-cone Pine
- Gray Pine
- White fir
- Incense cedar

Intolerant to shade species have a higher preference as leave trees because their seed will be less likely to germinate in the understory.

3. Snags:

Snags are a conduit for fire during a wildland fire. However, they also provide excellent wildlife habitat in their natural state. The following is the criteria of when snags shall be retained:

18-inch diameter class or larger and not more than 30 feet in height which are not capable of reaching a road or structure provided there is a separation of least 100 feet between snags.

Hardwood trees: Leave trees that have vertical leaders and thrifty crowns with at least 1/3 live crown ratio.

Hardwood leave tree species in descending order:

Valley Oak
Big Leaf Maple
Blue Oak
Black Oak
Madrone
Live Oaks

Brush: It is desirable to remove as much brush as possible within the shaded fuel break area. However, if individual plants or pairs of plants are desired to be left, leave plants with the following characteristics: young plants less than 5 feet tall and individual or pairs of plants that are no more that 5 feet wide.

From a fuels management perspective the following are brush leave species in descending order:

Category 1

Dogwood
Redbud

Category 2

Toyon
Buckeye
Coffeeberry
Lemmon Ceanothus
Buck brush (Wedge leaf ceanothus)

Category 3

Whitethorn
Deer brush
Manzanita
Chamise
Yerba Santa
Poison Oak
Scrub Oak

Non-native species (such as olive, fig, etc.) will be considered on a case- by- case basis.

3. Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

4. Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Full shaded fuel break prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

BRUSH FIELD PRESCRIPTION

Implementation consists of removing or pruning brush, and other vegetative growth on the project area. All work will be accomplished by use of equipment, masticator and/or hand crews supported by chippers and/or burning.

Due to operational needs tree canopies may need to be thinned, pruned or modified as part of the brush field fuel break prescription. This will only be done on a case by case basis after proper review by all involved agencies.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected.

Cultural resources are of a major concern in any area where they may exist. These resources will be protected.

Prescription:

Brush: It is desirable to remove as much brush as possible within the brush field fuel break area. However, if individual plants or pairs of plants are desired to be left, leave plants with the following characteristics: young plants less than 5 feet tall and individual or pairs of plants that are no more that 5 feet wide. The distance between residual plants shall be 3 to 5 times the height of the residual plants. Three (3) times the height distance for slopes less than 30%, five (5) times for slopes equal to or greater than 30%.

The width of the brush field fuel break shall normally be 300 feet.

From a fuels hazard perspective the following are brush leave species in descending order:

Category 1

Dogwood
Redbud

Category 2

Toyon
Buckeye
Coffeeberry
Lemmon Ceanothus
Buck brush (Wedge leaf ceanothus)

Category 3

Whitethorn
Deer brush
Manzanita
Chamise
Yerba Santa

Poison Oak
Scrub Oak

Non-native species (such as olive, fig, etc.) will be considered on a case by case basis.

Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Brush field prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

GRASS FIELD PRESCRIPTION

Implementation consists of mowing and possibly re-establishing native grass species on the project area. All work will be accomplished by use of heavy equipment, and/or hand crews.

Threatened and endangered plant and animal species, such as elderberry and other sensitive species, shall not be removed or treated, or otherwise adversely affected.

Cultural resources are of a major concern in any area where they may exist. These resources will be protected.

Prescription:

Grass: Grass fuel breaks shall be a minimum of 300 feet wide. All grasses are to be maintained below four (4) inches in height just after the grasses cure cut in early summer.

Wetlands:

Wetlands and riparian areas will not be adversely affected for treatment and ground operations.

Watercourse and Lake Protection Zone (WLPZ):

To provide mitigation for riparian associated species and to reduce the potential risk of habitat fragmentation, the following will apply:

WLPZ widths and operational limitations shall be in conformance and consistent with Title 14, California Code of Regulations, 936.5, Procedures for Determining Watercourse and Lake Protection zone Widths, as approved by the California Board of Forestry.

Class I watercourse (Fish bearing):

Exclude from equipment operations (except on existing roads) and remove one thousand hour and smaller sized dead fuels (≤ 5 inches in diameter).

Class II watercourse (Aquatic habitat for non-fish aquatic species):

No treatment of overstory and the treatment of understory will not reduce vegetative cover below 50%. One thousand-hour and smaller sized dead fuels (≤ 5 inches in diameter) will be removed. Ground based equipment will not operate within the zone except on existing roads. Prune residual trees.

Class III watercourse (No aquatic life present):

Grass field prescription will be implemented but no ground-based equipment will operate within exclusion zones except on existing roads.

**916.5, 936.5, 956.5 Procedures for Determining Watercourse and Lake Protection
Zone Widths and Protective Measures [All Districts]**

TABLE I

Procedures for Determining Watercourse and Lake Protection Zone Widths and Protective Measures¹								
Water Class Characteristics or Key Indicator Beneficial Use	1) Domestic supplies, including springs, on site and/or within 100 feet downstream of the operations area and/or 2) Fish always or seasonally present onsite includes habitat to sustain fish migration and spawning.		1) Fish always or seasonally present offsite within 1000 feet downstream and/or 2) Aquatic habitat for nonfish aquatic species. 3) Excludes Class III waters that are tributary to Class I waters.		No aquatic life present, watercourse showing evidence of being capable of sediment transport to Class I and II waters under normal high water flow conditions after completion of timber operations.		Man-made watercourses, usually downstream, established domestic, agricultural, hydroelectric supply or other beneficial use.	
Water Class	Class I		Class II		Class III		Class IV	
Slope Class (%)	Width Feet	Protection Measure	Width Feet	Protection Measure	Width Feet	Protection Measure	Width Feet	Protection Measure
					[see 916.4(c)] [see 936.4(c)] [see 956.4(c)]		[see 916.4(c)] [see 936.4(c)] [see 956.4(c)]	
<30	75	BDG	50	BEI	See CFH		See CFI	
30-50	100	BDG	75	BEI	See CFH		See CFI	
>50	150 ²	ADG	100 ³	BEI	See CFH		See CFI	
<p>1 – See Section 916.5(e) for letter designations application to this table. 2 – Subtract 50 feet width for cable yarding operations. 3 – Subtract 25 feet width for cable yarding operations.</p>								

MAINTENANCE PRESCRIPTIONS

Once fuels have been modified within an area, maintenance activities should be planned and implemented on a regular basis to keep the effectiveness of the original treatment. If no maintenance activities occur, the effectiveness of the original treatment will diminish every year, potentially yielding no net effect within 5 years. The necessary maintenance activities will be minimal if implemented on an annual basis.

The original prescription treatment should be followed for maintenance. Possible fuel reduction techniques to be utilized for maintenance include the following:

Hand Work: Use of hand tools by crews or individuals. This technique is labor intensive and potentially expensive (>\$1000 per acre). Impacts to soils are negligible.

Mechanical Work: Use of heavy equipment such as masticators and/or bulldozers. This technique is moderately expensive (as low as \$400 per acre) but limited by topography (to slopes less than 50%) and not appropriate for most watercourse and lake-protection zones and excessively wet soils.

Chemical Controls: Use of California registered herbicides. This is the most cost-effective technique. Implementation usually requires one or two individuals for ground application. This technique has negligible soil effects but may not be appropriate for certain areas such as riparian zones, watercourses, and areas of listed plants.

Prescribed Browsing: Use of goats in a controlled setting to browse within appropriate areas to reduce fuel levels. Browsing goats can be an effective tool to control grasses and low growing vegetation, when controlled properly, can have little impact to the environment. Costs may vary.

Prescribed Burning: The use of planned and controlled burning operations to reduce fuel levels. Control lines are established prior to burning. Burning and Air Pollution permits are required to conduct these operations. This technique varies in cost per acre depending on complexity of project. Burning is becoming more difficult to complete due to air regulations.

From: [Sarah Hoople Shere](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: Please reject proposed restrictions from The Sea Ranch Association board
Date: Thursday, July 22, 2021 11:23:24 AM

EXTERNAL

Hi there,

My husband and I are homeowners at The Sea Ranch -- truly one of our favorite places on earth -- and plan to occasionally rent our house to offset the steep cost of ownership and to share The Sea Ranch with responsible guests.

We are very protective over The Sea Ranch and are committed to retaining its magic -- part of which has been the experience it's provided to visitors since its establishment. Like all other homeowners we know, we communicate strict standards of behavior to our guests so that The Sea Ranch experience is preserved for others. We've seen no evidence of negative consequences due to short-term rentals and strongly urge the commission to demand such an analysis before any restrictions be considered.

Thank you for your time and consideration.

Sarah Hoople Shere

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Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Introduction						
1. Authority and Purpose	1.1 Authority for & Administration of LCP	1	1	1.1.1: 2nd para:	...policies related to coastal development.... adopted....in General Plan 2020 inappropriately assumes development and imposes General Plan formatting. In addition, there is no side-by-side strikethrough comparison view of the current LCP with this draft.	"...Coastal Commission, and to revise the Local Coastal Plan to a more modern format while maintaining the original intent to conserve this priceless and fragile natural resource which provides a powerful buffer against climate change. New science is included in the Elements and Policies with regard to sea level rise, carbon sequestration in soil and forest, conservation of biotic resources, clean energy generation, water quality and re-charge, aquaculture, and geologic hazards. The issues of open space, viewscape and small coastal community preservation, public safety, transportation and access, appropriate housing, short-term rentals and a sustainable form of tourism are addressed. In addition, a strike-through comparison of this draft is provided." (provide a link here)
cv			P1	1.1.1, 2nd para	Projections of growth and development in the coastal zone as presumed by previous rates of growth is no longer viable. The California Coastal Act was written 44 years ago, before climate change was generally recognized and before Bay Area population and wealth burgeoned, creating unimaginable resource and tourism pressures on the Sonoma Coast. In general, the concept of carrying capacity should apply to any new policy applied to the coastal zone, where water, open space, viewscape, affordable housing, emergency response, roads and other infrastructure are in short supply compared to demand. The Draft LCP does not reflect the reality of our times nor the necessary restraints required to conserve our coastline over the next 20 years.	Delete the last 2 sentences of the 2nd paragraph.
			4	1.1.2	The Administrative Manual should be maintained as a separate document.	
			4	1.1.2 (4)	The wording of this item is not specific enough.	Development on the Coast should be limited to proven necessary improvements in fishing industry and service worker support within existing commercial zones.
			6	1.1.3 (2)	"Where policies within the Local Coastal Plan overlap or conflict, the policy which is the most protective of coastal resources shall take precedence."	When policies within the Local Coastal Plan overlap or conflict, policies of the Coastal Act must take precedence over those of the LCP.
			6	1.1.3 (3)	"Prior to the issuance of any development permit required by the Local Coastal Plan, the County shall make the finding that the development meets the standards set forth in all applicable Local Coastal Plan policies and Coastal Zoning Ordinance regulations."	The County shall make the finding that the development meets all standards set forth in the LCP, consistent Coastal Zoning Ordinance regulations and the Coastal Act.
			7	1.1.4 Appeals	"Certain types of development, as well as development within certain geographic areas that are acted on by the County after certification of the LCP, are appealable to the Coastal Commission (Public Resources Code Section 30603). These include: (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greatest distance. (2) Developments approved by the local government not included in the above, located on tidelands; submerged lands; public trust lands; within 100 feet of any wetland, estuary, stream; or within 300 feet of the top of the seaward face of any coastal bluff. (3) Development approved by the local government not included above that are located in a sensitive coastal resource area. (4) Any development approved by the local government that is not designated as the principal permitted use in the Coastal Zoning Ordinance. (5) Any development which constitutes a major public works project or a major energy facility (whether approved or denied by the local government)."	This section is ludicrous. There is no p

			6	1.1.4 (4)	Prefacing discussion in text is intended as justification for the enumerated Local Coastal Plan policies and map designations. Therefore, the text shall be considered as the findings justifying the specified policies and Land Use and Open Space Map designations. Coastal lands are impacted in some way by development...the coast, the bay and everything else within the coastal zone. The area is located within the Alquist Priolo Zone, directly on top of the San Andreas Fault, is one of the most sensitive areas along the entire California coast."	The maps in this new Draft LCP are at least 20-25 years old—inaccurate and incomplete. They must be updated in GIS format, now easily available. They are not fit for the LCP.
	1.2 History of the LCP	7	7	1.1.4 (4)	The language used here refers to two as-yet-undefined terms—"principal permitted use" and "Coastal Zoning Ordinance", making the sentence uninterpretable for the ordinary citizen. As it now stands, the Draft LCP does not contain logically or easily locate-able definitions of either term.	Save the issue of appeals until the end of the document or after these terms are defined in the body of the document.
2. Regional & Local Context	2.1 Regional & Sonoma County Coast Setting	8	9	2.1, para 6	the 3rd sentence of this paragraph is mis-punctuated and unintelligible. The words Permit Sonoma GIS Profile are not defined and appear to be an internal notation not meant for the public version of the draft.	Unable to suggest an appropriate change as the wording is not clear enough to work with.
		9	10	2.1, para 6, 3rd sentence continued	It is stated that residences originally planned as second homes "are now increasingly occupied by permanent residents" or "home-based businesses". This is incorrect, as it is now clear that a large percentage of residences in the coastal zone are now vacation rentals.	Recommend deleting these two sentences.
	2.2 History of Sonoma County Coastal Protection by Citizens	10				
	2.2.4 Coastwalk California	12	12	2.2.3 Last Sentence of 2nd paragraph	Please fix typos and missing content: The Coastwalk California 2013 website states" Today, with the help of dedicated volunteers, Coastwalk continues its legacy of thousand of people to the natural and human history of the spectacular California coastal landscape and helping to promote its conservation."	The Coastwalk California website states "Today, with the help of dedicated volunteers, Coastwalk continues its legacy of promoting coastal conservation by introducing people to the natural and human history of the spectacular California coastal landscape."
	2.3 Intergovernmental Planning Coordination	13	14	2.3, para 2	If there is to be a listing of other Coastal governing bodies and agencies to be consulted, it is important to name them all, including those most conspicuously absent, such as the Bodega Marine Lab, NOAA, Tribes, National Marine Sanctuary and State and Regional Parks.	Recommend a full listing of all other governing bodies and agencies involved in determining the fate of the Coastal Zone. This may be footnoted if too long to include in the text.
	2.4 Adaptation to Change	15				
3. Organization & Overview	3.1 Local Coastal Plan Format	16		2.4, para 2	A series of philosophical quotes on the need for change and adaptation are interestingly included here, in an otherwise very cut-and-dried document. As long as there is room for editorializing, there should be included a clear message re: the importance of conservation and enhancement of natural resources despite the pressure of population expansion and exploitative economic temptations.	Recommend dropping the content after the first sentence and instead writing: "Given the long history of dedicated coastal activism and the local presence of the best coastal science research, there is no doubt that the informed citizenry of Sonoma County will work together to optimize conservation of this priceless resource."
	3.2 Local Coastal Plan Elements	18	19	3.2.1, para 1, 1st and 2nd sentence	A policy is a specific statement in text or a diagram guiding and implying clean commitment to an action. It is a MANDATORY declaration of an obligation intended specifically to govern the approvability of permit applications	This definition of policy does not match the definition of policy in the Glossary which defines Policy as "Specific statement that GUIDES decision making in order to achieve a goal or objective." A policy is a mandatory declaration;therefore the definition in the Glossary should match that in the Introduction.
	3.2 Local Coastal Plan Elements	18	19	3.2.1, para 1	In the last sentence, there is reference to numbered recommendations in the prior LCP which are not being included in the new LCP. They should be included and enumerated for the purpose of allowing the public to see how the new LCP compares with the old one. [1]	Include as a footnote or as an appendix an easily- referenced, enumerated listing of the recommendations that have been dropped from the current draft.
	3.2 Local Coastal Plan Elements	18	19	3.2.1, para 5	GP 2020 Revised; Existing LCP Revised defined as either the policy in General Plan 2020 or in the Existing Local Coastal Plan has been revised	There is no reference to the existing language in the policy that was revised; therefore no way of knowing what was changed or what language was in its current form therefore no comparisons can be made.

	3.2 OSRC Element - Biotic Resource Protections	21	21	Policy C-OSRC 5	<p>New overall policy to protect all Biotic and Human Resources which would prohibit the use of any synthetic pesticide, insecticides, herbicide, fungicide and rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the entire Sonoma Coastal Zone. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls.</p> <p>Herbicides may be selected only after all other non-chemical methods have been exhausted. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and use for a limited time. Coastal Commission staff supports the addition of LCP policies and provisions prohibiting the use of anticoagulant types of rodenticides in order to protect ESHA and wildlife.</p> <p>As you are aware, anticoagulant rodenticides can cause grave injury and death to wildlife that ingest rodents that have consumed such rodenticides. In order to avoid these impacts, the Coastal Commission has consistently prohibited the use of anticoagulant rodenticides as a condition of coastal development permits, notwithstanding that pesticides are already regulated by the Department of Pesticide Regulation). Although LCPs and LCP amendments are adopted by local jurisdictions, they must be approved by the Coastal Commission, which is required to find that they conform to the Coastal Act. Accordingly, because LCPs and LCP amendments embody state law and must be certified by the Coastal Commission, we agree that local jurisdictions may adopt LCPs and LCP amendments that addresses</p>	<p>New overall policy to protect all Biotic and Human Resources which would prohibit the use of any synthetic pesticide, insecticides, herbicide, fungicide and rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the entire Sonoma Coastal Zone. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls. Herbicides may be selected only after all other non-chemical methods have been exhausted. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and use for a limited time.</p>
	3.2 OSRC Element	20	20	3.2.4, para 2, under Scenic Resources	last sentence "...and to minimize other visual impacts of development." The wording of this sentence presumes development in the Coastal Zone.	add to the end of the sentence: "... development, which will be limited to existing areas of infrastructure or commercial zoning."
		20	21	as above	last sentence of the section says "general urban design guidelines for other urban development on the Coast". The concept of urban development at all on the Coast is anathema.	End this sentence after "...enhance their unique character."
		20	21	as above, under Biotic and other Natural Resources	Refers to maps of ESHAS, which on review are of inadequate detail and quality. States "... only the "Preservation" sensitivity designation is retained." Why is that? There should be a formal explanation and an explanation of how the other designations are addressed. Saying that the protection of ESHAs is addressed under policies in the OSRC Element is insufficient, especially as those policies are unclear and ill-defined. This is an example of loss of continuity between the previous LCP and this one and the impossibility of tracking critical changes meaningfully.	
	3.2.4 Public Access Element	20	22	3.2.4, Public Access, para 4	inaccurate punctuation throughout	rewrite with accurate punctuation
	3.2.8 Public Safety Element	23	23	last sentence of section	punctuation error	remove semicolon after "State Route 1"
	3.2.10 Noise Element	24	24	last sentence of section	punctuation error	remove semicolon after "special events"
4. Citizen Participation in Plan Preparation		24	24	Para 1 and workshop listing	The CAC appointed by the BOS to comment on the General Plan was not intended to give direction to the LCP, nor was it educationally qualified to give comment on the LCP. To list of 2015 public workshops on the LCP after the first paragraph is misleading as well as inaccurate. It does not include the most important workshop of all, held at Timber Cove (not at the PRMD Hearing Room) by public demand on July 14th, as there was insufficient publicity about the prior workshops to ensure adequate public participation. At the Timber Cove workshop, public opinion was resoundingly rejecting of the LCP draft. As a result, the draft has not been revisited until now, 5 years later.	Limit this paragraph to the first sentence only, without implying that there has been to-date, any meaningful public participation, as there has not.
5. Acknowledgements (LCPU & GP 2020)	5.1 Board of Supervisors	25				

	5.2 Planning Commissioners	25			
List of Tables	C-INT-1 Priority of Coastal Land Use	5			C-INT-1 Would like original source cited, as this table seems to reflect different priorities than those of the CCC stated on 4.

[1] Hi

Element	Section	Page	Comment Page	Comment Section	COMMENT	Change To
Land Use						
1. Introduction	1.1 Purpose	1	1	1.1, para 3	Applying General Plan language and policy to the coastal zone is inappropriate. Per Richard Charter's letter to Cecily Condon on 2/16/20: "6) The LCP is Not Interchangeable with the Countywide General Plan: In the context of the LCP Update, General Plan 2020 is not arbitrarily transposable to the Sonoma Coast. Transmigration of some of the more concerning aspects of the Countywide General Plan into the LCP should not take place now, nor should it be enabled in the undefined future. Our coast is a unique and irreplaceable asset and deserves the kind of profound respect and due care that it was accorded during the thorough public process by which the first Sonoma County LCP was initially formulated and adopted."	

					<p>Per Richard Charter's letter of 2/16/2020 to Cecily Condon, page 7: "5) The Dangers of Providing Too Much Staff Discretion in Administering the LCP: There should be no discretionary "loopholes" carved out of the LCP for special interests, as is the case with the current public draft. One clear crosscutting problem that must be highlighted is that for almost every single land use provision throughout the LCP Update public review draft, there is inexplicably granted to Permit Sonoma planning staff a very wide margin of discretion in terms of interpretation and implementation. This undue level of staff discretion invades virtually all facets of the LCP, from allowances for exceeding building height limits between Coast Highway One and the ocean to protect important viewsheds, to arbitrarily enabling circumvention of requirements for adequate public health buffers for expanded or new septic system setbacks from existing domestic wells in older subdivisions, to potential overexpansion of commercial enterprises and even new expansion of some of our existing small towns, if additional water supply and/or wastewater treatment capacity were to be added. The consistent administrative treatment of all Coastal Permit applicants, without the present practice of granting of biased access gained through retaining expensive consultants who are sometimes former County staff, must particularly apply to inappropriate proposals for rural commercial event centers in agricultural settings and to all other threats to conservation lands, safe communities, and open space protection. 6) The LCP is Not Interchangeable with the Countywide General Plan: In the context of the LCP Update, General Plan 2020 is not arbitrarily transposable to the Sonoma Coast. Transmigration of some of the more concerning aspects of the Countywide General Plan into the LCP should not take place now, nor should it be enabled in the undefined future. Our coast is a unique and irreplaceable asset and deserves the kind of profound respect and due care that it was accorded during the thorough public process by which the first Sonoma County LCP was initially formulated and adopted."</p>	
	1.2 California Coastal Act	2	2	1.2, para 1	States that citations exist in other Elements but provides no linkage or ability to cross-reference them, which means that we must take the author's word that "all of the policies were evaluated in preparing this Land Use Element"	Provide references to the other Elements for each policy.
	1.3 Sonoma County Coastal Setting	2				
		3		Table C-LU-1	Population figure for Duncans Mills is 20 years old and those for other communities are 10 years old. These figures are now inaccurate, outdated and do not fit data upon which to base following policies.	

		3			For permanent, voting, engaged residents of the coastal zone, the vacation rental "industry" is not so much "an integral part of the tourist industry on the coast" as a disorganized, unregulated invasion of strangers into otherwise potentially affordable housing. At their worst, uninformed tourists can abuse and trash coastal resources, create a public nuisance or even harm local residents. They use services and resources that are already in short supply. The regulation of vacation rental housing is long overdue and has created a backlash of ill will between negligent property owners, their "guests" and local coastal residents.	
			3	1.3 Last Para	According to the author, the Sonoma County General Plan projects 3283 new residents by 2020, a near-tripling of the current coastal population to 11,700. How was that number calculated and where will those new residents live?	
	1.4 Relationship to other Elements	3				
		3		1.4 (3)	Whose judgement or what method resulted in the "balance among the various goals.....in all the Elements."? This presentation is impenetrable by the average citizen and represents a lack of public participation.	Provide transparent methodology, background and explanation of how "balance" was achieved. Define "balance" as intended in LCP.
		4		1.4 (4)	When is it unnecessary to cross-reference?	
	1.5 Scope & Organization	4		1st para	First paragraph states that Land Use Maps are displayed at the end of the Land Use Element. They are not. Maps are displayed under "figures" at the end of the entire draft. Also, it would be helpful to explain the status of land use designations. Are they long-standing? Current? Previously determined? If so, by what zoning or policy?	
	1.5	4		2nd para	Last sentence is unclear...."and on an evaluation....."?	
					Land use categories described in this Element require both a Land Use Map amendment and a Local Coastal Plan Amendment. Nowhere in the Land Use Element is there a link to the previous LCP so that citizens wishing to meaningfully comment could compare proposed maps and language with existing maps and language. Additionally, the zoning significance of the proposed amendments is not made clear to a concerned public and there are no Draft Zoning Ordinances presented	
	1.5	4		4th para	The LCP Amendment process should be described - or referenced. Eg, will the Director of Permit Sonoma personally evaluate every amendment application? Who, specifically, has the authority to approve amendments? Is there any transparency or public notification protocol of amendment applications? These questions are particularly germane in reference to the following lot line adjustment guidelines.	

		5		1.5 (2)	The "coastal development permit approval process" is not linked or referenced. No examples are given to allow the public to understand this process.	
		5		1.5 (3)	What are "no new adverse impacts"? Climate Change has aggravated the situation since the 1981 LCP was written.	"No adverse impacts on views, biotic or other environmental resources" may result. Include the following language from the 1981 LCP: "The Public Service Section evaluates water, waste disposal, emergency and education services. Generally, the coast is a water-scarce area, and land conditions are poor for septic systems. This lack of basic services necessarily limits any further infrastructure supportive of future development."
		7			The lack of basic services necessarily limits any further infrastructure supportive of future development.	include the following language from the 1981 LCP: "The Public Service Section evaluates water, waste disposal, emergency and education services. Generally, the coast is a water-scarce area, and land conditions are poor for septic systems."
2. Land Use Description	2.1 Priority of Land Uses	5			Please break this paragraph down into shorter sentences, use examples and precede with coherent definitions.	
	2.2 Land Use Categories	5			The first sentence describing the definitions in this category is confusing in itself. Please clarify (eg, do you mean to say PPU and Other PUs?).	
		6		Land Use Table C-LU-2 Notes (1)		... recreational uses of the coast must not require substantial alteration of the natural environment.
		6		Table C-LU-2	Lowest priority is given to affordable housing in developed areas, which is inconsistent with the current draft and Sonoma County's stated goal of providing service worker and fishing community affordable housing. At the same time, it is clear that high-density affordable housing, even in areas with infrastructure, would destroy the unique character of the Sonoma Coast.	
	2.2.1, Land Use Definitions	7		Table C-LU-3 and following Land Use Definitions	The relationship between the Table and the following Definition is in itself confusing. Is it meant to say PPU and Other PUs in describing the two categories??	
		7			Under definition of Principally Permitted Use, there is contradictory information that allows the County to override the intent of the California Coastal Act by approving development exceptions in an area of Principally Permitted Use and then turning a deaf ear to legitimate appeals. There are examples of this pattern in the coastal zone already.	There shall be early (eg, prior to full application) MAC, general public and Coastal Commission notification and public vote on any developments proposed within areas of Principally Permitted Use.
		7			last sentence: vacation rentals are commercial uses outside commercial land use designations and have not been uniformly appealed to the Coastal Commission but should and will be (see section 3.2).	

		8	Appeal jurisdiction	Under the broad definition of "resource-dependent", aggregate mining could theoretically be approved in ESHA. The appeal jurisdiction area includes, but is not limited to: areas west of Highway 1, areas within 100 feet of a wetland, estuary or stream, and development located in a sensitive coastal resource area. Only resource-dependent uses may be permitted within an environmentally sensitive habitat area. All clearing of vegetation, grading, excavation, fill or construction are subject to the site development standards contained in the Open Space and Resource Conservation Element	Clearing of vegetation, grading, excavation, fill or construction shall be prohibited in ESHA, as stated in the OSRC Element.
		8	2nd para: Other Permitted Uses	5) As per Richard Charter's letter to Cecily Condon of 2/16/20, "...5) The Dangers of Providing Too Much Staff Discretion in Administering the LCP: There should be no discretionary "loopholes" carved out of the LCP for special interests, as is the case with the current public draft. One clear crosscutting problem that must be highlighted is that for almost every single land use provision throughout the LCP Update public review draft, there is inexplicably granted to Permit Sonoma planning staff a very wide margin of discretion in terms of interpretation and implementation. This undue level of staff discretion invades virtually all facets of the LCP, from allowances for exceeding building height limits between Coast Highway One and the ocean to protect important viewsheds, to arbitrarily enabling circumvention of requirements for adequate public health buffers for expanded or new septic system setbacks from existing domestic wells in older subdivisions, to potential overexpansion of commercial enterprises and even new expansion of some of our existing small towns, if additional water supply and/or wastewater treatment capacity were to be added. The consistent administrative treatment of all Coastal Permit applicants, without the present practice of granting of biased access gained through retaining expensive consultants who are sometimes former County staff, must particularly apply to inappropriate proposals for rural commercial event centers in agricultural settings and to all other threats to conservation lands, safe communities, and open space protection."	Please break this paragraph down into shorter sentences, use examples and precede with coherent definitions. In addition, remove language enabling opaque discretionary power by Permit Sonoma staff.

2.2.2, Agriculture Land Use	8		Line 4	<p>There should be no discretionary "loopholes" carved out of the LCP for special interests, as is the case with the current public draft. One clear crosscutting problem that must be highlighted is that for almost every single land use provision throughout the LCP Update public review draft, there is inexplicably granted to Permit Sonoma planning staff a very wide margin of discretion in terms of interpretation and implementation. This undue level of staff discretion invades virtually all facets of the LCP, from allowances for exceeding building height limits between Coast Highway One and the ocean to protect important viewsheds, to arbitrarily enabling circumvention of requirements for adequate public health buffers for expanded or new septic system setbacks from existing domestic wells in older subdivisions, to potential overexpansion of commercial enterprises and even new expansion of some of our existing small towns, if additional water supply and/or wastewater treatment capacity were to be added. The consistent administrative treatment of all Coastal Permit applicants, without the present practice of granting of biased access gained through retaining expensive consultants who are sometimes former County staff, must particularly apply to inappropriate proposals for rural commercial event centers in agricultural settings and to all other threats to conservation lands, safe communities, and open space protection.</p>	.. two agricultural use categories: Land Extensive Agriculture and Diverse Agriculture.
2.2.2, Land Extensive Agriculture Areas	8		1st line	"....category enhances and protects...."—the category by itself does nothing.	".....the category refers to.....".
	9	<i>Permitted Uses</i>	3rd para	The Coastal Zoning Code is referred to repeatedly as the ultimate determining factor in Permitted Use policy but there is no linking citation. Of major concern to the public is the specter of vineyards in the Coastal Zone, along with its attendant promotional activities.	
		Permitted residential densities		According to the text, land may be subdivided into 640-acre parcels and there may be as many as four different dwelling units, including multiple-person units, on every 160 acres within each parcel, preferably clustered. This makes sense for a working farm/ranch. It also leaves room for piecemeal approval of structures that could be later converted into Ag promotion (eg, winery), farm-stay tourism (without permit) or quietly rented vacation homes. There is no enforcement provision for this seemingly harmless policy.	Specifically exclude vineyards or cannabis conversions from the coastal zone without public permitting processes (not ministerial). Provide meaningful disincentivizing enforcement to prevent violations.
	9-10	Land Extensive Agricultural Designation Criteria		This section is confusingly worded. It mentions the necessity for a Local Coastal Plan Amendment in order to create a Land Use Map Amendment. It lists 5 criteria to qualify for an amendment. But it does not connect in any logical way to the paragraph preceding it. Why is a Land Use Map Amendment being suggested? Why is one of the criteria that surrounding parcels be of 60 acres or more?	Rewrite this section to make it understandable for the public and consistent with the content of the preceding paragraph.

		10	Diverse Agriculture Area	Permitted Uses	Again, there is no link to the Coastal Zoning Code. There is reference to agricultural industry and community serving facilities that may be permitted, both of which may be subject to piecemeal approval of unintended uses over time without enforcement language.	Specifically prohibit ministerial permitting of vineyards and cannabis cultivation from the coastal zone. Commercial promotion of agricultural crops through events and other high-impact activities in the fragile environs and infrastructurally insupportable setting of the coastal zone shall not be allowed.
		11	Permitted Residential Densities		Per Richard Charter's 2/16/2020 letter to Cecily Condon, page 9, regarding the need for updating of antiquated permitted uses and establishing County oversight of Timber Harvesting Practices instead of deferring to CalFire: "... The LCP Update section on Timber Land Use Areas needs to be reconfigured and improved to grant additional oversight over the location and methods of conduct of forest practices to the County of Sonoma, rather than perpetuating an over-reliance on antiquated Permitted Uses within Timberland Production (TP) or Resources and Rural Development (RRD) categories. The County of Sonoma needs to stop consenting to CalFire's free reign over review and approval of proposed Timber Harvest Plans (THP's), particularly in the Coastal Zone. The County should also be the final arbiter of vineyard conversions of forestland, as well as standing as the primary responsible steward in protecting our hypersensitive riverine floodplain habitats. The LCP reflects overarching stewardship values that should be at the core of any Sonoma County evaluation of pending THP's. To do otherwise simply ignores the underlying importance of how we collectively treat our timberlands as a key to maintaining the viewsheds and the often erosion-prone watersheds along our coast. Timber harvests in the Sonoma County Coastal Zone are not always compatible with the identified Special Treatment Areas adopted by the Coastal Commission on July 5, 1977. Special Treatment Areas are forest areas designated within the Coastal Zone that constitute a significant wildlife and/or plant habitat area, area of special scenic significance, or any land where timber operations could adversely affect public recreation areas or the biological productivity of any wetland, estuary, or stream deemed especially valuable because of its role in a coastal ecosystem." Best forestry practices dictated by changing climate (eg, fire fuel reduction) and new science on the role of old growth and thinning techniques which minimize erosion are referred to in the OSRC Element, p. 47.	
			Mining (not mentioned)		Specifically, mining in the area of Cheney Gulch should not be allowed. See page 9 of Richard Charter's 2/16/2020 letter to Cecily Condon for reasons.	
2.2.3 Recreation and Natural Resource Land Use		11		first para	"The intent of the policy is to ensure natural resource production and coastal dependent public recreation uses are...."	Change "natural resource production" to "natural resource protection".

		12, 13	Recreation Land Use Areas		No link to the Coastal Zoning Code, specifically for the categories mentioned (Planned Community Zone and Resources and Rural Development). Further development of Planned Communities in the Coastal Zone with tennis courts and golf courses is untenable for multiple reasons (eg, inadequate water supply, impacts on wildlife, viewscape, erosion, etc) and should be prohibited from the coastal zone entirely.	Further development of Planned Communities in the Coastal Zone with tennis courts and golf courses is untenable for multiple reasons (eg, inadequate water supply, impacts on wildlife, viewscape, erosion, etc) and should be prohibited from the coastal zone entirely.
		13	Recreation Permitted Residential Densities		With the description of 4 dwelling units of all types permissible per 160 acres on a minimum 640-acre parcel, it is easy to imagine a golf course with condos, clubhouse, restaurant facilities, etc, being permitted over time. This form of recreational land use and residential support for it should be expressly prohibited.	Prohibit golf courses, tennis clubs, condo construction, etc, in the coastal zone. Define by example what types of recreational activities and supporting dwellings would theoretically be permitted, along with strong enforcement language.
		13	Resources and Rural Land Use Development Areas		The resources described here (water, timber, geothermal steam and aggregate production) are apparently mis-applied and more consistent with General Plan resources inappropriate as applied for the coastal zone.	Rewrite this introductory paragraph to reflect which resources (eg, selectively harvested timber to mitigate fire risk while improving forest health) are appropriate to name or utilize in the coastal zone.
		14	Permitted Uses		Problems pertain to this section as cited in Permitted Uses beginning on page 9 and continuing to this point: a lack of linkage to Coastal Zoning criteria, insufficient applicability to the coastal zone, potential abuse of original intent by piecemeal uses and/or permit approvals, insupportability of resource extraction from the coastal zone, and lack of enforcement provisions.	Please re-evaluate and re-align language as suggested in preceding changes recommended.
			Resources and Rural Development Designation Criteria.		A Land Use Map Amendment to apply the Resources and Rural Development land use designation requires a Local Coastal Plan Amendment subject to certification by the California Coastal Commission and must meet the standards in Chapter 3 of the California Coastal Act. A Local Coastal Plan Amendment to apply the Resources and Rural Development land use designation must also be consistent with other policies of the Local Coastal Plan and meet one or more of the following criteria: 1) Land has severe constraints such as geologic, flood, or fire hazards; marginal or unproven water availability; or limited septic capability. (2) Land contains natural resources such as water, timber, geothermal steam, aggregate, or soil; 3) Land contains biotic or scenic resources. (4) Land is vulnerable to environmental impact.	Resource and Rural Development are activities contrary to the criteria. Change to: "Resource and Rural Land Use Development shall not take place on lands that meet one or more of the following criteria:..."
		15	Timberland Use Areas	Permitted uses, first para:		".. land management informed by new science on climate change and best forestry practices for the continued operation.....", etc.
		15		Permitted uses, first para, last two sentences:	(2) Land contains natural resources such as water, timber, geothermal steam, aggregate, or soil.	Define "accessory uses", "very low residential development" and "agricultural operations" specifically for meaningful public input to the Draft.

		16		Timber Designation Criteria, (1), (6) and (7)	Timber Site Classes I-VIII are not defined and therefore meaningful public comment cannot be made.	Define the Timber Site Classes. The highest use of "Timber Sites" or TPZ (Timber Production Zoning) is forest conservation management for carbon sequestration, then habitat, followed by active (not motorized) recreation. If climate change were really a priority at the County as they claim, these would top the list of County concerns.
		16, 17	Dedicated Open Space Areas		The language used in this section seems to be General Plan language inappropriate to the coastal zone. It provides for open space in new planned developments and planned communities in rural residential areas of Bodega Harbour and refers to a "Precise Development Plan" which is not referenced and the need for an amendment to the Local Coastal Program. There should be a moratorium on further development and planned communities in the coastal zone. The coastal zone is already at maximum carrying capacity.	Existing residential, commercial, agricultural, fishing, tourist-serving areas (ie, all but open space lands) should have a maximum growth perimeter and density ceiling.
	2.2.4 Commercial Land Use	17		2nd para, line 6"other industries associated with the marine environment" is a broadly permissible term for industrial development in the coastal zone, given the potential for large-scale aquaculture and offshore wind turbine potential industry, in addition to other high-impact marine-related industry not yet imagined. Considering commercial fishing as the premier and potentially only <i>supported</i> industry.	Specifically limit in nature and size any future industrial development in the coastal zone.
		17			Most of the Commercial Fishing facilities required on the coast would be accommodated in Bodega Bay.	Drop "Most of the". Reads: "Commercial Fishing facilities required on the coast would be accommodated in Bodega Bay".
		18		Last para, first sentence:	This section, which begins with language pertinent to commercial fishing, has here expanded to include "additional resource, recreational, and community serving uses and structures."	Remove this paragraph in its entirety.
		18		2nd para:	"Commercial land uses located by an ESHA.....require a use permit". Permitting of commercial land use "by an ESHA", etc is antithetical to the conservation of ESHA. Change to:	"Commercial land uses will not be permitted within 1200' of ESHAs" (see OSRC Element, Policy C-OSRC-5b(5) for an example of buffers suggested for any form of development near ESHAs. Commercial land uses, due to their inherently higher environmental impact, should be buffered by at least double the distance from an ESHA containing, for example, a heron rookery.
		19	Designation Criteria, (5)		The term "other industries which depend on the marine environment and resources" is again too broad to protect against large-scale industries like aquaculture and offshore wind turbines.	See change recommended directly above. (for Page 18)
		19	Building Intensity		The Building Intensity definition is unclear and does not logically translate in the italicized terms and stipulations below. In addition, it is not clear whether the stipulations are already existing or are a change from the previous LCP.	

	Commercial Tourist Areas	19	Last para		The stipulation that visitor-serving commercial uses would be "compatible" with "nearby" agricultural operations and uses is inappropriate, given the dearth of resources and infrastructure. The term "nearby" is not clearly defined.	To remove any possibility of this language resulting in further, inappropriate encroachment of wine or cannabis-related activity in the coastal zone, expressly prohibit the expansion of vineyards or cannabis grows, tasting or smoking rooms, supporting structures for these industries and any associated events in the coastal zone.
		19	Designation Criteria	(5) c)	refers to "support of other industries....." besides fishing, which could potentially translate to heavy industry such as wind turbines, etc.	Eliminate "c)"
		20	Permitted uses	1st para	The Coastal Zoning Code is mentioned as regulatory but no easily accessible link to it is provided.	Provide a link to the pertinent section of the Coastal Zoning Code.
		20		Entire 2nd para	"Additional resource.....may also be allowed...." , as well as the last clause placing the potentially permissible commercial tourism development <i>in</i> ESHA implies that a coastal development permit may be granted by the County.	Remove this paragraph.
	Commercial Tourist Designation Criteria	21			The stipulation that visitor-serving commercial uses would be "compatible" with "nearby" agricultural operations and uses is inappropriate, given the dearth of resources and infrastructure. The term "nearby" is not clearly defined.	Provide Criteria for compatibility. Define "nearby".
	Commercial Services	21	Permitted Uses	1st para	Lacking a link to the pertinent section of the Coastal Zoning Code.	Please provide link.
		21		2nd para	Given the potential for large-scale aquaculture and offshore wind turbine potential industry, in addition to other high-impact marine-related industry not yet imagined. Considering commercial fishing as the premier and potentially only supported industry.	Remove paragraph
		21-22	Building Intensity		Additional resource, residential, or community serving uses and structures accessory to and compatible with the primary use and consistent with the Local Coastal Program may also be allowed subject to permitting requirements of the Coastal Zoning Code. In addition, all uses requiring a Coastal Development Permit and principal permitted uses allowed in an environmentally sensitive habitat area, habitat buffer, riparian corridor, critical habitat area, major view, or cultural resource area shall not be considered principally permitted uses.(LCP202 LU CT Permitted Uses	Please clarify and restate as to intent.
		22	Commercial Services Designation Criteria (4)		"The amount of land shall be consistent with the population projected.....". There is a major discrepancy between the population increase projected by the "General Plan for the Sonoma Coast", which is in itself an inappropriate application, of "11,700 new residents by 2020" and the total population of 3,359 projected by Permit Sonoma GIS Community Profile for 2023.	Please correct the discrepancy using an updated, realistic population estimate.

	2.2.5 Public/Institutional Land Use	23	Permitted Uses	1st para	The construction of new rural residential housing is at odds with the fact that a substantial (35% has been speculated) of current housing in the coastal zone constitutes second homes or has been converted to vacation rentals. What is intended as "single family residential use" will likely be rapidly converted to vacation rental housing.	Add link. Include language that precludes conversion of single family dwelling units to Vacation Rentals.
				Entire 2nd para	Given the potential for large-scale aquaculture and offshore wind turbine potential industry, in addition to other high-impact marine-related industry not yet imagined. Considering commercial fishing as the premier and potentially only supported industry.	Delete this paragraph.
		23	Reuse of Public Properties		What is the purpose of County of reuse, disposal or acquisition of county properties? Please list examples of desirable properties for County purchase and for what purpose they would be acquired.	
			Building Intensity		General development of higher-density housing in an area with dwindling full-time resident population, an inadequate water supply, severely limited roadway access, overextended emergency services, etc, is insupportable. In addition, as stated above, a substantial percentage of available coastal housing is currently unavailable to local residents due to their vacation rental status.	

		24	Public Facilities Designation Criteria	1st para	<p>The threat of offshore oil drilling and other energy-generating industries has increased dramatically under the current Federal Administration. Stronger and broader interpretive language regarding onshore support of energy-generating offshore facilities must be included in the LCP, despite the existence of Sonoma County Ordinance #3592R, in order to avoid onshore support of wind or wave-energy technology and industry, especially in the tiny port of Bodega Bay. Per Richard Charter's letter to Cecily Condon on 2/16/20, "...2) Enhanced Onshore Industrial Facilities Ordinance Related to Offshore Drilling and Other Commercial Exploitation of the Ocean: During 2019, a new Administration in Washington, DC unveiled an aggressive new federal Five-Year Outer Continental Shelf (OCS) offshore drilling plan. This plan includes six offshore drilling lease sales extending along the entirety of the California coast, including two OCS lease sales proposed for the region inclusive of the Sonoma Coast. This offshore drilling plan is presently temporarily "on hold" due to a successful Court challenge brought by the conservation community and others. After November 2020, however, this offshore oil and gas leasing plan is expected to advance rapidly, with commensurate implications for our Sonoma Coast. Sonoma County voters in 1986 wisely adopted a ballot measure intended to help protect the Sonoma Coast from offshore oil and gas leasing by making our coastal lands inhospitable to the petroleum industry as it pursues the construction of onshore petroleum processing facilities and staging areas to support offshore drilling. The resulting Sonoma County Ordinance Number 3592R remains, as it should, appropriately embodied in the current Update of the LCP. Strengthening language to reinforce and improve this ordinance is now necessary, particularly given the fact that the northern expansion of the Greater Farallones National Marine Sanctuary that protects the Sonoma Coast from Bodega Head northward remains under review by the current Administration and, as a result, the permanent ban on offshore drilling within Sonoma County's nearshore coastal waters could be rescinded at virtually any time. Further, recent actions by the White House Council on Environmental Quality (CEQ) have substantially weakened the role of state and local governments in federal offshore drilling decisions affected by NEPA and CZMA, as noted herein. Strengthening the existing offshore drilling facilities ordinance in our county is also necessitated by the recent advent of offshore floating wind electrical generating turbine arrays and potential offshore wave energy devices. These emerging industries can be expected to lead to commercial proposals for, massive undersea electrical cable clusters connecting to other types of infrastructure and onshore facilities here that would also be equally incompatible with the non-industrial character of our communities. Bodega Bay represents the only fully-sheltering maritime port on this stretch of coastline, and therefore it could again become a target for</p>	<p>Strengthen the LCP language prohibiting onshore support of offshore energy generation. Note that the Greater Farallones National Marine Sanctuary encompasses the entire Sonoma Coast and that we host multiple Marine Protected Areas and the California Coastal National Monument. These areas should be accounted for and have impact on shoreline land use planning and proposed shoreline access points.</p>
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		25	Rural Residential Areas	<i>Permitted use</i>	The construction of new rural residential housing is at odds with the fact that permanent resident population shrinks while vacation rentals expand. Current levels of vacation rentals have created unaffordable housing for supporting workforce. Residents are leaving the coast averaging 1,000 a year. (comments: 53% from Gazette article can be quoted along with the supervisors stating in opening section of residential workforce loss. The 20% max in residential areas supported by Santa Cruz LCP that was certified).	Prohibit the use of Second Dwelling Units as vacation rentals. Prohibit the use of residences on rural lands as vacation rentals. Place a moratorium on any rural residential housing construction until the percentage of vacation rentals dwindles to 20% or less. See comments in Sections 3.2 through 3.4.1. Delete the 2nd paragraph. Insert after the first full paragraph: The tourism impacts on the Sonoma coast shall not use more than 20% of residential lodging (Santa Cruz LCP) in residential areas. Until such time vacation rentals reach targeted levels in residential areas, no new permits will be issued.
		26	Urban Residential Areas	Permitted Use, 1st para	"Medium Density Residential..... transitional and density bonus projects." What are "transitional" and "density bonus projects"?	Define these terms. Provide a link to the pertinent Coastal Zoning Code section.
					It would be useful to see a description of the number of people employed in the Coastal Zone, the income levels, and the distances that workers travel each day. In the absence of data, it is difficult to be confident that additional affordable housing will be sufficient, and to know how the jobs-housing balance will affect greenhouse gas emissions.	
					Approval of any increase in residential density is subject to specific findings regarding the adequacy of public services, consistency with the Local Coastal Program, and mitigation of impacts to coastal resources. Application of higher residential density under the density bonus or housing opportunity programs may require a Local Coastal Plan Amendment.	Add language that bonus density units will be required to be maintained as affordable into the future to the extent allowed by law. The terms of maintaining these units into the future are not discussed in this plan.
		26		2nd para	Specifically limit in nature and size any future industrial development in the coastal zone. Potential for large-scale aquaculture and offshore wind turbine potential industry, in addition to other high-impact marine-related industry not yet imagined. Considering commercial fishing as the premier and potentially only supported industry.	Delete
		27	Permitted Residential Density	2nd para	Correct language/grammar in the last sentence. Correct the listing of services to 3 restaurants (Aqua, Jenner Inn and River's End, both of which include independent cottages separated from the main buildings and resulting major traffic and safety issues due to pedestrian and motor vehicle congestion. Jenner is already at maximum carrying capacity. There are at least 3 licensed vacation rental businesses and numerous unlicensed ones operating in town already. Parking is at a premium and any new lodging, restaurants or retail shops would aggravate what is already an over-extended infrastructure.	

		27	Permitted residential density		Currently, criteria for development are inadequate, overestimated or speculation-based. For example, 2 hours of pumping and waiting to see how long it takes for flow to return to normal rates does not reflect effects on the surrounding water table, seasonal variations or realistic usage by a higher density of residents. Wells must show sustainable productivity. 16 or more residential units per acre, as suggested in this section, is not consistent with known limitations of the water table in Bodega Bay. Drilling new wells through the tidal zone (Bay Flat) in order to source water for developments is an unsustainable.	Drop the entire second paragraph.
		27	Designation Criteria		(3) "Adequate water, sewer, public safety, park, school services, and other necessary infrastructure are available or planned to be available." This language could allow unacceptable development approval by Permit Sonoma.	Drop the words "planned to be available". Map limits
		28	3. Land Use Policy: Outer Continental Shelf Development		Change first para to reflect an increased threat from the federal and state governments to drill for oil and/or initiate new offshore technology for energy generation (wind/wave turbines). Even "natural" energy generated offshore would require massive onshore support, underwater hazards and the end of the fishing industry on the Sonoma Coast.	The Sonoma County Local Coastal Plan prohibits general industrial and commercial energy development on the Sonoma County coast. Long-range protection of coastal agriculture, forestry, and commercial and recreational fishing; and an educational, residentially-balanced enhancement of tourism and recreation are the priorities of the Coastal Program. These priorities are considered to be incompatible with energy development or onshore support of such industry as a whole.
		29		Onshore and offshore oil and gas facilities	(4) Lands have convenient access to designated arterial or collector	Change section heading to "onshore and offshore energy generation facilities"
				2nd full para	One of the primary findings of the study is that no suitable sites exist on the Sonoma County coast for industrial onshore oil support facilities. The study indicates that onshore support facilities for offshore oil production are inappropriate due to a number of constraints, which include..... facilities.".	Prior to "constraints", insert:" <i>Any form of offshore energy generation industry.....would be inappropriate</i> due to...."
		30		1st para, last sentence		Change to ".....any potential offshore energy-generating industry would be limited to areas...."
		30		Goals, Objectives and Policies		All goals, objectives and policy language should be changed from "Oil and gas exploration and development" to ".....all forms of energy-generating industry, including oil and gas exploration and development as well as "alternative" forms of energy development, including wind and wave technology. "
				Policy C-LU-1.1	Discourage offshore oil and gas exploration and development off the Sonoma County coast	Change "Discourage" to "Oppose offshore oil and gas exploration and development off the Sonoma County Coast."

		30		Policy C-LU-1a	A Local Coastal Plan Amendment shall be required for any proposed onshore facility to support offshore oil and gas exploration or development. Any such amendment shall not be effective until a majority of the voters in Sonoma County, in a general or special election, approve the proposed amendment, unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act	Delete (unless such amendment is approved by the California Coastal Commission pursuant to Section 30515 of the California Coastal Act) or Insert ".....exploration or development, as well as any other form of offshore energy development."
		30		Policy C-LU 1b	Include all forms of onshore support	Prohibit onshore oil, gas and alternative energy support facilities within the Commercial Fishing land use category. (Existing LCP Revised)
	3.2 Community Policies	30			There are no overarching guidelines limiting urban or commercial service area boundaries. Zoning constraints to determine boundaries must be provided to avoid inappropriate use permits.	Delineate urban and commercial boundaries with local residents of each community in the coastal zone.
		30		last para	There is no mention that almost all of Bodega Bay lies within the Alquist-Priolo Zone of mapped surface earthquake faults. Per the California Department of Conservation: "Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally fifty feet)." (See https://www.conservation.ca.gov/cgs/alquist-priolo for map of Bodega Bay). This fact renders all goals, objectives and policies referent to Bodega Bay invalid as written.	
	3.2, Community Policies	30		Objective C-LU-2.2:	Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage a mix of price and rent levels."	Insert after the exiting Objective: "Residential development shall be given priority over commercial and tourism interests. Adequate public services requiring water use shall show no impacts to existing residential and commercial interests. A cumulative impact study shall be completed as a basis of tourism effects on climate change and scarce resources on the coast.
		31		1st full para	Current levels of vacation rentals have created unaffordable housing for visitor and residents' supporting workforce. Residents are leaving the coast averaging 1,000 a year. Until such time vacation rentals are down to acceptable levels in residential areas, no new permits should be issued. Plans to develop any form of housing on the coast, be it affordable or "mixed use" are inappropriate due to resource and infrastructural limitations.	See changes to Policy C-LU-2b
		31		Goal C-LU-2	"Protect the natural and scenic resources and the unique character and qualities of the Sonoma County coast by allowing new residential and commercial development only in appropriate areas at appropriate densities."	Insert: "...appropriate areas outside the Alquist Priolo Zone at targeted densities."

		31		Objective C-LU-2.2	Insert after "rent levels.":	Residential development shall be given priority over commercial and tourism interests. Adequate public services requiring water use shall show no impacts to existing residential and commercial interests. A cumulative impact study shall be completed as a basis of tourism impacts on climate change and our scarce resources.
		31	New	Objective C-LU-2.7		Prohibit intrusion of large structures and facilities into RRD and TP which compromise local fire fighting ability to provide fire suppression activities.
					There is no carry-over mention of creating historic districts at Duncans Mills, Valley Ford and Stewarts Point.	Recommend the formal recognition of Historic District Boundaries around not only Duncans Mills, Valley Ford and Stewarts Point but also at the other existing small coastal communities such as Salmon Creek, Carmet and Sereno del Mar.
		32		Policy C-LU-2b	"Encourage construction of new housing for low and moderate income households under the Density Bonus or Housing Opportunity Area Programs outlined in the Coastal Zoning Ordinance. Achieving a density higher than 4 units per acre under either Program may not require a Local Coastal Plan Amendment. (GP2020)"	Change to: Construction of new housing for low and moderate income households under any programs in the Coastal Zoning Ordinance is dependent upon coastal resource (eg, water) limitations and a vacation rental incidence of no more than 20%, the rest being made available as affordable housing. A Local Coastal Plan Amendment must be considered in any case of new housing. (See Santa Cruz LCP)
		32		Policy C-LU-2f	Fishing related industrial uses that require public services shall be located near Bodega Bay. Other fishing related commercial and industrial uses shall be considered coastal dependent uses. Clarify which parcels by AP number. Is there Industrial Zoned land "near Bodega Bay?" Is there a public auction on outside service connections for industrial fish related services? How do you analyze everything near Bodega Bay for purposes of your environmental analysis? You are creating a zoning and environmental exceptions based upon unknown factors.	Define "near".
		32		Policy C-LU-2g	Notwithstanding the provisions of the Public Facilities and Services Element, connection of sewer service to the Bodega Bay Public Utilities District shall be allowed for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. An out-of-service area agreement shall be used in such cases. Conflicts with Ag Resources Element policies 2.2, pg. 10 Objective C-AR-2.2: Maintain the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries to protect agricultural land for continued agricultural production. Objective C-AR-2.3: Limit extension of sewer and other urban services beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries.	Delete this policy. Please be clear of intent. Probably violates State law, LAFCO policy, Public Health and other County policies. Doesn't specify the parcel has to be contiguous to the BPUD. If there is a parcel that may in the future meet this criteria, name the parcel (s) by #AP and note in LCP they may apply in the future for GP amendment, LCP amendment and annexation to the BPUD. What uses are directly "relate to and support fishing" that can't be in the USB? A restaurant selling local fish? Boat yard? Net making? If there is a parcel that may in the future meet this criteria, name the parcel(s) by #AP and note in LCP they may apply in the future for GP amendment, LCP amendment and annexation to the BPUD. Otherwise, this is an invitation for endless speculation

		32		Policy C-LU-2m	Water and sewer extensions to parklands outside urban boundaries, as with Policies C-PF-2 b and e, is antithetical to the intent of the Coastal Act to protect natural resources. It invites extra-urban development. It is impractical, and was taken from the GP referring to cities etc with extensive sewage and infrastructure. There is only one road to and through Bodega Bay, State Hwy. 1. This 2-lane road not only serves Bodega Bay, it is the gateway to the North Coast and traffic constraints have already reached persistent gridlock for the community and for those seeking recreation from the beaches to the north. The need for low income housing for its residents and those working in the fishing and hotel industries cannot be overstated. Houses are priced out of the range of most of those wishing to live and/or work in the area. Long-term rental housing no longer exists to the extent needed and those who seek work in the existing industries must now commute to neighboring cities putting more and more stress on the existing traffic constraints.	Water and sewer service extensions to public parklands outside of Urban Service Areas may be allowed only where consistent with the Public Facilities and Services and Public Access Elements. (Existing LCP Revised)
		33		Policy C-LU-2l		
		33		Policy C-LU-2m:	What is an "urban service area" in an unincorporated rural area? This is not practical nor appropriate to the coastal zone and appears to have been taken directly from the GP, referring to cities, etc, with extensive sewage and infrastructure. Bodega Bay has never had a plentiful water supply. The last time a PUD well was dug, the water was diverted to a private development and the water table dropped in nearby bird ponds. Bodega Bay also has limited sewer and wastewater treatment facilities, prohibitive to new development of any capacity. At this time, wastewater is used to water the golf course and overflow from settling ponds is released into the Bay and Johnson Gulch.	Strike this policy from the document.
		33		Policy C-LU-2n	How can you have a Land Use element and negate it with a Public Services element? If there is specific development on specific parcels, it should be noted, not left to willy nilly application. How can you do environmental analysis as per this policy for the LCP not knowing a)how many parcels are eligible for "development proposed for areas beyond those boundaries" would be considered) what the uses are and c) project impacts as a cumulative impact to the LCP in toto?	Provide for commercial development only within designated Urban Service Areas and Rural Community boundaries, except where development proposed for areas beyond these boundaries would be consistent with the Public Facilities and Services and Public Access Elements.

	3.2.2: Bodega Bay	39	Background		The population figures used do not reflect current data, Harbor View Subdivision was not completed in 2005. Only the affordable units, Harbor View Village, have been completed. The water supply information is inaccurate as to existing and future water supply and facilities and does not take into effect the future rise of sea level and climate change. Bodega Bay faces impacts from the proliferation of the vacation rental industry.	Update data and impacts to reflect current circumstances.
	3.2.2: Bodega Bay	39	Background	page 40 2nd paragraph, 2nd sentence	Description of traffic in Bodega Bay needs updating..."Traffic congestion is already severe on summer weekends through Bodega Bay. Traffic volumes on State Highway 1 will continue to increase through Bodega Bay due to increases in general recreational traffic on the coast.	Change to " Due to increases in recreational visitation, traffic congestion now occurs year-round, is greater during holidays and weekends and will continue to increase and worsen the existing congestion. "
		40	Background,	3rd para	See LCP language: "The "new Sand Dunes Well, [constructed 13 years ago], has not resulted in an overall addition of 50% more water to the general residents of Bodega Bay. The Bodega Bay Public Utilities District provides water supply and wastewater treatment. Water supply is a constrained to development at Bodega Bay. Water supply is adequate for existing and some additional development....."	Drop the last portion of this paragraph beginning with "The new Sand Dunes Well...."
		42		Policy C-LU-4c	New development proposed within the Bodega Bay Urban Service Area shall require the applicant to provide evidence in the form of a letter from Bodega Bay Public Utility District of an adequate water supply to serve the development. If an adequate water supply is not available to serve all planned development, development shall be limited by implementing a system for allocating building permits according to the available water supply, or the development shall be contingent upon provision of additional water supplies. Provision of "additional water sources" is unrealistic in this area of low groundwater tables.	Priority of water supplies shall be given to residential customers and not vacation rental properties or commercial interests, in order to promote affordable workforce housing. Occupation of a vacation rentals shall not result in annual domestic water use greater than that associated with the non-VDU use of the residence based on an average daily consumption of 150 gallons per bedroom (7,324 cubic feet per year per bedroom) with a 30% allowance for landscaping above the design flow. Rentals shall be allocated no more than 100 gallons of water per bedroom and 30 gallons for landscaping per day [Trinidad, Humboldt LCP].
				42		
				43		
					The major goal of the Housing section is to protect and promote low and moderate cost housing for people who work within the coastal zone to carry out Coastal Act policies on housing, access, and coastal zone priority uses.(1981 LCP Housing, VI-2,1)	Retain this language in Affordable Housing Policy 3.3 p.43. Affordable housing should target workers and families in the CZ to extent legal.
		45		Objective C-LU-5b	Currently, it has been estimated that approximately 35% of all housing is vacation rentals which inhibit affordable workforce housing. (Insert Santa Cruz LCP language, approved by the Coastal Commission).	Insert Goal: Preserve and enhance affordable housing opportunities on the Sonoma County coast by enforcing a moratorium on vacation rentals until such time that no more than 20% of housing is for residential use.
		47		Policy C-LU-5k	Require long-term Affordable Housing Agreement for affordable housing units. Permanent? How long is long term? Any guidelines on intent?	Please change language to specify term, strength, and intent. We have lost too many affordable housing to inexact language.
	3.4.1 Existing Visitor-Serving Commercial Facilities	50		Jenner	Jenner No new visitor-serving facilities may be developed due to inadequate water supplies, as well as limited parking availability. Currently, the coffee shop and gas station serve more tourists, on average, than locals	No new visitor-serving facilities may be developed

		53		Policy C-LU-6b		Add: "No Visitor Serving facilities may be located in RRD when road width is less than that required of a Rural Local Road (See Glossary)
		54		Policy C-LU-6d	[Solano Beach has 7 days, Imperial County has a 30 day minimum for vacation rentals]. In 2017 River Watch v Sonoma County the Superior Court ruled against Sonoma	Insert: Such policies will not go into effect until such time as balance is obtained between residential housing and vacation rentals (20%) thereby encouraging more affordable housing and availability of workforce to support the area. To support climate change impacts associated with tourism and affordability for residents/workforce, minimum rental shall be for 7 days.
		54			Affordable housing for local commercial service workers and those involved in the fishing industry is the only category of housing that is still needed on the coast. If all infrastructural criteria are met, any new housing construction should be designated for occupancy by that population and maintained as affordable into the future to the extent allowed by law.	Change to: Any new urban housing construction in the coastal zone must be required for services reflecting a balance of local residents' quality of life interests with those of non-residents, such as tourists. Any construction must be quantifiably supportable by existing and projected future resources (eg, water, access, emergency services, etc). No impacts to biotic or viewscape coastal resources will be permitted.
		54		Policy C-LU-6e		Eliminate: ", including bed and breakfast accommodations in existing homes") as 7 night minimum on vacation rentals shall be mandated to create affordable housing and mitigate to the greatest extent climate change impacts.
		55		Insert under Program C-LU-1:		Insert new Policies: C-LU-7a: One off-street parking spot per bedroom and 2 cars maximum per bedroom in vacation rental properties. [Trinidad LCP] shall be required in residential areas to reduce traffic congestion and GHG. Policy C-LU-7b: A sign of not more than 3 by 3 feet shall be required on vacation unit with phone number and contact information for complaints. [Santa Cruz LCP] Policy C-LU-7c No vacation rentals with common walls without a signed agreement with other residents. [Santa Cruz LCP] Policy C-LU-7D To support climate change impacts associated with tourism and affordability for residents/workforce, minimum rental shall be for 7 days. [Solano Beach has 7 days, Imperial County has a 30 day minimum for vacation rentals]. Policy C-LU-7E All vacation rentals shall be licensed and regulations enforced by means of implementable fines [California Senate Bill 1049 allows cities to fine rental hosts up to \$5000 per violation.] Property owners/management that has repeated violations shall have the license revoked for not less than one year.
	Program C-LU-3	56				Add Policy C-LU-8A: Issue parking permits for residential priority uses with appropriate signs.
	4.2 Other Initiatives	30			Insert at end of Initiative CLU-5:	Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to mitigate tourism-based resource consumption and pollution exacerbating climate change.

	3.3 Affordable Housing Policy	43				
		45		Objective C-LU-5b	"Promote the development of affordable housing to meet a range of for-sale and rental housing needs including agricultural employee housing, accessory dwellings, senior housing and accessible units."	Affordable housing for coastal residents shall prioritize local workforce needs. <i>Promote the conversion of vacation rentals to affordable housing.....accessory units."</i>
	3.4.1 Visitor Serving Commercial Facilities Policy	48				
	3.4.1 Existing Visitor Serving Commercial Facilities	50		Last para: Jenner	Correct language/grammar in the last sentence. Correct the listing of services to 3 restaurants (Aqua, Jenner Inn and River's End, both of which include independent cottages separated from the main buildings and resulting major traffic and safety issues due to pedestrian and motor vehicle congestion.	Change last sentence to: "Served by a mutual water system, Jenner has a moratorium...". Recommend a moratorium on any further development on visitor-serving commercial facilities in light of existing infrastructural inadequacies and public safety hazards.
4. Implementation Programs	4.1 Land Use Implementation Programs	54		Program C-LU-3a		Issue parking permits for residential priority uses with appropriate signs.
	4.2 Other Initiatives	56		Program C-LU5		Insert at end: Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to mitigate tourism based resource consumption and pollution exacerbating climate change action.
List of Tables						
Figures (Land Use Maps)	C-LU 1a thru k			All	The maps are inaccurate. One example is Sub Area 8, in which the Willow Creek Unit of Sonoma Coast State Park is shown zoned for timber. In addition, there are no dates or comparisons with previous maps, which implies that all of these maps are at least 20 years old and not a basis for informed public comment on the LCP Draft.	Re-do all the maps in the Land Use Element to reflect the current year.

Element	Section	Page	Comment Page	Comment Section	COMMENT	Change To
Agricultural Resources						
					Please Include current standards & requirements: https://documents.coastal.ca.gov/assets/agriculture/Cannabis-Information-I-Document-4.29.19.pdf	See CCC Cannabis link
					Where is the "Ag Preserves" section, or a mention of The Williamson Act, in the Updated LCP Agricultural Resources Element section? The section from the 2008 LCP: "Agricultural Preserves - Many landowners in the Sonoma coastal zone have demonstrated a commitment to agriculture by entering into Williamson Act contracts. The California Land Conservation Act of 1965 (the Williamson Act) allows counties to establish agricultural preserves and thereby give tax reductions to landowners engaged in commercial agricultural operations. Under current law, lands under contract are appraised by the county assessor for their agricultural productivity rather than market value. When an agricultural preserve is formed, State law requires all lands in the preserve to be zoned to prevent land uses incompatible with agriculture within the preserve. In signing a contract with the County, the landowner agrees to retain his land in agricultural uses for at least ten years."	
1. Introduction	1.1 Purpose	1	1.1	Para 3	add to last sentence	".....County's economy, while preserving the unique and fragile visual and natural resources of the coastal zone."
				Para 4	Changes to last sentences:	"With climate change, extremes such as drought, future vineyard development shall be prohibited in the coastal zone."
	1.2 Relationship to Other Elements	2		Para 2	Farmland of Local Importance appears to be ambiguously defined in the Glossary as whatever the Board of Supervisors says it is. If it is included, it should be more specifically defined and exclude cannabis or alcohol crops, as they are intrinsically not of "Local Importance". Soil types should be considered.	
					Add ...	".....rests with the Board of Supervisors in collaboration with local residents in Sonoma County."
	1.3 Scope & Organizations	4			Adding as last sentences	No tasting rooms or visitor facilities shall be permitted in Williamson Act properties. Where future non-cannabis/non-alcohol row crops are considered in areas of known or potential water scarcity, perc testing shall be performed for one year prior to conversion to assess feasibility and potential effects on adjoining properties' water tables.
2. Background	2.1 Residential Subdivision Potential & Nuisances	5				
	2.2 Conversion of Agricultural Uses	5	5	2.2	Add to last sentence:	The application of synthetic pesticides shall be prohibited.
	2.3 Agricultural Support Uses	6		2.3.1	Add to end of last sentence:	".....customers shall be prohibited in the coastal agricultural areas and limited to commercial areas...."
					Policies are needed to permit agricultural support uses without adversely affecting production of agricultural products in the area and impacting community character	
	2.3.1			2.3.1		Activities such as special events and tasting rooms that attract large numbers of customers are not considered appropriate in the coastal agricultural areas and are limited to the commercial areas within rural communities." (Delete word "Considered")
				2.3.1	Benefits of agricultural tourism must be balanced against Vehicle Miles and Greenhouse Gas Emissions as well as potential adverse impacts on public safety. We support large events being inappropriate. It would be good to specify a limit to farm stays It should be pointed out that fruit trees can be grown close to the coast. An example is the Fort Ross orchard where apple and pear trees were still producing after more than 100 years. Climate change may make this more attractive. particularly for diverse farms marketing locally. Both grapes and fruit can be dry farmed in cool areas with adequate soil depth so a shortage of water is less of a limitation.	
	2.4 Farmworker Housing	7				
	2.5 Farmers' Economic Situation	7				
	2.6 Aquaculture	7	7	2.6	Add as last sentence	"No GMOs, antibiotics, or adverse effects on local marine biota or ESHAs shall be permitted in the production process."
			7	2.6	Aquaculture and fishing industry should not be equated as aquaculture is the rearing and cultivation of aquatic animals or aquatic plants for food, while fishing is the catching of fish for food or sport. (OPEN SPACE AND RESOURCE CONSERVATION ELEMENT-Section 4 deals with Commercial Fishing and Support Facilities Policy-Section 4 Page 34)	Aquaculture produces a food source and has support needs similar to land based agricultural operations. Policy is needed to regulate the practices and support facilities of the aquaculture industry. Definition of Aquaculture, from the NOAA, "Aquaculture is a method used to produce food and other commercial products, restore habitat and replenish wild stocks, and rebuild populations of threatened and endangered species. There are two main types of aquaculture—marine and freshwater."
	2.7 Impacts of Climate Change	7	8	2.7	Add as last sentence	"All policies shall include and reflect current climate change studies and include implementation strategies to prevent and/or adapt to impacts."
3. Agricultural Resources Policies	3.1 Maintain Large Minimum Parcel Sized in Agricultural Lands	8	8		include consideration of green houses	
			8	GOAL C-AR-1	The last three words are not bolded, though the rest of the paragraph is.	
			9	C-AR-1a (3)	Couldn't find the minimum size under 30241.5 but bet we think smaller parcels should be allowed.	
			9	C-AR-1b	Planting trees in and around crops is an important method of sequestering carbon.	Remove the word "either". Planting trees in and around crops is an important method of sequestering carbon.
			9	C-AR-1e	50 percent threshold could speed up the development of ag lands	

	3.2 Limit Intrusion of Urban Development		10	C-AR-2b	Include consideration of green houses which do not rely of the capability of the soil	
			11	C-AR-3a & C-AR-3c	these seem redundant	
			10	Goal C-AR-4:	Goal C-AR-4: Facilitate agricultural production by allowing related agricultural support uses (agricultural processing and agricultural services), to be conveniently and accessibly located in agriculture production area when related to the primary agricultural production in the area.	Change "...in the area." to "...within the Coastal Zone."
	3.3 Location & Intensity of Agricultural Related Support Uses		11	Objective C-AR-4.2	Add as last sentence	"Agricultural support shall be permitted only for products grown in the immediate area (eg, not for products imported from outside the coastal zone)."
				C-AR-3 or C-AR-4c		<i>tighten up to: Processing of agricultural products limited to on site production.</i>
	3.4 Farm Related Housing		13			
	3.5 Support Agriculture Economic Viability		14	Objective C-AR4.3	States direct linkage to product location and proportion	
				C-AR-6b		change from "... conserve energy to conserve or generate energy, protect water and farm the soil to sequester carbon in order to bolster the local food economy, minimize climate warming, increase...."
				C-AR-6c		Encourage alternative energy production such as solar panels and wind machines. Wind machines should not be installed where they block scenic views from public lands.
	3.6 Aquaculture		15			
			15	Goal C-AR-7	Does "fish" include shellfish? Should the word "Aquaculture" be included in the goal? Is harvesting of water-growing plants for sale as a food or other product included in this document?	Provide for the raising, harvesting and production of shellfish or aquatic plants in a manner which does not disrupt wildlife and marine habitats, or unreasonably harm the ability of the marine environment to support ecologically significant flora and fauna or present significant adverse cumulative impacts.
				C-AR-7b	Support facilities for the fishing industry, including but not limited to equipment storage, processing facilities, and canneries may be allowed on lands designated for agricultural land use adjacent to the Urban Service Boundary of Bodega Bay. If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area. The following criteria shall be used	Delete " processing facilities" and canneries" may be allowed A substitute policy might be: "County should consider underwriting critically needed process or fishing support services by use of tideland lease areas and pursuit of grant monies." Delete: If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area." A substitute policy might be: "County should consider underwriting critically needed process or fishing support services by use of tideland lease areas and pursuit of grant monies." Delete (5)
			15	Objective C-AR-7.1		Regulate aquaculture and its related facilities and activities in agricultural areas.
			15	Objective C-AR-7.2	Objectives C-AR-7.2 & 7.3 do not belong in the section on Aquaculture and instead should be moved to (OPEN SPACE AND RESOURCE CONSERVATION ELEMENT-Section 4 which deals with Commercial Fishing and Support Facilities Policy-Section 4 Page 34)	Provide opportunities for development of support facilities for the fishing industry on appropriate lands.
			15	Objective C-AR-7.3		Promote products of the fishing industry in the same manner as agricultural products
			15	C-AR-7a		Outdoor aquaculture shall be permitted in the same manner as other agricultural production uses. (GP2020) – Remove this
			15	C-AR-7a	Aquaculture has unique practices which impact the marine environment and permits/leases are regulated by Specific State & Federal laws and regulations pertaining to aquaculture and its administration which are found in Chapters 1 through 8 of Division 12 of the Fish and Game Code (commencing with section 15000) and the provisions of Chapter 9 of Division 1 of Title 14, California Code of Regulations. Numerous state agencies such as Department of Fish & Wildlife, Regional Water Quality Control Board, State Lands Commission, & Coastal Commission have jurisdiction as well as NOAA, U.S. Army Corps of Engineers, Coast Guard, & National Marine Fisheries Service.	Aquaculture permits/leases are regulated by Specific State & Federal laws and regulations pertaining to aquaculture leases and its administration which are found in Chapters 1 through 8 of Division 12 of the Fish and Game Code (commencing with section 15000) and the provisions of Chapter 9 of Division 1 of Title 14, California Code of Regulations. Specific regulatory policies should state: Prior to issuance of any permit for a land based or public land/water aquaculture facility utilizing either marine, brackish, or freshwater intake & discharge, the applicant must show that the operations will not reasonably interfere with fishing or other uses of public trust values, unreasonably disrupt wildlife and marine habitats, or unreasonably harm the ability of the marine and estuarian environment to support ecologically significant flora and fauna. Prior to issuance of any permit for a land based or public land/water aquaculture facility utilizing either marine, brackish, or freshwater intake & discharge, a permit must also evaluate adverse cumulative impacts. Prior to issuance of any permit for a land based or public land/water aquaculture facility utilizing either marine, brackish, or freshwater intake & discharge, the applicant must present evidence that the applied for aquaculture area had been registered and in compliance with aquaculture permit or lease requirements of California Department of Fish and Wildlife, California Department of Public Health, Regional Water Quality Control Board, State Lands Commission, United States Army Corps of Engineers, Tribal governments, & California Coastal Commission. If the facility will utilize or discharge into the marine or estuarian environment that is within the boundaries of the Greater Farallones National Marine Sanctuary or would pose a possible impact to the Sanctuary, then the applicant must also show compliance with their permit requirements. Prior to issuance of any permit for a land based or public land/water aquaculture facility utilizing either marine, brackish, or freshwater intake & discharge, the public must be reasonably notified and provided with meaningful opportunity to comment.
			15 & 16	Policy C-AR-7b	Policy C-AR-7b conflates aquaculture and fishing industry. Policy related to fishing industry support facilities should be contained in section OPEN SPACE AND RESOURCE CONSERVATION ELEMENT-Section 4 deals with Commercial Fishing and Support Facilities Policy-Section 4 Page 34 only and not within the Aquaculture Policy or Objective section of the LCP as fishing is not agriculture.	First sentence of this policy needs to remove "Support facilities for the fishing industry" and substitute "Support facilities for the Aquaculture industry"

			15 & 16	Add Policy C-AR-7c		The cultivation of aquatic plants and animals must be in the public interest and any issuance or renewal of permits requires a public hearing conducted in a fair and transparent manner, with adequate notice and opportunity for public comment
			15 & 16	Add Policy C-AR-7d		All permits must be used for the purpose intended and are species specific.
4. Implementaion Programs	4.1 Agricultural Resources Implementation Programs	16				
	4.2 Other Initiatives	16		C-AR-5		After "conserve energy" add: "sequester carbon"
List of Tables	C-AR-1 Acreage of Important Farmlands by SubArea on the Sonoma County Coast	3				
	C-AR-2 Minimum Parcel Size & Maximum Residential Density by Agricultural Land Use Category	9				
	C-AR-3 Agricultural Uses & Support Uses Allowed & Permit Thresholds	12		Policy C-AR-4b	Change 1st two sentences to	"...shall be permitted only for agricultural products grown on site. No storage or processing of imported products shall be permitted."
			12	Table C-AR-3	Add 3rd note to Principally Permitted Use	"Vineyards principally permitted shall be dry-farmed due to water scarcity in the coastal zone."
			P13		Add policy C-AR-3d:	No agricultural product not produced in the Coastal Zone is allowed to be sold at farm stands or as retail products in DA, RRD and LIA zoned lands.

Element	Section	Page	Comment Page	Comment Section	COMMENT	Change To
Open Space & Resource Conservation						
1. Introduction	1.1 Purpose	1		first paragraph	"State law recognizes that open space land is a limited and valuable resource which must be conserved wherever possible. The Open Space and Resource Conservation (OSRC) Element of the Local Coastal Plan must address open space for the preservation of natural resources; for the managed production of resources; for outdoor recreation; for public health and safety; and for the preservation of archaeological, historical, and cultural resources." <i>These words are incompatible with the concept of Open Space and Resource Conservation.</i>	Drop the words "wherever possible" in the first sentence and the words "managed production of resources". Then change to: ".....open space for the <i>conservation and restoration</i> of natural resources.....cultural resources". Modern science shall provide guidelines and best practices for carbon sequestration and climate change mitigations throughout this Element.
		1	1	2nd para	"The purpose of the Open Space and Resource Conservation Element is to preserve the natural and scenic resources which contribute to the general welfare and quality of life for the residents of the Sonoma County coast and to the maintenance of its tourism industry. This Element provides the guidelines for making necessary consistency findings and includes an implementation program, as required by law."	Change first sentence to: ".... Sonoma County Coast and to maintain a science-based balance of tourism activities with current and future ecosystem and natural resource limitations.
		1		Add 3rd para:		When human activities may lead to (or should be considered as possible consequences of) actions that may damage or harm human or other living organisms' health through the neglect, damage, destruction, or elimination of individuals or populations, or their habitats and physiological, behavioral, or ecological requirements, such actions shall be suspended until ample scientific evidence and ethical consideration can be applied to determine the least harmful course of action. Consideration of must be extended to future generations of all species that might be affected, even indirectly, regardless of any apparent physical disjunction."
	1.2 Relationship to Other Elements	1	1-2	entire section	There is no strike-through comparison with the current LCP to refer to in this re-organized draft version of the OSRC Element, nor of the document in its entirety. The "Policy Comparison Tables" do not relate adequately the changes between the Draft and the current LCP. The description here of how the Elements relate to each other is an additional source of confusion rather than an aid to meaningful public comment.	Provide a side-by-side summary of comparisons of this Element to the current LCP.
	1.2 Relationship to Other Elements	1		1.2 (1)	"Dredging operations" are unspecified. It should be specified under what circumstances, what locations and what environmental guidelines will be followed.	Refer to the Marine Sanctuary guidelines, which Sonoma County collaborated to develop.
				1.2	"2) The Open Space and Resource Conservation Element includes policies that address management of mineral, timber, and energy resource production; and support facilities for the commercial fishing industry."	This is confusing placement of commercial production and commercial industry policy in the OSRC Element, and creates confusion for citizens seeking to comment. These policies should be located under Land Use, not in Conservation. Likewise, Agricultural and Water resource policies should be integrated into their particular Element sections.

	1.3 Scope & Organization	3			"The OSRC Element contains a policy framework for the preservation of open space and conservation of natural resources and an Open Space Map designating lands subject to various policies."	There is no "Open Space Map" extant in the Draft, Appendix or Figures. Please provide one, with a link.
2. Scenic & Visual Resource Policy						
	2.2 Scenic Landscape Units & Vista Points	4		2.2.1, 2nd sentence	"Preservation of these scenic resources is important to the quality of life of Coast residents and the tourists and agricultural economy.	Change to: "...coastal residents, tourism and our agricultural economy."
			4	2.2	Scenic "landscape units" and vista points planning must reflect that scenery is a 360-degree experience and includes the entire land and seascape visible from any given point.	
			4-5	2.2.3	"Designated Vista Points should be developed with safe ingress and egress, parking areas, interpretive signs, and restrooms where appropriate." This proposal to develop formal Vista Points with ingress, egress, parking spaces, parking, interpretive signage, etc, is inconsistent with maintenance of an undeveloped view, not to mention the geologic reality of cliff and bluff erosion, especially in view of accelerated climate change and the limited capacity of Hwy 1 and emergency response.	Change to: "Existing viewpoints/parking areas which already have capacity for enhanced amenities may be developed, with safe ingress.....", etc.
			5	Goal C-OSRC-1	"Retain the largely open, scenic character of Scenic Landscape Units and views from Vista Points."	
			5	Objective C-OSRC-1.2 and 1.3	"Protect the ridges and crests of hills in Scenic Landscape Units and views from Vista Points from the silhouetting of structures against the skyline." "Protect hills and ridges in Scenic Landscape Units and views from Vista Points from visible cuts, fills, and vegetation removal." These objectives wrongly assume that there will be development in Scenic Landscape Units.	These objectives should be removed in their entirety and the following language substituted: Objective C-OSRC-1.1: "Scenic landscape units shall not be developed with structures or visible road cuts, vegetation removal or fill."
			5	Policy -OSRC-1a	This is an inappropriate application of General Plan 2020 and does not define the term "Scenic Resources Combining Zoning District". There should be no new construction of agricultural structures in any areas of visual impact. Allowing non-compliance with aesthetic guidelines based on "affordability" issues is unacceptable.	
			5	Policy C-OSRC-1b	"Development which will significantly degrade the scenic qualities of Scenic Landscape Units and views and from Vista Points shall be prohibited. (Existing LCP Revised)"	Change the words: "...will significantly degrade..." to "will at all impact".
			5	Policy C-OSRC-1d	"Amendments to increase residential density in Scenic Landscape Units in excess of one unit per ten acres shall be avoided."	Change "avoided" to "prohibited".
			5	Policy C-OSRC-1e	"Commercial or industrial uses in Scenic Landscape Units other than those which are permitted by the agricultural or resource land use categories shall be avoided. (GP2020)"	Change "avoided" to "prohibited".
			6	Policies C-OSRC-1g	The following standards shall be used in addition to those of Policy C-OSRC-1f for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points", etc. Sub-policies (1) through (4) are in conflict with the entire concept of preserving Scenic Landscape Units. New housing developments are an a priori visual blight. There is no visual mitigation possible.	Both policies should be stricken from the Draft.

	2.3 Scenic Corridors	6	6	First sentence	"Many residents of Sonoma County highly value the beauty..."	Change to "Residents of Sonoma County...."
			6	2nd para	Preserving these landscapes is important to preserving the character of the coast. The primary impression of any area on the Coast comes from what is seen while driving, cycling, or hiking along a roadway. One of the most effective methods of protecting visual resources is to protect scenic corridors along a system of scenic roads. Designated Scenic Corridors on the Sonoma Coast are State Highway 1, Stewarts Point- Skaggs Springs Road, State Highway 116, Coleman Valley Road, Petaluma-Valley Ford Road, Bodega Highway, Fort Ross Road, Meyers Grade/Seaview Road, Bay Hill Road, and a paved portion of Willow Creek Road.	Scenic Highway status should be secured ASAP for Highway 1.
			7	Policy C-OSRC-2a		Define terms and provide a link to the "Scenic Resources Combining Zoning District". Not explained adequately for public comment.
			7	Policy C-OSRC-2b:	"Continue to protect the unique scenic qualities of Highway 116 as outlined in the September 1988 116 Scenic Highway Corridor Study. (GP2020) "	Provide a link to the cited study
			7	Policy C-OSRC-2c	"Outside of rural communities and urban service areas, the minimum setback of a new structure from a Scenic Corridor shall be 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road. (Existing LCP Revised)"	Provide a link in the Draft text to the "Existing LCP" text, so the public can see the revision side-by-side.
			7	Policy C-OSRC-2f	"Public works projects shall be designed to minimize damage and removal of trees along Scenic Corridors. Where trees must be removed along highways, replanting programs shall be designed so as to accommodate ultimate planned highway improvements. Replanting and revegetation shall be required following grading and road cuts. (GP2020)"	Please define and give examples of "public works projects", and "ultimate planned highway improvements. Add the sentence: "Sonoma County voters shall be given advance notice of any public works projects and planned highway improvements and shall participate in their design.
	2.4 Outdoor Lighting	7		First paragraph	Appropriate light levels for varying uses should be balanced with a desire to maintain Sonoma County's rural character and preserve views of the night time skies for residents and visitors.	Change to "...should be minimized.....to maintain Sonoma County's....."
			7-8	Second para	"A related issue is the effect of artificial night lighting on biological resources. Natural patterns of darkness and light are essential to the functioning of ecosystems. Artificially lighting the nighttime sky may have serious negative consequences for the ecosystem, termed ecological light pollution."	Change to: "Artificially lighting the nighttime sky <i>has</i> serious negative consequences....", rather than "...may have serious consequences..."
			8		Artificial night lighting affects the natural behavior of many flora and fauna species. It can disturb development; feeding, mating, resting, migration, and other activity patterns; and hormone-regulated processes, such as internal clock mechanism.	Change last line to: "... processes, such as a <i>creature's</i> internal clock mechanisms."
			8	Objective C-OSRC-3.2	"Ensure that night time lighting for new development is designed to avoid light spillage offsite or upward into the sky."	Drop the words "...for new development". Add: "Existing lighting shall be required to avoid light spillage at the time of replacement."
			8	Policy C-OSRC-3a:	"All new development projects, County projects, and signage shall be required to use light fixtures which shield the light source so that light is cast downward, and that are no more than the minimum height and power necessary to adequately light the proposed use. (GP2020)"	Change to: "All new projects as well as upgrades of old lighting, shall be required.....downward, to avoid offsite light spillage.....", etc.

2.5 Community Character & Design	9		1st para	"New development should enhance and retain the unique character of unincorporated communities. Successfully integrating community amenities such as attractive streets, safe bike and pedestrian access, attractive and long-lasting buildings, inviting public spaces, and important natural and cultural resources will make developed spaces more livable." This does not appear to include community assent.	Change to "Any new development regarded as desirable by residents, infrastructurally supported and consistent with the character of the community will enhance the quality of life for that community."
		10	1st para	Developing design guidelines for the Coast must be done in a way that recognizes local character. Community design guidelines which avoid increased urban development in rural areas and promote integrating attractive new development with the surrounding landscape, will benefit not only property owners and developers but all who live in and visit the coast	Drop the latter portion of the para, beginning with: "Community design guidelines....." which implies that benefitting developers by approving new development in rural residential landscape is good for the coastal zone.
		10	2nd para	"These large lot subdivisions, have a strong impact on community aesthetics."	Remove the comma after "subdivisions".
		10	4th para	This paragraph implies development in the smaller communities between Bodega Bay and Sea Ranch. They are seen as ripe for further development. First, there is a serious water shortage in the coastal zone. Second, suggesting that new development, if it is possible at all, have "minimal aesthetic impact" is an oxymoron in an area of scenic vistas.	
		12	Jenner	Mention should be made of the serious water shortage and single common community water source in Jenner.	
		15	2.5.5 Community Character and Design Policy	".....while accommodating projected growth and housing needs". There is no definition of terms and no demonstrated need or justification for further growth in the coastal zone, except for housing support for existing service workers and fishing. There is no infrastructure to support such needs.	
		16	Policy C-OSRC-4a	"Design review shall be required for all new development outside of Urban Service Areas and Rural Community Boundaries. The Director of Permit Sonoma may waive this requirement on parcels not visible from and east of State Highway 1. (Existing LCP Revised)"	This kind of discretionary power by the Director of Permit Sonoma invites corrupt practices. The second sentence should be struck from the draft.
		16	Policy C-OSRC-4-D2	This suggests that good aesthetics will be "encouraged"for "new, heavy commercial structures", without definitions, specifics or developer accountability.	

3. Biotic Resources Policy	3.1 Background		17	The Sonoma County Coast is rich in natural resources. It supports over 15 types of upland, wetland, riparian, coastal, and open water habitats that support over 30 animal species and 48 plant species that are designated as rare, threatened, or endangered and are protected under state and federal laws and regulations. Use of the coastline by shorebirds, seabirds, and waterfowl, as well as numerous terrestrial and marine mammals, reptiles, and amphibians has been documented over the last several decades. The Biotic Resources section of the Open Space and Resource Conservation Element provides a general inventory of biological resources on the Sonoma County Coast, particularly those which are sensitive to disturbance, and identifies policies, programs, and other initiatives to guide land use and development decision-making in a manner that is consistent with the Coastal Act and community preference.	Recommend substitution of the term "ecological assets." In place of "natural resources". Recommend changing "use of the coastline" to "The coastline as habitat for...". Define what is meant by the term "community preference", as it has policy implications.
	3.1.1 California Coastal Act				
	3.1.2 Biotic Resources of the Coastal Zone	17	17	<ul style="list-style-type: none"> • The four "main" biotic resource categories do not reflect the critically important distinctions within each of the very broad categories, and these distinctions are necessary to articulate in order to develop policies within those types (eg, grouping forests and the myriad grassland and scrub vegetation types into a single terrestrial habitat group). Are seasonally saturated grasslands "wetlands" or "terrestrial"? • No mention is made of the nature of historical ecosystem management and related influences on existing terrestrial, wetlands, and riparian types—for instance, both the prehistoric ecological practices of indigenous residents along the coast and those of European-Americans following. • The very separation of "biotic resources" into such broad categories represents an inherent bias towards compartmentalizing integrated ecosystems, when all these systems influence and are contiguous and mutually interdependent with the others, as well as those further inland and further seaward. Such bias leads to the promotion of some habitats and species as more important, and consequently more subject to conservation, when all ecosystems play an integral role in regional and global ecological health and functioning. 	Please expand this section to include the points mentioned in the comment. Policies can then be modified to reflect modern science.
	3.1.3 Streams and Riparian Corridors	17	17-18	See the 3 paragraphs describing streams and riparian corridors. There is no mention of upslope impacts on stream hydrology, water quality, and habitat connectivity, including those related to timber extraction and agriculture, including livestock ranching. Also, why are not all streams, beyond those identified as "critical habitat," not included within broader watershed- and region-wide inventories of critical habitat – to include near-shore marine ecosystems – since all that water flows into existing "potential habitat"? Upstream effects and quality matter to all resident species, and likely to those not resident.	Insert as next-to last line in first para on page 17, after ".....fish and wildlife.": "Upslope impacts on stream hydrology, water quality, and habitat connectivity, including those related to timber extraction and agriculture, including livestock ranching will be reflected in Policies."

3.1.4 Wetlands	18		1st para	<p>"Much of the wetland habitat found along the coast occurs near Bodega Bay." • All wetlands are "important" habitat, not just salt and brackish marshes.</p> <p>• Sea level rise "provides" a challenge – well, it is arguably an ongoing reality and the challenge is to provide for the geographical shifts in ecosystems that will occur, such as by prohibiting development (including roads and bridges) in areas likely to be partially or wholly inundated over the next century, if not beyond.</p> <p>• With sea level rise already in process, any provisions within the revised LCP for development within this zone should be eliminated, including more roads or other facilities for fossil fuel-powered transportation.</p>	<p>Add after this sentence: "While a fair portion of salt and brackish marshes are located in this vicinity (Estero Americano, confluence of Brooks, Mantua, and Cheney Gulches at Doran Beach, San Andreas Rift Zone and Bodega Head, mouth of Salmon Creek), numerous areas along the Sonoma Coast support the hydrology and vegetation of freshwater wetlands (as defined both by USACE and CCA). These include coastal terrace grassland and scrub from Estero Americano north to Russian Gulch, in the vicinity of Fort Ross, then north to the mouth of the Gualala River. As well, most streams that empty directly into the Pacific Ocean support salt or brackish marshes of some dimension, critical habitat to the organisms that rely on those assets."</p>
		19	2nd-to-last line	<p>"Salt and brackish marshes have been greatly reduced from their historical extent and are important habitat to protect and restore, where feasible."</p>	<p>Change to: Salt and brackish marshes <i>and all wetlands have been greatly reduced from their historical extent and will be reduced further with climate change. They are critical habitat to restore and protect.</i>" Drop "where feasible". No qualifier is needed and the phrase is used frequently throughout the document, often to excuse proper mitigation or expenses associated with environmental degradation.</p>
3.1.5 Marine Habitats		19	1st para	<p>"The Sonoma County coast contains a wide variety of marine habitats including offshore rocks, kelp forests, eelgrass beds, tidal flats, rocky intertidal shoreline, and sandy beaches." Offshore rocks with portions above mean high tide, sandy beaches and flat near-shore sea stack summits should be considered terrestrial habitats.</p>	<p>Change ending to: "...tidal flats and rocky intertidal shorelines."</p>
			2nd para	<p>"Offshore of the Sonoma coast, coastal waters provide habitat to a large number of fish and invertebrates (e.g. crab)... While offshore waters provide foraging habitat for seabirds, offshore rocks provide roosting and nesting areas for seabird...."</p>	<p>Consider adding as a fourth sentence: "All offshore rocks, islands, exposed reefs and pinnacles along the California coast are designated components of the California Coastal Monument (DOI/BLM). Kelp forests are commonly found in nearshore coastal waters from south of Bodega Head to north of the Russian River."</p>
		19	2nd para, last line	<p>"Management challenges to marine habitats include overfishing, water quality, human disturbance, and climate change."</p>	<p>Consider changing to: "Challenges for ecologically informed management, protection, conservation, and rehabilitation of marine ecosystems include overfishing (define), water quality degradation, recreational impacts and other deleterious human activities, including the ongoing and eventual implications of climate change."</p>
		20	1st para	<p>"Bodega Harbor and Estero Americano also contain exposed tidal mudflats at low tide which provide an important invertebrate food source for shorebirds."</p>	<p>Add: "These mudflats contribute to Bodega Bay's designation in 2001 as an Important Bird Area (IBA) by the American Bird Conservancy, one of 500 Globally Important Bird Areas."</p>

			20	2nd para	"Rocky intertidal habitat and sandy beaches occur in narrow bands over much of the Sonoma Coast and provide great foraging grounds for shorebirds and gulls. Rocky intertidal shores are exposed during low tide and covered by seawater during high tide. The plants (likely limited to eelgrass), invertebrates, and algae that live in the rocky intertidal zone create a biologically diverse and productive community."	Drop: "(likely limited to eelgrass)". There are plants other than eelgrass in the intertidal zone.
			20	3rd para	"Steller sea lions and other pinnipeds haul out on offshore intertidal areas that become exposed at low tides. Seals and sea lions use intertidal areas and sandy beaches, spits, and bars to haul out and rest. Harbor seals specifically use sandy beaches including the beaches at Sonoma Coast Sea Ranch, Jenner, and Bodega Bay to rest, molt, give birth, and nurse their pups. California sea lions and northern elephant seals are occasionally observed at these harbor seal haul out locations."	Change to: "Stellar sea lions, protected under both the Endangered Species Act (ESA) and the Marine Mammal Protection Act (MMPA), along with California sea lions and other pinnipeds, also protected by the MMPA, haul out on offshore intertidal areas that become exposed at low tides as well as on offshore rocks..... Harbor seals, in addition to using offshore rocks along the Sonoma coast, specifically use sandy beaches at Sonoma coast locations at Sea Ranch, Sonoma Coast State Park, Goat Rock Beach in Jenner and in the intertidal areas of Bodega Bay to rest, molt, give birth, and nurse their pups."
	3.1.6: Terrestrial Habitats	20		1st para	"A wide range of terrestrial habitats occur throughout the coastal areas of Sonoma County. Terrestrial habitats include coastal dunes, coastal prairie, coastal scrub, woodlands and forests, and urban and residential areas which contain habitats."	Add after "Terrestrial habitats, to name a few, include.....". At end of sentence add: "Near-shore sea stack summits and beaches and rocky outcrops above mean high-tide are included in this category."
		20		2nd para	"Coastal dunes frame many beaches along the coast and support a hardy ground cover of native shrubs, grasses and wildflowers."	Add: "The primary coastal dune ecosystems in Sonoma County are north of Bodega Head (inland the Salmon Creek outlet south to Mussel Point), at Goat Rock adjacent to the Russian River outlet, and at Gualala Point; a small dune system is extant at Wright's Beach. Only the Bodega Head dune system supports native shrubs (primarily mock heather, Chamisso bush lupine, and coyote brush. These dune systems are currently supporting extensive populations of ice plant and European beach grass, as well as annual grasses, and also retain elements of native annual and perennial herbs and graminoids, and a few shrubs."
			21	Continued para from page 20	"...Sonoma County's historic coastal grasslands are now considered non-native annual grasslands after undergoing substantial conversion. For the purpose of legal and regulatory protection of sensitive habitat remnants, as well as microsites supporting extant populations of rare plants, designating "Sonoma County's historic coastal grasslands" as "non-native annual grasslands" is completely misleading and detrimental towards protecting these habitats from further ecological destruction – these areas, within State Parks, on The Wildlands Conservancy properties, in regional parks, and on privately owned ranches and pasture lands, should all be included within the designation of Environmentally Sensitive Habitat Areas."	Change to "...Sonoma County's historic coastal grasslands are now considered reservoirs of habitat remnants as well as microsites supporting extant populations of rare plants."

			21	Last sentence of 1st para	"Coastal prairie and scrub habitat occurs mostly on protected lands including Wright Hill Ranch, Salt Point State Park, Jenner Headlands Preserve, and Sonoma Coast State Park." This sentence is misleading and inaccurate	Change to: "Coastal prairie (historically or currently as coastal non-native annual or perennial grassland) and scrub habitats are extensive on private as well as on public lands within the coastal zone from Estero Americano north to Russian Gulch; historically grasslands and scrub likely occupied even a greater proportion of coastal ecosystems prior to the cessation of indigenous burning and the onset of fire suppression."
			21	Goal C-OSRC-5	"Protect and enhance the native habitats and diverse ecological communities on the Sonoma County Coast."	Add: ".....through inventories, assessment, conservation measures, monitoring, and analysis."
			21	Objective C-OSRC-5.1	"Identify and protect native vegetation and wildlife, particularly occurrences of special status species, wetlands, sensitive native communities, and areas of essential habitat connectivity."	Change to "....protect all native vegetation and wildlife. Specifically map occurrences of special status species, wetlands, sensitive native communities, and areas of essential habitat connectivity, including minimum 200' buffers to include areas for potential species' future movement and expansion."
			21	Objective C-OSRC 5.2	"Designate Environmentally Sensitive Habitat Areas and periodically update designations using credible data sources, including peer-reviewed publications, and recent California Coastal Commission decisions."	Change to ".....Habitat Areas and <i>biannually update designations.....including documentation from citizen scientists, peer-reviewed publications.....</i>
			21	Objective C-OSRC-5.4:	"Where appropriate, support regulatory efforts by other agencies to protect biotic habitats." When would it not be "appropriate"?	Drop the words "where appropriate".
				Objective C-OSRC-5.6	"Balance the need for agricultural production, development, timber and mining operations, and other land uses with the preservation of biotic resources."	Change to: "The conservation of biotic resources shall take precedence over intensification or expansion of agricultural production, development, timber and mining operations and other land uses."
	3.2 Biotic Resources Protection	21	21	Policy C-5a-(1)	Assessments be available to Agencies for timely review by pertinent state and federal resource agency staff, including NMFS, to ensure designated critical habitat for ESA-listed salmonids is protected to the fullest extent practicable.	Require timely review by pertinent state and federal resource agency staff, including NMFS, to ensure designated critical habitat for ESA-listed salmonids is protected to the fullest extent practicable.
			22	Policy C-5a-(7)	"A Restoration and Monitoring Plan shall be required for any project involving habitat mitigation or restoration. The Restoration and Monitoring Plan shall consist of a stand-alone document that specifies performance standards, success criteria, adaptive management, and monitoring requirements as described in Appendix E-1. (GP2020 Revised/New)"" This policy and Appendix E-1 describe an ecological disaster with its mitigation measures equally devastating."	The following Objectives under this Goal will include provision for comprehensive biotic inventories, mapping, and ecologically based assessments conducted by professional scientists, with review by peers as well as by indigenous cultural representatives who retain knowledge and ancestral wisdom for the prudent management of these ecosystems. "Change Policy to state: "Any development damaging habitat (need definition) to the extent of requiring mitigation and/or restoration will be prohibited." Appendix E-1 will be unnecessary."

3.3 Environmentally Sensitive Habitat	22	22-23		<p>"Potential ESHAs are presented on Figures C-OSRC-2a through 2k. These figures are not an exhaustive compilation of the habitat areas that may meet the ESHA definition. Any area not identified as a potential ESHA on C-OSRC-2a through 2k but that meets the ESHA criteria is ESHA, and shall be accorded all the protection provided for ESHAs in the Local Coastal Program." The potential ESHAs mapped in Figures C-OSRC-2a through 2k are grossly underestimated (eg, none in the entirety of Jenner Headlands). Despite the fact that the text promises protections later, the burden of proof would remain in the lap of concerned citizens conducting their own ESHA inventories for each proposed development, presuming the public was even notified, and would involve trespassing on private property. Additionally, there is no verbal or visual reference to wildlife corridors in this section.</p>	<p>Change to: "ESHA mapping, as shown in Figures C-OSRC-2a through 2k, is incomplete. Until it has been updated to reflect modern science, no development shall take place in the coastal zone."</p>
		23	Create 2nd para prior to policies	<p>Unless demonstration to the contrary can be produced, all intact, functional ecosystems, native vegetation, wetlands, and wildlife habitats should be considered for designation as ESHAs – functional ecology within any habitat type shall not be at the discretion of any individual, development interest, or regulatory agency, but resolved through comprehensive description and functional analyses conducted by specialists and cultural practitioners in biology, ecology, ecological restoration, land management, soil science, hydrology, and other pertinent disciplines." Such broader, more inclusive language would be appended to the list of areas (Policy C-OSRC-5b(1) and to the criteria (Policy C-OSRC-5b(2), with the specific areas and criteria listed below this broader provision in order to provide examples of each.)</p>	<p>Also, please insert: "A list of all sensitive species and habitats within the Sonoma County coastal zone shall be maintained by PRMD, and available to interested citizens; these lists shall be revised at no longer than 1-year intervals, and shall include all pertinent criteria applicable for each biotic entity (e.g., some organisms are listed under multiple regulatory statutes) or qualify otherwise for consideration under multiple ESHA criteria. The concept of ESHA shall be amended or appended, with pertinent criteria identifying the methods or criteria applied in support of such designation (e.g, rare plants, snowy plover nesting sites, rare vegetation types, salmonid habitat, public access properties, etc)."</p>
		23	Policy C-OSRC-5b(1):	<p>"2) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law. "</p>	<p>Add: "...law, including potential wildlife corridors, watercourses, nesting, prey habitat and mating areas."</p>

			23		"4) Areas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity. (New)"	Add: "...compelling evidence of <i>current or impending</i> rarity." And "The concept of ESHA shall be amended or appended, with pertinent criteria identifying the methods or criteria applied in support of such designation (e.g. rare plants, snowy plover nesting sites, rare vegetation types, salmonid habitat, public access properties) to include the following areas: o Estero Americano o Estero (Bottarini) Ranch o Short-tail and Pinnacle Gulches o All other Sonoma County Regional Parks lands within the coastal zone from Estero Americano to Gualala River o Cheney Gulch and slopes o All Doran Beach and Bodega Bay area wetlands, marshes, open water on public or private land o Carrington Ranch o Wright Hill (Poff) Ranch o Private parcels with jurisdictional wetlands, riparian corridors, or special status species o Sonoma Coast State Beach and all other California State Parks lands within the coastal zone from Estero Americano to Gualala River o Salmon Creek riparian corridor and adjacent slopes and Salmon Creek estuary o Russian River riparian zones, estuarine habitats, marshes, and adjacent slopes (including coastal zone tributaries such as Willow Creek) o Jenner Headlands o Russian Gulch and adjacent slopes o All coastal zone slopes downslope or upslope from CA Hwy. 1 between Russian Gulch and Fort Ross State Park o All properties and conservation easements within the coastal zone under current ownership or management of the Sonoma County Agricultural and Open Space District, the Wildlands Conservancy, Sonoma Land Trust, Redwood Coast Land Conservancy, the Sea Ranch Association."
			23	Policy C-OSRC-5b(1):	Add (5):	For the role they play - which includes protecting people and the other species from major decline, and because these species and features can easily be degraded, all trees, grasslands, creeks, and woodland areas are by definition sensitive and their habitats at risk.
			23	Policy C-OSRC-5b(2) (1)		Delete this Policy content, as Figures C-OSRC-2a through 2k are completely inadequate, as stated re: pp 22-23 above.
			23	Policy C-OSRC-5b(2) (5)	"California Native Plant Society "1B" and "2" Listed Species"	Add "... as well, for numerous rank 4 species growing in grassland and scrub ecosystems of the Sonoma Coast."
			23	Policy C-OSRC-5b(2) (10)	"Habitats that Support Listed Species (i.e., those in 2 & 3)"	Change to: "Habitats, <i>wildlife corridors and areas that contribute to the viability of Listed Species or those of impending rarity.</i> "
			23		"(11) Tree stands that support raptor nesting or monarch populations"	Change to: "Tree stands that support raptor <i>and prey perching or nesting and their food sources</i> , or monarch populations"

			24	Policy C-OSRC-5b(3)	<p>"A biological resource assessment shall be required for any project which could impact biological resources. The biological resource assessment shall be performed by a qualified biologist and shall meet criteria described in Appendix E-2, Biological Resource Assessment Requirements. Permit Sonoma may require additional site specific information. (New)" Must include cumulative impact assessment, and require an EIR rather than a biologist's review when discovery isn't adequate for site circumstances</p>	<p>Change 1st sentence to: "A biological assessment and complete inventory shall be required for any project that could impact partially or constituted and functional ecosystems, including an EIR rather than a biologist's review when discovery is not adequate for site circumstances." A list of all sensitive species and habitats within the Sonoma County coastal zone shall be maintained by PRMD, and available to interested citizens; these lists shall be revised at no longer than 1-year intervals, and shall include all pertinent criteria applicable for each biotic entity (e.g., some organisms are listed under multiple regulatory statutes) or qualify otherwise for consideration under multiple ESHA criteria. A revised and complete map of all Sonoma Coast ESHAs shall be developed and maintained by PRMD. The concept of ESHA shall be amended or appended, with pertinent criteria identifying the methods or criteria applied in support of such designation (e.g. rare plants, snowy plover nesting sites, rare vegetation types, salmonid habitat, public access properties) to include the following areas:</p> <ul style="list-style-type: none"> o Estero Americano o Estero (Bottarini) Ranch o Short-tail and Pinnacle Gulches o All other Sonoma County Regional Parks lands within the coastal zone from Estero Americano to Gualala River o Cheney Gulch and slopes o All Doran Beach and Bodega Bay area wetlands, marshes, open water on public or private land o Carrington Ranch o Wright Hill (Poff) Ranch o Private parcels with jurisdictional wetlands, riparian corridors, or special status species o Sonoma Coast State Beach and all other California State Parks lands within the coastal zone from Estero Americano to Gualala River o Salmon Creek riparian corridor and adjacent slopes and Salmon Creek estuary o Russian River riparian zones, estuarine habitats, marshes, and adjacent slopes (including coastal zone tributaries such as Willow Creek) o Jenner Headlands o Russian Gulch and adjacent slopes o All coastal zone slopes downslope or upslope from CA Hwy. 1 between Russian Gulch and Fort Ross State Park o All properties and conservation easements within the coastal zone under current ownership or management of the Sonoma County Agricultural and Open Space District, the Wildlands Conservancy, Sonoma Land Trust, Redwood Coast Land Conservancy, the Sea Ranch Association.
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			24	Policy C-OSRC 5b (4)	unacceptably allows new development within 100' of an ESHA. There is no mention of wildlife effects or migratory corridor preservation. There is no mention of domestic animal (ie, dog and cat) effects on ESHAs.	Require 100' setback of and ESHA
			24	Policy C-OSRC-5b(5)	unacceptably allows new development within 100' of an ESHA. There is no mention of wildlife effects or migratory corridor preservation. There is no mention of domestic animal (ie, dog and cat) effects on ESHAs.	
			24	Policy C-OSRC-5b(7)	ESHA includes "areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law"....	State and federal resource agency staff shall review any biological assessments used to justify smaller buffer distances surrounding Environmentally Sensitive Habitat Areas (ESHA).
			24	Policy C-OSRC 5b (8)	fundamentally unsound, granting development with least impact on ESHAs, and citing mitigation as the rationale. It should be struck from the Draft.	This policy should be struck from the Draft.
			25	Policy C-OSRC 5b (10)	allows property owners of undefined longevity to violate ESHAs if they cannot be "justly compensated" (not defined) for any missed economic opportunities that result. This policy should be struck from the Draft	This policy should be struck from the Draft.
ç			25	Policy C-OSRC 5b (11)	allows for subdivisions within undefined ESHA proximity. It allows development as long as infrastructure for new construction does not impact ESHA buffers or watercourses. This policy should be struck from the Draft.	This policy should be struck from the Draft.
	3.4 Streams and Riparian Vegetation	25	26	Policy C-OSRC-5c(2)	Allowable uses and development within any streamside conservation area or Riparian Corridor shall be limited to uses and methods described in Habitat Development Guidelines where it can be sited, designed, and shown that construction, operation, and maintenance of the use or development would not result in significant, long-term adverse impacts on the functions and values of the riparian habitat. (Existing LCP Revised: Recommendations 9-13 on pages 28-29)	Include the Habitat Development Guidelines or a link to them here.
			26	Policy C-OSRC-5c (3)	NMFS recently completed a programmatic biological opinion in consultation with the U.S. Corps of Engineers (SF District) that encourages the use of bio-engineered bank stabilization when protecting critical infrastructure threatened by streambank erosion. Designing and implementing bio-engineered projects in accordance with the programmatic biological opinion will significantly streamline federal project permitting. Allows water supply projects and mitigation for "unavoidable impacts" on ESHAs. Such potential "necessary water supply projects as concrete walls and rip-rapping of stream banks will be "discouraged". This policy would allow for such discretionary and inappropriate projects as vineyard ponds, and should be struck from the Draft.	Strike "discourage" from the Draft. Design and implement bio-engineered projects in accordance with the programmatic biological opinion to significantly streamline federal project permitting.
			27	Policy C-OSRC-5c(6)	The policy refers to "Anadromous Fish Streams", but qualifies that terms as "Chinook and Coho Salmon Habitat". Steelhead are a federally-listed anadromous species, and as such should be included in the above qualifier.	Include steelhead as a federally-listed anadromous species.

			27	Policy C-OSRC-5c(8)	Per NOAA: "We request that NMFS be included as an agency "responsible for natural resource protection", and thus be afforded the opportunity, like the California Department of Fish and Wildlife, to review and provide comment on permit applications near streams or waterways."	"and the NMFS" should be inserted after "Fish and Wildlife" in the Policy.
	3.5 Wetlands	27		1st para	"Wetlands are here defined to include marshes, ponds, seeps, and reservoirs."	Insert: "...marshes, ponds, seeps, reservoirs, <i>pond edges, seasonally inundated grasslands and scrub wetlands</i>), as well as the <i>contiguous upslope portions of riparian habitats</i> ."
			28	Policy C-OSRC 5d (3)	allows Permit Sonoma to determine whether development would affect a wetland or not. Scientific assessments conducted by disinterested, objective experts in their fields should determine suitability for any construction in the Coastal Zone.	Change to: "Objective experts in their fields shall determine suitability for any construction in the Coastal Zone wetlands, rather than Permit Sonoma."
			28	Policy C-OSRC-5d (5)	does not specify best practices for dredging, etc, available in the Marine Sanctuary guidelines. <i>It should refer and defer to that document</i>	
			27 -28	Policy C-OSRC-5d (6) & (7)	allow for new construction with mitigations within 100' of wetlands. These are not science-based policies, do not anticipate future industry such as aqua-farming, and should be struck from the draft until they are reviewed by objective expert opinion.	Strike from the draft until they are reviewed by objective expert opinion.
	3.6 Marine Habitats	29			Unless demonstration to the contrary can be produced, all intact, functional ecosystems, native vegetation, wetlands, and wildlife habitats should be considered for designation as ESHAs – functional ecology within any habitat type shall not be at the discretion of any individual, development interest, or regulatory agency, but resolved through comprehensive description and functional analyses conducted by specialists and cultural practitioners in biology, ecology, ecological restoration, land management, soil science, hydrology, and other pertinent disciplines; such broader, more inclusive language would be appended to the list of areas	
			30	Policy C-OSRC-5e (3) & (5)	Both of these policies are intended to protect biological resources (nesting birds on offshore rocks; disturbance of marine mammal haul outs). But there is no mechanism specified for enforcement of the prohibitions against trespass on or disturbance of these sensitive habitats. We agree with The Sea Ranch in suggesting a new policy	Policy C-OSRC 5e (5a): "Encourage the joint development of a plan by County Parks, USFWS, BLM and Save the Sonoma Coast for protection of these biological resources (nesting birds on offshore rocks; marine mammal haul outs) through enforceable public access limitations."

			30	Policy C-OSRC-5e (4) (3)	"Opening of sand bars, except where necessary for maintenance of tidal flow to ensure the continued biological productivity of streams and associated wetlands and to prevent flooding. Applications for allowable opening shall include a plan, prepared in consultation with and reviewed by applicable resource agencies (e.g., National Marine Fisheries Service and California Department of Fish and Wildlife) that describes measures that will be implemented to avoid and/or minimize impacts on special status species affected by the proposed action. Sand bars shall not be breached until there is sufficient in-stream flow to preserve anadromous fish runs. (Existing LCP Revised)." The volunteer SealWatch program that has been operated by Stewards of the Coast and Redwoods since 1985 is hard-pressed to protect the Harbor Seal haulout and rookery at the mouth of the Russian River under the pressure of increased visitor populations, an aging resident (volunteer) population, rising ocean levels, and changing weather patterns. Measures must be taken to strengthen or augment the program with greater support from state and county agencies. The word "avoided" in this policy is not strong enough.	Change to: "...implemented to prevent impacts on special status species...."
			30	Policy C-OSRC-5e(6)	Encourage the California Department of Fish and Wildlife to monitor Marine Mammal Haul-Out Grounds on an annual basis to determine their condition and level of use by marine mammals; and to incorporate this information into its management plan for marine mammals. (Existing LCP Revised)." "Encourage" is very weak language here and ANNUAL not sufficient. Stewards currently monitors on a bi-weekly basis and monitoring should occur on a weekly basis during March-June pupping season and the August-September molting season.	Change to: " <i>Collaborate with the California Department of Fish and Wildlife to monitor Marine Mammal Haul-Out Grounds on a bi-weekly basis and on a weekly basis during pupping season (March through June) and molting season (August through September), in order to determine their condition and level of use and to incorporate this information into its management plan for marine mammals.</i> "
			30	Policy C-OSRC-5e (7)	3) Prohibit petroleum and other forms of energy development which may have a significant impact on kelp beds as a result of normal operations or accidents (e.g., oil spills and well blowouts); and	Change to: Prohibit petroleum drilling and other forms of energy development, <i>such as offshore wind turbines, which may have...."</i>
	3.7 Terrestrial Habitats	31		Policy C-OSRC-5f (1) (1)	"Uses other than resource-dependent, scientific, educational, and passive recreational uses including support facilities." The exemption of undefined "support facilities" is improper.	Please define the words "support facilities" with specific examples or drop the words entirely.
		31		Policy C-OSRC-5f (1) (5)	5) "Removal of sand except where required for construction of parks and support facilities. (Existing LCP Revised)"	Drop this policy, as it would be ecologically inadvisable to build parks and support facilities that require sand removal.
		31		Policy C-OSRC-5f (2)	On dunes/coastal strand, carry-out the following activities to preserve native vegetation: (1) Limit public access in areas of plant communities. (2) Post signs which explain the importance of limiting public access to protect plant communities.	Change to: "On dunes/coastal strand <i>and other sensitive areas frequented by people</i> , carry out the following..." (2) Post signs...limiting public access, <i>including dogs</i> , to protect plant <i>and wildlife</i> communities."

		32		Policy C-OSRC-5f (6)	"The identification through site assessment, preservation, and protection of native trees and woodlands shall be required. To the maximum extent practicable, the removal of native trees and fragmentation of woodlands shall be minimized; any trees removed shall be replaced, preferably on the site at a greater than 1:1 ratio (and at a greater than 3:1 ratio for riparian trees); and permanent protection of other existing woodlands shall be provided where replacement planting does not provide adequate mitigation. (GP2020 Revised". For reasons of habitat preservation, carbon sequestration, scenic qualities, etc, the language in this policy is in conflict with the stated values in the Element and should be amended.	Change to: "The removal of native trees and fragmentation of woodlands shall be <i>prohibited without a publicized public hearing. Any trees removed with public consent shall be replaced....and permanent protection of other existing woodlands shall be provided in addition to replacement planting.</i> "
		33		Policy C-OSRC-5f (10)	"At, around, and near osprey nest sites, the following shall be prohibited: (1) Removal of osprey nests. (2) Removal of snags and dead tops of live trees. (3) Development of new structures and roads. Recreational activities shall be limited to low-intensity passive recreation, these areas are particularly vulnerable during the period of egg incubation in May to July and activities should be further limited. Osprey nest sites located adjacent to Willow Creek, Freezeout Creek, and Russian River shall be protected from disturbance by timber harvesting activities. (Existing LCP Revised)" We now have bald eagles and a threatened white-tailed kite population in similar habitat areas as those of osprey.	Change to: "...near osprey, eagle and kite nests and any other threatened or endangered birds' nests, the following" Remove the word "Osprey" and simply state: "Nest sites located adjacent.....".
		33		Policy C-OSRC-5f (11)	Construction during nesting season will cause birds to abandon their nests and offspring and should be banned.	
		34		Policy C-OSRC-5f (13)	"On coastal bluffs, public access in areas used by birds for nesting or resting, and removal of native plant species shall be minimized. (Existing LCP Revised)"	Change to: "...shall be <i>prohibited</i> " (rather than minimized).
4. Commercial Fishing & Support Facilities Policy	4.1 Background	34	4.1.2 Climate Change		The following discussion of the potential impacts of climate change on fisheries is based on information on the U.S. Environmental Protection Agency's 2013 Website:"	Please update this section to a modern citation of the EPA's website.
		36	4.1.4 Oil exploration and development		"Oil exploration and development on the Sonoma County coast may adversely affect sensitive areas identified in the Local Coastal Plan. Streams and estuaries serve as nursery areas and habitats for commercial fish species and are especially vulnerable to damage by an oil spill. Offshore activities such as oil platforms, pipelines, and tankers could interfere with commercial fishing activities. Ocean disposal of wastewater could adversely affect nursery areas and the commercial fishing industry. See the Outer Continental Shelf Development Policy section of the Land Use Element for information and policy on oil exploration and development on the Sonoma County coast." Now that wind turbines are becoming the hope of the future and carry many adverse effects to their marine environment, this section should be written to address them, as well.	Change to "Oil <i>and wind</i> exploration and development... may adversely affect <i>both terrestrial and marine habitats.....</i> commercial fishing industry." Add: "Though <i>comparatively benign compared to fossil fuel energy sources, floating offshore wind turbines come with potential to harm avian and marine life through mechanical trauma, unintended electrical discharges, spills of hydraulic fluids or from maintenance craft. Their effects on fish and their on-shore infrastructure will lead to changes in the fishing industry and the same type of environmental impacts seen with offshore oil rigs.</i> "

				6.1.3	Insert after "Sustainable logging practices and forest management should result in a forest resource which regenerates itself and allows for perpetuating related forest and watershed values. <i>Forested watersheds provide more than just timber – they provide important groundwater recharge, carbon sequestration, biodiversity and other contributions to the commons. Keeping forest lands ...</i> "
	4.1.7 Bodega Harbor Maintenance Dredging	42-43		Objective C-OSRC-6.2	<p>"Conduct dredging in a manner that minimizes impacts on the ocean, marine, and estuarine environments." In addition to this brief objective, it is important to regulate and monitor activities such as sewage disposal, dredging, and renewable energy development, and other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat; No mention is made here of a recent collaboration between Sonoma County and the Marine Sanctuary, which specifies best practices for dredging operations.</p> <p>Reference and adhere to the Marine Sanctuaries nest dredging practices document. Reference, update policies for consideration of beneficial reuse of dredge materials, and adhere to the Greater Farallones National Marine Sanctuaries Coastal Resilience Plan for Bodega Harbor https://nmsfarallones.blob.core.windows.net/farallones-prod/media/docs/20191101-coastal-resilience-and-sediment-plan.pdf Remove all references to "Dredge Spoils" as proper term is Dredged Materials</p>
5. Soil Resources Policy		45			<p>There is no statement of guiding principles with regard to goals, objectives and policies recommended in Chapters 5-10.</p> <p>Chapters 5 through 10: Resources Policies • All government, private, or commercial activities existing or proposed that may have deleterious impacts on ecologically intact and functional areas, including individual species or habitats, native vegetation stands, water bodies, riparian zones, beaches, offshore rocks, estuaries, etc. shall be subject to a period of public review prior to continuation or initiation of permit approval by PRMD, the California Coastal Commission, and the Sonoma County Board of Supervisors – ultimate permit approval for the coastal zone must reside in the local agency and local Board, with a provision for appeal to the Coastal Commission if project proposals have not adequately disclosed potential impacts on ecological elements.</p>

	Agricultural and Timber Soils	46		Policy C-OSRC-7a	By using GP 2020, again, to apply the agricultural land use category to "areas of productive agricultural soils" means generally re-zoning so that any agricultural use, including wine grapes, could be grown in the coastal zone.	<p>Include in this policy a ban on pesticides (including anticoagulant rodenticides and synthetics), vineyards (and cannabis cultivation, which will be increasingly pushed) altogether in the coastal zone, as has been successfully litigated in the Santa Monica Coastal Zone. The following case and action by the CCC is backup reasoning for the Sonoma County LCP banning pesticides. "A California Court of Appeal upheld denial of a petition by vintners challenging the prohibition on new vineyards within the Santa Monica Mountains Coastal Zone in deference to the California Coastal Commission's finding that viticulture adversely impacts sensitive habitats, water quality, water supply, and scenic resources. Mountainlands Conservancy, LLC v. California Coastal Commission, No. B287079 (2d Dist., Apr. 1, 2020). The California Coastal Act requires the California Coastal Commission to review and certify local coastal programs (LCP) developed by local authorities that control land use planning within their respective areas of the coastal zone. Los Angeles County proposed to amend the LCP for the Santa Monica Mountains Coastal Zone in a manner that would ban new agricultural uses. Commission staff recommended approval of the LCP with modifications that lightened restrictions on some new agriculture but retained the ban on new vineyards. Commission staff reasoned that the majority of land within the LCP area was "unsuitable" for agriculture, and new vineyards should "remain prohibited due to a number of identified adverse impacts attributed specifically to those operations, including increased erosion from removal of all vegetation, use of pesticides, large amounts of water required, their invasive nature, and their adverse impact to scenic views." The Commission unanimously voted to approve the LCP as modified and certified the LCP in October 2014. (Landowners within the LCP area sued, contending principally that the Commission erred in failing to heed policies favoring the preservation of agricultural lands within the coastal zone and that there was insufficient evidence to justify its ban on new vineyards.)</p>
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	5.2 Soil Erosion	46		2nd paragraph	"Hillside cultivation and overgrazing are a particular concern in agricultural areas. Measures are needed to reduce erosion. However, erosion protection measures may not always be cost effective for the landowner." The second sentence implies that landowners will be exempted from erosion control policy. Per NOAA letter: "The last sentence appears to be a non-sequitur, and does not contribute to a section that is attempting to promote and encourage soil conservation and management practices.	When soil erosion is a potential threat such that appropriate protection measures are not "cost-effective" to a landowner, then the project in question should be denied a permit until such measures can be implemented."
		46		Objective C-OSRC 8.1	Consider including from 2008 LCP: Recommend to the Agricultural Stabilization and Conservation Services, United States Department of Agriculture, that fencing of riparian vegetation for stream protection be a priority coastal practice where needed for bank stabilization in the Agricultural Conservation Program. Another priority coastal practice which should be funded is the fencing of the steep slopes along the high cliffs north of Russian Gulch and south of Fort Ross to prevent overgrazing. Promote use of sensitive soils as watershed and wildlife habitat."	Change to: "Ensure that permitted uses do not cause soil erosion."
		46		Objective C-OSRC-8.2	"Establish ways to prevent soil erosion and restore areas damaged by erosion." This is woefully incomplete, out of date and non-specific. Surely modern scientific references for best erosion prevention and restoration can be cited.	Replace this Objective with "Best practices for prevention of erosion and restoration of eroded lands shall be followed (give reference).
	Soil Resources Policy	46				
		46-47		PolicyC-OSRC-8a, (1) through (5) and Policy C-8b	None of these policies, again inappropriately adopted from GP 2020 should be accepted in the coastal zone, with its crumbling Franciscan Formation soils and current alarming patterns of erosion.	Change to 8a (1): "...slopes of 5% or greater." (2): "Erosion control measures shall be incorporated as part of all projects." (3): " No projects which could increase erosion or waterways shall be permitted. (4): "Any new roads or drivewaystopography". Drop "as feasible". (5): "Any improvementstopography." Drop "to the extent feasible". Policy 8b refers to enforcement of a building code which is not applicable to the coastal zone. Change to: Enforcement of special building code requirements for the coastal zone shall be strictly observed." We must collaborate to define a special code.
6. Timber Resources Policy		47	48	6.1.2	Policy C-OSRC-8a, (1) through (5) and Policy C-8b	At the very least, timberland conversions must be reviewed by the County as a "project allowed by the Forest Practice Rules". Forest Practice Rules and CEQA still allow for counties to engage in sign-off for any conversion projects. There shall be prohibition against any conversion of oak woodlands and class 1, 2, and 3 timber conversions to vineyard. The County shall review any THPs on private lands for adherence to best forest management practices. From 2008: "Promote a high level of agricultural and forestry management practices which protect environmental values to help insure the long term use and conservation of coastal resources." Should be included in Ag & Timber sections

				6.1.3	on sustainable logging practices constitutes a great argument for a County Forester. The County will need to respond to predictable protests by groups like Forests Unlimited and Friends of the Gualala River.	
			50	Goal C-OSRC-9		Define conservation - or add "environmental/watershed values:" clean air, carbon sequestration, clean water, groundwater recharge, wildlife habitat, plant and wildlife habitat diversity.
			50	Objective C-OSRC-9.1	Does "values" mean only lands zoned TP?	Change the word "reduce" to "eliminate".
			50	Objective C-OSCR 9.2	There is no acknowledgement of forests' critical role in carbon sequestration and climate change buffering. Add Objective C-OSRC 9.2	Define "conservation". Insert: "resources for their role in carbon sequestration and climate change reduction, and for their role in economic". And ADD GOAL C-OSRC-9: Preserve, sustain, and restore forestry resources for their economic, conservation, environmental and watershed values recreation, and open space values – specifically values that provide clean air, carbon sequestration, clean water, groundwater recharge, wildlife habitat, plant and wildlife habitat diversity. THP in the coastal zone. New Objective OSRC Add: No warehouses, large structures or structures that will potentially overwhelm the first responder fire company will be allowed in the RRD and timber zones.
				C-OSRC-9.2		" economic". Objective C-OSRC-9.2: Minimize the potential adverse impacts of timber harvesting on economic, conservation, environmental and watershed values, recreation, and open space values – specifically values that provide clean air, carbon sequestration, clean water, groundwater recharge, wildlife habitat, plant and wildlife habitat diversity recreation, and; and restore harvested areas to production for a future yield
			50	Insert Objective C-OSRC-9.3:	Review new science on optimal forest management for habitat, carbon sequestration and fire prevention. Guidelines can be found in Santa Cruz County's forestry management plan and in the March, 2020 Fremontia article on "Ecological Forestry" by Rodd Kelsey, lead scientist at The Nature Conservancy's California Chapter.	
			50 - 51	Policy C-OSRC-9a	Policy C-OSRC-9a can be interpreted to emphasize the need for a county forester to be in on the pre-harvest inspection.	Insert as last sentence: However, the Coastal Commission shall be specifically invited to participate and comment on each THP in the coastal zone.
		51		Policy C-OSRC-9b	timberland zones adjacent parcels are recommended for timberland use categorization.	Please clarify the intent. Include all the timber-bearing land in the timberland use category, as they all have timber soil.
			50 -51		Sonoma County should take responsibility for forest management—not CalFire, which has proven its willingness to cut Gualala Headwaters' redwoods. Local control equals local accountability. Clear-cutting is in conflict with climate change policy.	

				Policy C-OSRC-9e	This needs some clarification in this seemingly contradictory section: clearcutting here would mean removal of all commercial conifer species. If non-commercial species comprise 50% or more of the overstory, it may be possible to retain 50% of the overstory canopy	Change "request that clear cutting not occur within streamside ..." to "require that clear cutting not occur within streamside"
7. Mineral Resources Policy		51	51	First para, last sentence	What does "released and reclaimed" mean?	
			51	2nd para	No mention of adverse effects on viewscape along Hwy 1 should Cheney Gulch Quarry become active. Note that Peter Douglas, Coastal Commission ED, wrote a letter to Bill Dutra, advising him that any expansion of the Cheney Gulch quarry would be in major conflict with coastal resource protection policies (letter copy w Norma Jellison).	Insert "...loss of viewscape and agricultural land."
			52	Second para, last sentence and Policy C-OSRC-10a	"Sonoma County has considered the importance of its aggregate resources to the regional market and not just to the County." This sentence implies 2 things—that Cheney Gulch will be reopened to quarry operations and that it will source not only local coastal projects but also provide aggregate to the rest of the North Bay. With respect to hard rock mining proposals in the Coastal Zone, the Cheney Gulch Mineral Resources (MR) interest area should not be allowed to be opened to mining, given the known propensity of the area for both gully and sheet erosion and geologic instability. The associated transportation mechanisms for any produced rock, and the high visibility of any resultant mining scars from Coast Highway One (Policy C-OSRC-10a), are additional considerations that argue against quarry development at this site. A large cross-country automated conveyor apparatus, proposed for the Cheney Gulch region in recent mining plans and leading to a crushed rock loading facility for transit by barges out of Bodega Bay also poses the threat of harmful maritime slurry spills and vessel collisions in our busy harbor.	
			52	GOAL C-OSRC-10	Provide for production of aggregates to meet local needs and contribute the County's share of demand in the North Bay production-consumption region. Manage aggregate resources to avoid needless resource depletion and ensure that extraction results in the fewest environmental impacts.	Change to "...meet local needs only. Manage aggregate resources to minimize greenhouse gas emissions, viewscape impacts, and all environmental impacts.
		52		Objective C-OSRC-10.1:	Use the Aggregate Resources Management Plan to establish priority areas for aggregate production and to establish detailed policies, procedures, and standards for mineral extraction.	Change to: Use the Aggregate Resources Management Plan to establish priority areas to meet local needs only. Manage aggregate resources to minimize greenhouse gas emissions, viewscape impacts, and all environmental impacts.
		52		Objective C-OSRC-10.2	"Minimize and mitigate the adverse environmental effects of mineral extraction and reclaim mined lands."	Drop "reclaim mined lands". Change to "reclaim only those mined lands necessary to source local coastal projects. Select only sites without viewscape impacts or adverse erosive, geologic instability or sensitive biotic resource impacts.

		52		Policy C-OSRC-10a	"Consider areas zoned Mineral Resources (MR) or areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas presently include sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County.2 Review requests for additional designations for conformity with the Local Coastal Plan and the Aggregate Resources Management (ARM) Plan. (GP2020)"	Again, GP 2020 language is completely unfitting for use in the coastal zone. Drop the second sentence. Change last sentence to: "Review requests for designations meeting criteria for Objective C-OSRC-10.2 (as re-written above) and for conformity.....(ARM) Plan." Include Mining Resources Map
		52		Policy C-OSRC-10b	Consider areas zoned Mineral Resources (MR) or areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas presently include sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County.2 Review requests for additional designations for conformity with the Local Coastal Plan and the Aggregate Resources Management (ARM) Plan. (GP2020)	Drop the last phrase and reference to GP2020: "and the need for economical aggregate materials. (GP2020). The need for aggregate materials should not supersede the conservation of the coastal zone.
		53		Policy C-OSRC-10c	"Review projects that are on or near sites designated Mineral Resources in the Aggregate Resources Management Plan for compatibility with future mineral extraction. (GP2020)"	Change to "...future mineral extraction only if the site has no adverse viewscape, erosive, geologic or sensitive biotic impacts."
8. Energy Resources Policy	8.1 Background	53			In general, this information is not specific to the coastal zone. It also lacks any modern scientific references. The background section does not discuss the unique situation coastal communities regarding their dependency on imported sources of energy, including liquid fuels and electricity, and their vulnerability to energy disruptions due to hazards such as geological events and damages to transportation lifelines. This dependency underscores the importance of supporting enhanced independent energy initiatives in coastal areas.	Enter Sonoma County coastal zone-specific, science-based climate change predictions. Ie, a warmer inland climate will potentially result in more fog rather than more use of air conditioning.
	8.2 Energy Conservation & Demand Reduction	55	56	Policy C-OSRC-11d	"Manage timberlands for their value both in timber production and offsetting greenhouse gas emissions." (GP2020)	Change to "Manage timberlands to maximize climate change mitigation, habitat value, biodiversity and scientific fire fuel reduction practices, as well as for their economic value."
			57	Policies C-OSRC 12a and c:	Reference is made to ESHA	Considering that ESHA criteria are rapidly expanding as a result of climate change and that the ESHA maps provided in this draft are inadequate, these policies must be revised after ESHA mapping is revised.
	8.3 Energy Production & Supply	56			The Draft text recommends development of alternative sources of energy, such as geothermal, wind and solar, based on GP 2020 text, which is again inappropriately applied to the coastal zone.	

			56 - 57		<p>section does not discuss the current status of renewable and distributed generation applications on the coast. These data are available, but not cited or discussed. There is no mention of the county's community choice agency, Sonoma Clean Power, and its impact on the shift to renewable vs fossil fuel energy supply sources. Policy recommendations encourage the development of renewables in a generic way, but there is no mention of the potential future importance of microgrids, County solar incentive programs such as PACE, etc. Suggest adding the following new policies:</p>	<p>Policy C-OSCR 12d: Encourage the development of microgrids and storage capacity to enhance the energy independence and energy security of coastal communities."</p> <p>Policy C-OSCR 12e: Encourage and promote County and Sonoma Clean Power programs that provide incentives for the development and use of renewable energy in the residential and commercial sectors. "</p>
9. Air Resources Policy			57 - 59		<p>As a multi-year policy document, the LCP should go beyond the statement that the Northern Air District is in attainment. While it is acknowledged that vehicular traffic is the largest source of GHG and air pollutants, no data are presented on the sources and volumes of traffic associated with the import of fuels, food and durable goods and tourism-related visitors to the coast. A primary strategy to reduce GHG and other emissions in this section, and in the Circulation and Traffic Element (Objective C-CT-1.3) is to minimize increases in future vehicle traffic (but from what to what?). The LCP should address ways in which vehicle emissions from internal combustion engines can be reduced.</p>	<p>Suggest adding: Policy C-OSRC 13a-Support and promote the installation of a network of electric charging stations along the coast to encourage the use of EVs by both local residents and coastal visitors.</p>
		57		2nd para, last sentence	<p>"Residential wood stoves are a contributor to particulate levels in urban areas in Northern Sonoma County."</p>	<p>Clarify intention ... should be "rural" rather than "urban" areas?.</p>
		58		3rd para, 1st sentence	<p>Please define "nonattainment area"</p>	
		58		Policy C-OSRC-13b	<p>"Proposed changes in land use shall be denied unless they are consistent with projected air quality levels. (GP2020)"</p>	<p>This policy implies that land use changes are allowed in the coastal zone, again citing the inappropriate GP2020. Proposed changes in land use are prohibited according to the Land Use Element. Drop this Policy.</p>
		59		Policy C-OSRC-13c	<p>"Any proposed new source of toxic air contaminants or odors shall provide adequate buffers to protect sensitive receptors and comply with applicable health standards. Buffering techniques such as landscaping, setbacks, and screening in areas where such land uses abut one another shall be used to promote land use compatibility. (GP2020)"</p>	<p>Change to: "No new sources of toxic air contaminants or foul odors shall be permitted."</p>
10. Archeological & Historic Resources Policy	10.1 Background	59				

11. Implementation Programs						<ul style="list-style-type: none"> • Add a provision for a program to initiate ecological monitoring of all recreational or other public uses of undeveloped (open space) areas, to include assessments of human carrying capacity, deleterious impacts associated with human activities (e.g., erosion, soil compaction, loss of or damage to vegetation or wildlife habitat, noise or light pollution) etc. • A provision for ecological monitoring and a schedule of assessment and response to ongoing data accrual shall also be required for all extractive agricultural activities, specifically including crop production, wine grape production, grazing and livestock rearing and development, timber extraction, road construction, prescription fire (as much as this must be incorporated into regional vegetation management policy), or any other activity – past, current, future – with the potential to render impacts to ecosystem constitution or function.
	11.1 Open Space & Resource Conservation Programs	64				
		65		Program C-OSRC 7	a coastal permit exemption is suggested for forest/timber management. If best practices are observed, as suggested in the same paragraph, there should be no need for permit exemptions.	
	11.2 Other Initiatives	65	66	OSRC 10	imply a policy of clear-cutting oaks that appear to be infected with Sudden Oak Death. The California Native Plant Society should be consulted on these initiatives.	
				C-OSEC 12		Provide details on what these Sonoma Clean Power efforts are to promote and implement renewable and distributed energy systems.
12. References		67				Compile, refer to, and maintain a much more extensive inventory of available resources for current and future planning and management purposes. The list shown is woefully inadequate. All studies, research, ecological assessments and inventories, mitigation and monitoring plans, indigenous cultural information, and many more resources pertinent to the Sonoma County coast should be listed over time.
List of Tables	C-OSRC-1 Existing Dock & Berth Facilities for the Commercial Fishing Industry in Bodega Harbor	37				
		67-68		Chapter 12 References	Chapter 12 References The list shown is woefully inadequate. All studies, research, ecological assessments and inventories, mitigation and monitoring plans, indigenous cultural information, and many more resources pertinent to the Sonoma County coast should be listed over time.	Compile, refer to, and maintain a much more extensive inventory of available resources for current and future planning and management purposes.

List of Figures	ESHA maps		1-11	C-OSRC-2-ESH Map Series	The map series for ESHAs only recognizes steelhead presence in the Russian River, Salmon Creek, and Estero Americano. identified dependent steelhead populations from Spence et al. (2008) exist also in Kohlmer Creek, Fort Ross Creek, Russian Gulch, Scotty Creek, and tributaries of the Bodega Harbor.	Include identified dependent steelhead populations from Spence et al. (2008) existing also in Kohlmer Creek, Fort Ross Creek, Russian Gulch, Scotty Creek, and tributaries of the Bodega Harbor.
				C-2a - 2k	ESHA maps, there is no mention of the presence of Northern Spotted Owls, Mountain Lions, Northern Harriers, Golden and Bald Eagles, White-Tailed Kites, nesting birds in general or Townsend's/pallid or hoary bats, all of which are species of either full protection or special concern and have been observed or are highly likely to inhabit at least sub-areas 7 and 8. It is acknowledged that the maps are not "exhaustive". They should be exhaustive, erring on the side of greater ESHA protection and buffers, given the rapid loss of biodiversity with the current climate emergency. There is also no recognition or inclusion of coastal prairie, a disappearing habitat, which comprises a much larger proportion of the maps than is shown.	

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Public Access						
1. Introduction	1.1 Purpose	1				
	1.2 Relationship to other elements	1			Relationship to other LCP Elements: Land Use, Open Space and Resource Conservation, Agricultural Resources, Circulation & Transit, Public Facilities and Services.	add relationship to the "Public Safety Element": (6) The Public Safety Element establishes goals, objectives, and policies to minimize potential human injury and property damage by guiding future development (including public access) to reduce the exposure of persons and property to geologic, flood, and fire hazards. The policies in this Element are intended to avoid Public Access activities which would result in unacceptable risks to the residents, visitors, private property, public facilities, and infrastructure in the Coastal Zone; and to minimize risks for existing public access activities in hazard areas. Acceptable levels of risk are based on the nature of each hazard, the frequency of exposure, the number of persons exposed, and the potential damage.
	1.3 Scope & Organization	2				
2. Background	2.1 Overview of Recreation & Public Access	3	3	Last para	The need for more convenient and frequent transit should be acknowledged, and it should be made clear that on "peak use days" free parking may not be feasible at all locations. According to 2011-2012 County Park Visitor Data...	The need for more convenient and frequent transit should be acknowledged, and it should be made clear that on "peak use days" free parking may not be available feasible at all locations. Consider updated data sources - these data are 10 years old, and there has been a significant shift in visitor loads and usage patterns. Also, data should be gathered from State Parks as they manage more than 1/3 of the Sonoma Coastline.
	2.2 Legal Basis for Public Access	6				
3. Public Access Facilities	3.1 Facility Classification	8				
	3.2 Facility Acquisition	13				
	<i>Land Acquisition Priorities</i>	16	17	Policy C-PA-1c		Add after "where feasible...": Investigate the potential for parallel ridge and road trails as part of Coastal Trail implementation from Highway 1, Kruse Ranch Road, Timber Cove Road and Fort Ross Road, feeding inland to Sea View Road, to Meyers Grade Road, to Highway 1 near the Vista Trail entryway. Also, plan for a parallel ridge trail from Bridgehaven or Willow Creek upslope, to connect with the Wright Hill, Rigler, and Carrington properties.

	3.2.2 Acquisition Priority	16	18	Policy C-PA-1e	Protect areas where public prescriptive rights to the coast may exist by identifying all known routes historically used by the public in the project area when processing Coastal Permits or where public prescriptive rights to the coast appear to be threatened.	add (4) manage the use of public prescriptive rights in accordance with public safety, disaster response and emergency response capabilities
	3.2.2 Acquisition Priority	16	19	Policy C-PA-1j	Encourage owners of fee and non-fee private accessways which provide access to the public to continue to provide access to the public. If a landowner closes an access point to the public, measures to maintain the maximum amount of public access shall be assessed and feasible measures to maintain equivalent access implemented, including but not limited to negotiating an easement.	add: "feasible measures needed to maintain public access shall take into consideration public safety, disaster preparedness and emergency response capacities."
	3.2.2 Acquisition Priority	16	20	3.2.2 Policy C-PA-2d	The California Coastal Trail should use existing oceanfront trails and recreational support facilities to the maximum extent feasible	add/insert "Policy C-PA-2d.1: and the trail should be routed to minimize exposure to geological hazards such as tsunamis and earthquakes, and to optimize disaster response capability effectiveness."
		16	20	3.2.2 Acquisition Priority Trail location and alignment		Add "Policy C-PA-2e: Study and implement water trail connections from the Gualala River, Russian River and the Estero Americano to the Coastal Trail.
	3.2.2 Acquisition Priority	16	20	Trail location and alignment		Add: "Policy C-PD-2f: Investigate the potential for parallel ridge and road trails as part of Coastal Trail implementation from Highway 1, Kruse Ranch Road, Timber Cove Road and Fort Ross Road, feeding inland to Sea View Road, to Meyers Grade Road, to Highway 1 near the Vista Trail entryway. Also, plan for a parallel ridge trail from Bridgehaven or Willow Creek upslope, to connect with the Wright Hill, Rigler, and Carrington properties and on to Salmon Creek."
	3.2.2 Acquisition Priority	16	20	Trail location and alignment		Add "Policy C-PA-2g: Complete, in a safe manner for local residents, the Bodega Bay Trails Plan through the Bodega Bay community, using an inland route comprised of public lands and private property easements. A cost/financial analysis should be provided for all trail alternatives."
	3.2.2 Acquisition Priority	16	20	C-PA-2d	The California Coastal Trail should use existing oceanfront trails and recreational support facilities to the maximum extent feasible	add/insert "Policy C-PA-2d.1: .. the trail should be routed to minimize exposure to geological hazards such as tsunamis and earthquakes, and to optimize disaster response capability effectiveness."

	3.3 Facility Planning & Development	21	25	3.3.2, Parking	Parking improvements needed on the Sonoma County coast include developing new and enlarging existing parking facilities to reduce hazardous parallel parking, improving signs and entrances to and exits from parking facilities, and increasing capacity by delineating parking spaces. Parking improvements are most needed in the Sonoma Coast State Park area between Bodega Bay and North Jenner Beach, where traffic levels and demand for parking spaces are greatest. The Public Access Plan recommends parking improvements for various access points.	Add: "The number of parking spaces along the coast shall relate to the capacity of Highway 1. In addition, plans for parking expansion and improvements must be made in deference to realistic carrying capacity, bluff erosion effects and other impacts on environmental resources." The need for more convenient and frequent transit should be acknowledged, and it should be made clear that on "peak use days" free parking may not be available or feasible at all locations
	3.3 Facility Planning & Development	21	25	Parking	This statement could be interpreted to mean that more parking is needed, whereas more parking could make congestion worse. Since Highway 1 is eligible to be a scenic highway, slow traffic should not be mentioned as a problem in need of correction.	
	3.3 Facility Planning & Development	21	23		Insert at end of Facility Improvements	Access improvements and new public access developments should be accompanied by a financial plan that ensures that funds are available for the improvements.
	3.3.2 Planning and Development Considerations	23	23		Insert second para under Facility Improvements	Bilingual signage for parking, restrooms, emergency instructions, etc, should be provided at all coastal public access locations
	3.3 Facility Planning & Development Considerations	23	23	Policy 3.3.2	Needs and Demand	Add a paragraph that describes not only the "quality coastal experience" for visitors and tourists but also to residents (Residential Conflicts) and local infrastructure (emergency / disaster preparedness and resources, emergency communications, evacuation egress).
	3.3 Facility Planning & Development Considerations	23	24	Policy 3.3.2	Peak Use	reference to Short Tail Gulch as "Lightly Used" should be removed- this is no longer true at Peak Use; the impact on adjacent residential development (public safety, disaster preparedness, emergency access, emergency egress etc.) and coastal resources has increased with increased use of Short Tail...this is no longer a lightly used Trail
	3.3.2 Planning and Development Considerations	23	30	<i>Policy 3-PA-3t Public Access Facilities</i>		Add: Bilingual signage for parking, restrooms, emergency instructions, etc, should be provided at all coastal public access locations."
	3.3.2 Planning and Development Considerations	23	30	Policy C-PA-3r	At trailheads provide information about regulations, contacts in case of an emergency, natural resources, the potential for fires, and the need for user cooperation. (New)	Add at end: "...Include information about the impacts of domestic dogs on wildlife at all trailheads. Also include message about stewardship and impacts of marine debris on wildlife and human safety.

	3.3.2 Planning and Development Considerations	23	30	Policy C-PA-4a		"The following policies, in addition to policies in the Circulation and Transit Element, shall be used to achieve these Policy C-PA-4a: Encourage new parking facilities in conjunction with development of new public access facilities. Parking may be developed in phases as use levels increase. At public access facilities, provide the maximum parking capacity that does not reduce public safety or adversely impact the environment. (New)
	3.3.2 Planning and Development Considerations	23	31	Policy C-PA-4a "Locating and Developing Parking Improvements"	This policy needs to be qualified so as to protect the highway from congestion on high visitor days.	Encourage new parking facilities in conjunction with development of new public access facilities. Parking may be developed in phases as use levels increase. At public access facilities, provide the maximum parking capacity that does not reduce public safety or significantly impact the environment. (New)"
	3.3.2 Planning and Development Considerations	23	31	Policy C-PA-4d		Except on high visitor days, Maintain and provide free parking, subject to reasonable restrictions, at all public access points on the coast which do not contain special facilities in excess of restrooms, parking, gated access, trash enclosures, informational kiosks, and other minor amenities. If user fees are implemented for any coastal park areas, encourage discounts to County residents. (New GP2020 Revised)" On high-visitor days when parking charges are necessary to prevent overcrowding, low-income family discounts may be serve to preserve equitable access.
	3.3.2 Planning and Development Considerations	23	31	Temporary Events on Public Beaches	This concept of closing public beaches for private events is at variance with the California Coastal Act and should be deleted.	
	3.3.2 Planning and Development Considerations	23				
	3.3.2 Planning and Development Considerations	23	31		Facilitate "Access for All" Modify to account for high visitor days when free parking may not be practical.	
	3.4 Recreation Facility Management & Operation	31				

	3.4 Recreation Facility Management and Operation	31	33	Policy C-PA-5a	Public Access and Recreation Planning Policy States that "California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental analysis of proposed State Parks or County Regional Parks projects shall include estimates of current and future visitor use and analyses of adequacy of the proposed facilities to meet county-wide visitor demand." (New)	add: "Planning shall include effects of future visitor use and adequacy of the proposed facilities on disaster preparedness, emergency communications and response resources, and evacuation capabilities."
4. Recreational Boating Policy		34				
5. Implementation Programs	5.1 Public Access Programs	36	36	Program C-PA-3	As with the comment re: Temporary Closure of Beaches on P31, this is in contradiction to the purpose of the Coastal Act and should be deleted.	Also any temporary Private event permit review must consider impacts to disaster preparedness of event such as availability of first responders, emergency communications, evacuation traffic management, effect on existing local resources in case of blocked egress roadways"
	5.2 Other Initiatives	36	36	Other Initiative C-PA-1	Partnership with private organizations has potential to increase fees and lead to privatization of public access resources. Any partnership contract agreement should be reviewed by CCC Counsel.	

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Water Resources						
1. Introduction	1.1 Purpose	1		3rd para	The Plan states the following concerning water quality degradation: "To achieve this purpose, water resource management should consider the amount of quality water that can be used over the long-term without exceeding the replenishment rates over time or causing long-term declines or degradation in available surface water or groundwater resources." The reference to an "amount of quality water that can be used over the long-term without exceeding the replenishment rates over time" is confusing, since water quality concerns a change in water quality parameters and/or pollution content rather than an "amount of quality water that can be used."	The sentence should be rephrased or omitted, and suggest the County request assistance from the North Coast Regional Water Quality Control Board in developing appropriate language for minimizing water quality degradation.
	1.2 Relationship to Other Elements	2				
	1.3 Scope & Organization	2				
2. Water Resources & Regulation	2.1 Water Cycle	2				
	2.2 Watersheds	3				
	2.3 Aquifers	4	4	1st para	The plan states that groundwater "is an important source of agricultural, industrial, and domestic supply in Sonoma County."	Add "environmental uses" to this sentence, since many streams in Sonoma County rely predominantly on groundwater inflow to maintain suitable flow volume and water quality.
			4		Some groundwater naturally contains dissolved substances that can cause health problems, depending on the concentrations and combinations of the substances present. According to the State Water Resources Control Board (State Board), groundwater is also often polluted by human activities that generate contaminants such as microorganisms, gasoline and diesel fuels, solvents, nitrates, pesticides, pharmaceuticals, and metals. The underground flow and concentration of these contaminants, as well as the intrusion of ocean saltwater into groundwater, can be influenced by the extraction of groundwater and changes in levels of groundwater and surface water.	Policy: Water quality is primary goal therefore, county shall set policy that protects water quality from all potential contaminants such as pesticides, nitrates and fossil fuels working in collaboration with the North Coast Water Quality Control Board and other expert Agencies.

			5	In fractured rock aquifers, groundwater is stored in the fractures, joints, bedding planes, and cavities of the rock mass. The Franciscan Complex is generally considered to be non-water bearing; water availability largely depends on the nature of the fractures and their interconnection. Groundwater is derived from local rainfall that has percolated down into the rock, existing in small fractures in the zone of saturated rock below the water table. NOAA: Section 3.2 - Plan downplays the ability of Franciscan geology to supply adequate groundwater accretion to streams and rivers throughout the county. Recent legal testimony presented during a water right hearing on the North Fork Gualala River challenges this viewpoint, instead explaining that bedrock springs in Franciscan geology can "play a significant role in maintaining the late summer base flows in many....."streams and rivers."	Policy: The County shall not approve any water draw project that affects neighboring properties and shall only use water study and water reports that have been conducted within the last 2 years.
	2.4 Water Rights	5			
			6	An appropriate right is a use-based right dependent upon physical control and beneficial use of the water, rather than any special relationship between land and water. Since 1914, all new appropriations of surface water require a permit from the State. Unpermitted draws along the Russian River have led to 39,000 AF of water missing on the Russian River. This has been well documented by Russian Riverkeepers, Bohemian and journalists.	Policy: The County shall take action to register the illegal water draws from the Russian River and require water monitoring. In such times of drought, no water shall be drawn in order to preserve native fish and other wildlife. Fines for continued use will be assessed at \$1,000 a day.
	2.5 Biotic Resources & Water	6			
			6	Biotic Resources and Water - Trees and other vegetation need and use water but also help maintain year-round water levels in streams and groundwater. In the fall, many trees stop absorbing water. Trees in exposed foggy areas reportedly increase precipitation. Trees in any location provide shade that cools the ground surface and reduces evaporation. Plants add moisture to the air through transpiration of water from their leaves.	Policy: The County shall require a 1:5 ratio for mitigation of any trees removed on the coastal areas. Coastal trees require years to mature compared to inland trees. As coastal trees improve water quality and water recharge, priority shall be given to keep in place as many trees as possible. Policy: The County shall use their authority for lead agency to review all logging that currently has been relegated to CalFire for transparency, climate change impacts, public input and accountability.
	2.6 Regulatory Framework	7			

			7	Paragraph 3	The Local Coastal Program is the standard of review for the Coastal Act Development Permits, issued by Sonoma County, including appeals to the Coastal Commission for Coastal Development Permits issued by Sonoma County. According to the draft document once SoCO adopts and approves the LCP no APPEALS to the Ca CC can be made. Can someone clarify this?	
3. Water Resources Policy		8				
	3.1 Minimize Water Pollution from Runoff & Other Sources	9				
			9	C-WR-1a	"... approval for any project proposed within 200 feet of an impaired surface water shall include as conditions of approval design features and mitigation measures to prevent impacts to the quality of such waters"	Coordinate with the Regional Water Quality Control Board and their definitions of impaired water bodies when determining streams and rivers that fall under this policy.
			9	Objective C-WR-1/1A		County shall prohibit all synthetic pesticides in the coastal zone to minimize water pollution, protect water quality, support native fish, native coastal plants and coastal wildlife including marine species.
			10 - 11	Policy C-WR-1d	Eliminate "feasible" from language entirely.	Avoid construction of new stormwater outfalls and direct storm water to existing facilities with appropriate treatment and filtration, where feasible . Where new outfalls cannot be avoided, plan, site, and design outfalls to minimize adverse impacts to coastal resources from outfall discharges, including consolidation of existing and new outfalls where appropriate. (New) (Model LCP)
			11	Policy C-WR-1e	Some developments have a greater potential for adverse impacts to water quality and hydrology due to the extent of impervious surface area, type of land use, or proximity to coastal waters or tributaries. As determined by Permit Sonoma, on a case-by-case basis, such developments may require Treatment Control Best Management Practices (BMPs) for post-construction treatment of stormwater runoff.	Policy: All permits that impact water quality at development sites shall be sent to the North Coast Regional Water Quality Board for review <u>before</u> a permit is issued.
			12	Policy C-WR-1h	This sets precedent to get signs for dogs on leash fines (set fines high), dune protection from driftwood sculptures that are becoming problems. Funding?	All projects which involve construction of new storm drain inlets or maintenance of existing inlets shall be required to add a sign or stencil to each inlet with the equivalent of this language: "No dumping, drains into creek/ocean." (New)
						Policy: The County will work with the BPUD to ensure that water for family occupied homes and affordable housing has primary water service.

Legal testimony presented during a water right hearing on the North Fork Gualala River challenges this viewpoint, instead explaining that bedrock springs in Franciscan geology can play a significant role in maintaining the late summer base flows found in many ... streams and rivers ..." (extracted quote)

- 14 paragraph 2 Using information on geology and water yields, the County uses a four tier classification system to indicate general areas of groundwater availability. Class 1 are Major Groundwater Basins, Class 2 are Major Natural Recharge Areas, Class 3 are Marginal Groundwater Availability Areas, and Class 4 are Areas with Low or Highly Variable Water Yield. In addition to County mapping, the State regularly updates the maps of groundwater basins and prioritizes groundwater basins for sustainable management in the County.
- Policy: Class 3 and 4 water areas shall not allow development without water catchment to supplement or shall deny any development that will draw down water from current development. Seasonal water assessments studies shall be made during both wet and dry seasons before any consideration of water development is allowed. Property owners in the affected areas shall be contacted for input.

			15	Objective C-WR-2.1	<p>“Sustainable” wording shall be replaced with resilient. The Plan and associated policies do not require potential environmental impacts from pumping be analyzed or addressed prior to well development and pumping by an applicant. The direct diversion of surface flows can lower flow levels and stress rearing salmon and steelhead; groundwater pumping can also impact stream hydrology (Barlow and Leake 2012). Throughout coastal Sonoma County, alluvial aquifers are often interconnected to surface flow and, depending on geologic and morphologic constraints, can either augment or diminish that flow. Where the groundwater aquifer supplements streamflow, the influx of cold, clean water can be of critical importance to maintaining adequate water temperature and flow volume, especially during summer dry periods. Pumping from these aquifer-stream complexes can lower groundwater levels and interrupt the hyporheic flow between the aquifer and stream. When this happens, summer streamflow can recede degrading water quantity and quality to the point where juvenile steelhead and salmon may not survive. The Plan also fails to achieve congruence with an important California Superior Court decision on the Scott River finding that public trust resources, such as ESA-listed salmonids, must be protected from harm caused by extracting groundwater (Environmental Law Foundation, et al. v. State Water Resources Control Bd., et al., Case No. 34-2010-80000583, July 14, 2014). The court also determined that Siskiyou County, as a subdivision of the State, must consider public trust resources when issuing groundwater well drilling permits. The ministerial well permitting process proposed utilized by Sonoma County fails to consider public trust resources when issuing drilling permits.</p>	<p>Conserve, enhance, and manage groundwater resources on a sustainable resilient basis that assures sufficient amounts of clean water required for future generations, the uses allowed by the Local Coastal Plan, and the natural environment.</p>
			15	Objective C-WR-2.4	<p>Increase institutional capacity and expertise within the County to competently review hydrogeologic reports and data for critical indicators and criteria.</p>	<p>Policy: Reports and data shall include current and seasonal studies that include wet and dry seasons. Conserve, enhance, and manage groundwater resources on a sustainable basis that assures sufficient amounts of clean water required for future generations, the uses allowed by the Local Coastal Plan, and the natural environment.</p>

				<p>Increase institutional capacity and expertise within the County to competently review hydrogeologic reports and data for critical indicators and criteria. The Plan and associated policies do not at this time require potential environmental impacts from pumping be analyzed or addressed prior to well development and pumping by an applicant. The direct diversion of surface flows can lower flow levels and stress rearing salmon and steelhead; groundwater pumping can also impact stream hydrology (Barlow and Leake 2012). Throughout coastal Sonoma County, alluvial aquifers are often interconnected to surface flow and, depending on geologic and morphologic constraints, can either augment or diminish that flow. Where the groundwater aquifer supplements streamflow, the influx of cold, clean water can be of critical importance to maintaining adequate water temperature and flow volume, especially during summer dry periods. Pumping from these aquifer-stream complexes can lower groundwater levels and interrupt the hyporheic flow between the aquifer and stream. When this happens, summer streamflow can recede degrading water quantity and quality to the point where juvenile steelhead and salmon may not survive.</p>	<p>Policy: Reports and data shall include current and seasonal studies that include wet and dry seasons. Conserve, enhance, and manage groundwater resources on a sustainable basis that assures sufficient amounts of clean water required for future generations, the uses allowed by the Local Coastal Plan, and the natural environment.</p>
		16	16	<p>Policy C-WR-2e</p> <p>Encourage public water suppliers to monitor and report groundwater levels, yields, and other information on groundwater conditions. (GP2020 Revised) The Plan also fails to achieve congruence with an important California Superior Court decision on the Scott River finding that public trust resources, such as ESA-listed salmonids, must be protected from harm caused by extracting groundwater (Environmental Law Foundation, et al. v. State Water Resources Control Bd., et al., Case No. 34-2010-80000583, July 14, 2014). The court also determined that Siskiyou County, as a subdivision of the State, must consider public trust resources when issuing groundwater well drilling permits. The ministerial well permitting process proposed utilized by Sonoma County fails to consider public trust resources when issuing drilling permits.</p>	<p>Policy: Public water suppliers shall be required to seasonally monitor and publicly report current year groundwater levels, yields, and other information on groundwater conditions.</p>
	3.3 Public Water Systems	16			

	3.4 Water Conservation & Reuse	18				
			19	Goal C-WR-4		Policy: New construction must include water catchment to supplement scarce water supplies.
	3.5 Water Importing & Exporting	21				
			21			Policy: All unpermitted draws from the Russian River shall be put on Notice that permits are required, and no dry season draws will be allowed, in order to protect all users, and support biotic resources, including endangered salmonids.
			21	Policy C-WR-5b		Policy: A full EIR shall be required to assess environmental impacts for any proposals to import or export additional water into or from Sonoma County. Climate change impacts shall be included with current science.
	3.6 Watershed Management	22				
			22	Goal C-WR-6	Add:	Goal: County shall identify aquifer recharge areas in the coastal zone and protect those areas from development that will encroach on aquifer recharge for the benefit of coastal residents and all beneficial uses.
4. Implementation Programs		22				
	4.1 Water Resources Implementation Programs	22				
			23	Program C-WR-3	Eliminate, as recharge areas must be identified and protected: "Consider developing guidelines for development in Rural Communities that would provide for retention of the site's pre-development rate of groundwater recharge. (GP2020 Revised)"	"Consider developing guidelines for development in Rural Communities that would provide for retention of the site's pre-development rate of groundwater recharge. (GP2020 Revised)"
			23	Program C-WR-6	ADD:	All water studies shall be current within the last 2 years and include both wet and dry season water studies.
			24	Program C-WR-9	ADD:	(6) Any additions or new construction shall require water catchment offsets. (7) Greywater systems plans shall be required for new proposals or additions.
	4.2 Other Initiatives	25				
			25	Other Initiative C-WR-3		Policy: County shall take lead agency authority from CalFire on coastal timber harvests to ensure public transparency and liability for environmental protection will be sole responsibility of the county.
			26	Other Initiative C-WR-9		Policy: Due to climate change impacts, water resource data from public water suppliers shall be required and available to the public.
List of Tables	C-WR-1: Area of Watersheds & Subwatersheds of the Sonoma County Coastal Zone					

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Public Safety						
1. Introduction	1.1 Purpose	1				
	1.2 Relationship to Other Elements	2			The hazards addressed in the Public Safety Element and the sensitivity of various land uses have been considered in preparing the Land Use Element. Policies in the Land Use Element limits the range of land uses allowed in high hazard areas to reduce the number of people and structures exposed to risk. The Public Safety Element policies are also coordinated with the policies of the Open Space and Resource Conservation, Public Facilities and Services, Circulation and Transit, and Land Use Elements.	Change to: The hazards addressed in the Public Safety Element and the sensitivity of various land uses have been considered in preparing the Land Use Element. Policies in the Land Use Element limits the range of land uses allowed in high hazard areas to reduce the number of people and structures exposed to risk. The Public Safety Element policies are also coordinated with the policies of the Open Space and Resource Conservation, Public Facilities and Services, Circulation and Transit, Public Access, Public Safety and Land Use Elements.
	1.3 Relationship to Other Plans & Regulations	2			The hazards addressed in the Public Safety Element and the sensitivity of various land uses have been considered in preparing the Land Use Element. Policies in the Land Use Element limits the range of land uses allowed in high hazard areas to reduce the number of people and structures exposed to risk. The Public Safety Element policies are also coordinated with the policies of the Open Space and Resource Conservation, Public Facilities and Services, Circulation and Transit, Public Access, and Land Use Elements.	
		3-4	4	Sonoma County Hazard Mitigation Plan	Needs editing: ".....The Hazard Mitigation Plan also addresses erosion, erosion is the loosening and transportation of rock and soil debris by wind, rain, or other running water or the gradual wearing away of the upper layers of the earth, sea-level rise, and tsunami, as secondary hazards.	Change to ".....erosion. Erosion is the..... tsunamis , as secondary hazards." Also, a link to the Hazard Mitigation Plan should be included.
	1.3.4 CEQA	5	5	1st para	"The hundreds year flood is the magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year."	Remove the "s" from hundreds and add a last sentence: "Climate Change is increasing the frequency of hundred-year floods globally and at a rate more rapid than previously expected."
	1.4 Scope & Organization	5				
	1.5 Determination of Acceptable Risks	6				
2. General Hazards Policy		7				
		8	8	Policy C-PS-1e	Where there is a significant factual question about whether a particular development has sufficiently mitigated the potential risks from natural hazards to an acceptable level, the applicant shall provide evidence that the development would not cause damage or substantial adverse impacts on coastal resources. If the development is consistent with the Local Coastal Plan, and the property owner wishes to proceed in the face of a factual question regarding risks from natural hazards, the property owner shall provide indemnification to the County, insurance or other security, and a recorded notice which will protect the interests of the County and notify future purchasers of the property of the potential problem. (New/GP2020)	Change to: ".....the applicant shall provide evidence to the public as well as Permit Sonoma, that the development would not cause damage.....on coastal resources."

3. Geologic Hazards Policy	3.1 Background	9			The area in and around Bodega Bay are in the Alquist Priolo Zone and on the San Andreas Fault Zone should be addressed in the draft.	Accurate and complete mapping of faults should be included. Policies to prevent development in highly vulnerable earthquake zones should be specified.
		9				add Policy C-PS-1j: Plan response capacity and resources to natural hazards to be adequate or exceed projected peak-load residential and visitor-serving occupancy.
						Add Policy that develops disaster response options in case large and heavily populated/visited locations become landlocked due to unpassable roadways, such as establishing sea-side disaster response. The Bodega Harbour Community (South and North) have only a single point of entry, respectively, that gets easily blocked and impassable. Multilingual communication methods are recommended. Utilities resiliency should include an electrical grid with redundancy plus reliable and stable wireless capabilities including backup power sources for cell towers, communication with complete coverage, and reliable internet connectivity.
	3.2 Regulatory Setting	15	18	Policy C-PS-2e	Encourage the consolidation of lots and new structures in high hazard areas. (Existing LCP Revised)	Define and give example of "consolidation". The meaning is unclear.
4. Flood & Inundation Hazards Policy	4.1 Background	20				
			25	GOAL C-PS-3:	Prevent unnecessary exposure of people and property to risks of human injury and property damage from flooding and other types of inundation hazards	Add: "...exposure to people, property, wildlife, habitat and wildlife corridors.....to risks of injury and damage...."
			25	Objective C-PS-3.1	Regulate new development to reduce the risks of human injury and property damage from existing and anticipated flood hazards to acceptable levels.	Add: "Also regulate any effects new development would have in reducing floodplain storage capacity or endangering wildlife and habitat."
			26	Policy C-PS-d	New development, water diversion, vegetation removal, and grading shall be regulated to minimize any increase in flooding and related human injury and property damage. (GP2020)	Change the word "minimize" to "prevent".
	4.2 Regulatory Setting	25	26	Policy C-PS-3f	"Construction of structures within 100 feet of the top of any natural or manmade embankment which defines a channel shall be prohibited, except where Permit Sonoma finds the flood hazard risk to life and property has been minimized. Reductions to building setbacks in 100-year floodplains shall be avoided. Where this policy conflicts with C-OSRC-5c(2) of the Open Space and Resource Conservation Element, the more restrictive of the two shall apply. (Existing LCP Revised)	End the first sentence ".....channel shall be prohibited". Change "reductions to setbacks..... <i>shall be prohibited</i> ."
			26	Policy C-PS-3g	Assess potential hazards from proposed development on a case by case basis to ensure that siting, mitigation measures, or design changes are sufficient to reduce exposure to these hazards to an acceptable level. Such assessments shall consider hazards from river and creek flooding, dam failure, storm surge and high waves during storms, sea level rise, and undersized or blocked stormwater facilities.	Change to: "Assess potential hazards to coastal environmental integrity, including human, wildlife, plant and soil resources, from proposed development. Consider hazards from potential resultant soil erosion, river and creek flooding, dam failure, storm surge, high waves during storms, sea level rise, and undersized or blocked stormwater facilities. Ensure that siting, mitigation measures, or design changes are sufficient to render exposure to these hazards insignificant.
		25	27	Policy C-PS-3k:	"Policy PS-2d of General Plan 2020"	Provide a link or footnote for this reference.
5. Sea Level Rise Hazards Policy	5.1 Background	27	28	5.1.1 California Coast Sea Level Rise	please update this information to reflect more current data (eg, from the California Ocean Protection Council).	

		27	36	GOAL C-PS-4:	"Prevent unnecessary exposure of people and property to risks of injury or damage from sea level rise."	Insert: "...and property, wildlife and habitat, from...."
		27	36	Objective C-PS-4.1 and Objective C-PS-4.2	Make same insertion as for Goal C-PS 4	Insert: "...and property, wildlife and habitat, from...."
		27	37	3rd para, bolded	The following policies, in addition to others in this Public Safety Element and those in the Open Space and Resource Conservation, Water Resources, and Land Use Elements, shall be used to achieve these objectives	Please provide specific references to the policies mentioned from the other pertinent Elements.
		27	37	Policy C-PS-4c, last sentence:	"..... The report shall evaluate a range projected sea level rise based on the latest state guidance and include recommendations on development location, design, and construction to reduce risk from coastal hazards and enhance adaptability of the development coast. (New)	End the sentence after "...coastal hazards." The rest does not make sense.
		27	37	Policy C-PS-4d:	1st sentence: "New development shall be set back a sufficient distance landward or otherwise sited and designed to avoid or minimize, to the maximum extent feasible,	Change to : "...designed to prevent inundation..." Add
		27	37	Policy C-PS-4e:		Change to: "...completely avoided, the applicant will be advised that the development is unfeasible under state regulations at the outset of the application process. The County cannot held responsible for a "taking" due to prohibition of a predictably foolhardy development, any more than the development can be held responsible for causing damages to its surroundings in the future.
		27	38	Policy C-PS-4g		Add to first sentence: "...new development, including outbuildings and septic/leach fields." Add to 2nd sentence: "...sea level rise over the life of the building in tidally influenced ares..."
		27	38	Policy C-PS-4h		Change to: Permits shall not be approved for development subject to or potentially causing surrounding damage in the Geologic Hazard Area Zone, Flood Hazard Area Zone, and areas subject to inundation from sea level rise.." Applicants will be referred to the California Coastal Commission Draft Residential Adaptation Guidance, or successor document.
6. Wildland Fire Hazards Policy	6.1 Background	38	38	Last para	Most damage results from a few large fires in the dry weather months. There were 21 wildland fires of 100 acres or more in the County between 1989 and 2000.	Please update the number of fires through 2020 and increased number of months per year now expected for high fire risk due to climate change.
	6.1.1, Hazards and Risk Assessment	39	39		"Figures C-PS-6a-c are only a general picture....."	Please expand the details in Figures and update the wildland fire risks related to climate change.
	6.1.4 Fire Safety Standards	40	40		Please add a brief summary of the current Sonoma County Fire Safety Ordinance to end of 2nd para.	
	6.2 Regulatory Environment	41	42	GOAL C-PS-5:		Insert: "...people and property, <i>animals and habitat</i> , to risks of injury..."
		41	42		The following policies, in addition to those in the Land Use and Public Facilities and Services Elements, shall be used to achieve these objectives:	Please provide specific link to the applicable policies in the other Elements listed.
		41	42	Policy C-PS-5a		Insert: "...however, Cal Fire shall not direct brush clearing....in designated ESHA..." Consider adding Policy that encourages grazing as a form of wildlands fuel control, for example on the range lands in proximity to residential areas.

7. Hazardous Materials	7.1 Background	43	44	paragraph 2		Add as last sentence: "Please see Policy C-OSRC-7a, in the Open Space and Resource Conservation Element, which bans the use of synthetic pesticides in the coastal zone.
	7.2 Regulatory Setting	44	46	7.2.4 Sonoma County Hazardous Materials and Waste Lead Agencies and CUPAs		
				Policy C-OSRC-7a	Prevent unnecessary exposure of people and property to risks of injury or property damage from hazardous	Insert: "...property, <i>wildlife and habitat</i> , ..." Delete the word "property, where it occurs the second time in this policy.
		44	47		The following policies, in addition to others in this Public Safety Element and those in the Land Use and Public Facilities and Services and Water Resources Elements, shall be used to achieve these objectives:	Please provide specific links to the policies mentioned in the other Elements.
8. Implementaion Programs	8.1 Public Safety Implementation Programs	48	48	Program C-PS-1:	(3) Limit rebuilding of structures in vulnerable areas that have been damaged by storms or the impacts from sea level rise, including increased rates of erosion.	Substitute the word " <i>prohibit</i> " for the word "limit".
		48	48	Program C-PS-4	Protecting developments from natural hazards which they exacerbate by disturbing the existing environment is antithetical to the purpose of the LCP.	Delete this program.
		48	48	Program C-PS-3	Develop a Strategic Plan for and incorporate into existing plans, damage assessment and recovery of essential service buildings and facilities consistent with Policy PS-1n of the General Plan 2020. (GP2020)	Provide a direct link or copy the actual GP2020 policy referred to
		49	49	Program C-PS-5	(9) Development of mitigation measures to reduce or eliminate the potential for human injury and property loss from flood and inundation hazards, particularly in areas subject to repetitive property loss.	There is no point in requiring a mitigation report if the development is not feasible due to natural hazards.
		48	51	Program C-PS-13	This program is impractical and incompletely described and should be eliminated.	
	8.2 Other Initiatives	52	53	Other Initiative C-PS-6	Work with the California Department of Forestry and Fire Protection to identify areas of high fire fuel loads and take advantage of opportunities to reduce those fuel loads, particularly in Areas with Very High or High Potential for Large Wildland Fires and in High Fire Hazard Severity Zones. (GP2020) Cal Fire is not a trustworthy agency to direct the reduction of fire fuels in forested areas.	Selective timber harvest and prescribed burns shall be directed using the best new science available. Per above: Consider program to encourage grazing as a form of wildlands fuel control
9. References		54	53	Other Initiative (add C-PS-11)		Consider adding an initiative that focuses on adequate general disaster preparedness (independent of whether due to seismic events, fire, or other) under the context of a heavily tourism-impacted area, to include aspects such as properly funded and resourced first responder capacity, medical infrastructure, electrical grid redundancy and communications infrastructure, and emergency supplies (food, water, medical) for prolonged periods of isolation and with a high visitor load.

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Circulation & Transit						
1. Introduction	1.1 Purpose & Background	1				
			1	1.1	2nd paragraph	The current traffic congestion [on] ALONG the coast has resulted from a combination of factors. Regional factors include growth in employment and population [primarily within Sonoma County's cities]. Local factors include increases in parkland ATTRACTIONS [acreage through expansions, acquisitions, and dedications]; in the number and length of trails and associated hiking opportunities; in access to the beach and ocean; and lack of public transportation. [Most importantly,] The public HAS FEW ALTERNATIVES TO [continues to prefer] the automobile as the primary means of transportation.
	1.2 Relationship to Other Elements	1				
	1.3 Scope & Organization					
2. Circulation & Transit System	2.1 Existing & Projected Transportation Systems in 2020	2				
		2	3	2.1.1	3rd para	Sonoma Coast State Park and Sonoma County public beaches are among the most visited parks northwestern California, generating significant weekend traffic congestion. With limited public transportation and lack of safe bicycle routes, most people HAVE BEEN [are] obligated to drive in order to enjoy the Sonoma Coast.
			3	2.1.1	In "Roadway Capacity and Conditions" Last sentence	DUE TO THE [With] narrow shoulders, LIMITED [inadequate] sight lines, and limited opportunity for safe passing, improving THE ADHERENCE TO SAFE SPEED LIMITS [road safety] is the primary concern along the entire length of Highway 1.

			4	in "Transportation Improvements" 1st para	MORE THAN THREE DECADES HAVE PASSED SINCE THE [In the 1985] California Department of Transportation (Caltrans) Route Concept Report Summary on State Highway 1, RECOMMENDED ROADWAY IMPROVEMENTS, BUT ONLY A FEW HAVE BEEN FUNDED AND BUILT. [Caltrans identifies the following potential roadway safety improvement projects: shoulder widening, passing lanes, channelization and intersection improvements to enhance turning movements, additional parking areas where unsafe parking conditions currently exist, and features that would minimize roadside parking on the highway. Safety improvements to State Highway 1 constructed since the last Local Coastal Plan Update in 1995 include left turn lanes at The Sea Ranch, at the intersection with State Highway 116 near Jenner, near The Tides restaurant, and at the Bodega Harbour Subdivision. Other improvements include stabilization projects north of Jenner, guardrails along the Russian River estuary, and the ongoing project to relocate Highway 1 along Gleason Beach.] IT IS UNCERTAIN THAT THIS SCENIC ROUTE WILL BE A HIGH PRIORITY FOR MANY ADDITIONAL PROJECTS.
					SHOULD FUNDING BECOME AVAILABLE, providing turning lanes at intersections and parking areas is the most effective approach to improving the SAFETY [capacity] of State Highway 1 while maintaining it as a two lane scenic highway. Addition of turning lanes provides considerable safety benefits as well as reducing traffic delays in Jenner, Bodega Bay, and near public beaches.
					Minor road improvements in the community of Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible. While capacity along this section of State Highway 1 will remain LIMITED, [inadequate,] there are MANY opportunities to improve [pedestrian] safety and reduce dependency on automobiles for [local] trips OF LESS THAN 3 MILES by adding pedestrian walkways, INTRODUCING SHARED ELECTRIC BICYCLE OPPORTUNITIES, restricting turning movements across traffic, and reducing vehicle speeds.
			4	2nd para	Reducing speed limits is the most practical way to SHOULD FUNDING BECOME AVAILABLE, providing turning lanes at intersections and parking areas is the most effective approach improve the SAFETY capacity of State Highway 1 while maintaining it as a two lane scenic highway. Addition of turning lanes might provides considerable safety benefits as well as reducing traffic delays in Jenner, Bodega Bay, and near public beaches.

<p>Other safety improvements THAT HAVE BEEN proposed for State Highway 1 are SIGNAGE TO ALERT MOTORISTS TO PEDESTRIANS AND CYCLISTS, selective widening and road alignments; parking management, development and enforcement programs; [and other types of road improvements such as] roadway striping and marking, bicycle lanes and pedestrian ways. Improvements to State Highway 1 such as construction of bicycle paths or widening of shoulders will be necessary to construct the Sonoma County segment of the California Coastal Trail (see discussion below).</p>	<p>3rd para</p>	<p>4</p>	<p>4</p>	<p>Minor road improvements in the community of Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible. While capacity along this section of State Highway 1 will remain LIMITED, [inadequate] there are MANY opportunities to improve [pedestrian] safety and reduce dependency on automobiles for [health] trips OF LESS THAN 3 MILES by adding pedestrian walkways, INTRODUCING SHARED ELECTRIC BICYCLE OPPORTUNITIES, [restoring] turning movements across traffic, and reducing vehicle speeds. AT PRESENT, MINIMAL public transit is provided by Mendocino Transit Authority and Sonoma County Transit. Mendocino Transit Authority and Sonoma County Transit operates bus route 95, which is the only year-round transit service along the Sonoma Coast. Service is CURRENTLY limited to a single daily trip running southbound to Santa Rosa in the morning and returning in the afternoon. This route provides a limited opportunity for coastal residents working in Sebastopol and Santa Rosa, but does not provide ADEQUATE [good] service for workers OR VISITORS. [Living in the coastal area that need to commute to jobs in the inland areas of Sonoma County] PROCEEDS OF A PARKING PASS RESERVATION PROGRAM FOR VISITORS SHOULD MIGHT BE CONSIDERED AS A MEANS OF REDUCING CONGESTION AND BY HELPING TO FUND FUNDING ADEQUATE PUBLIC TRANSPORTATION.</p>	<p>5th para</p>	<p>4</p>
<p>In "Active Transportation and Transit"</p>	<p>2.1.2</p>	<p>5</p>	<p>5</p>	<p>6</p>	<p>3.1 General Transportation Policies</p>	<p>3. Circulation & Transit System Policy</p>
	<p>GOAL C-CT-1</p>	<p>It is critical to reduce dependence on automobiles, both to maintain the scenic qualities of Highway 1, and to improve safety for cyclists and pedestrians.</p>				

				Objective C-CT-1.1	<p><i>It would be better to state that: "The most likely way to initiate basic funding for much-needed public transit and shuttle services would be to establish an equitable public and private parking reservation system for the vicinity of Jenner, taking lessons from the parking reservation system and private and public shuttles that now serve Muir Woods. https://MarinTransit.org/sites/default/files/inline-files/060519%202018%20Muir%20Woods%20Shuttle%20Report_1.pdf Such a system could be developed for destination parking areas that fill up most quickly on high-visitor days. An experienced public or private entity with a diverse advisory board representing public and private entities that own parking spaces, as well as visitors, residents, and employees of coastal entities, could administer such a system.</i></p>	<p>"Because the cost of needed improvements to the circulation and transit system are likely to range from \$10 million to \$30 million per year, launch projects that will increasingly attract Federal and State grants to supplement local fees, taxes, and bonds."</p>
						<p><i>It would be better to state that: "The most likely way to initiate basic funding for much-needed public transit and shuttle services would be to establish an equitable public and private parking reservation system for the vicinity of Jenner, taking lessons from the parking reservation system and private and public shuttles that now serve Muir Woods. https://marintransit.org/sites/default/files/inline-files/060519%202018%20Muir%20Woods%20Shuttle%20Report_1.pdf Such a system could be developed for destination parking areas that fill up most quickly on high-visitor days. An experienced public or private entity with a diverse advisory board representing public and private entities that own parking spaces, as well as visitors, residents, and employees of coastal entities, could administer such a system.</i></p>
				Objective C-CT-1.2	<p>There are limits to expansion of the road network and parking areas can not reasonably be expanded to support rising numbers of automobiles visitors. Therefore, it is important to: (see change)</p>	<p>Develop a convenient and reliable system of public and private buses, shuttles, TNC services, vans, bike-share services, and pathways that will make it practical and attractive for increasing numbers of visitors to park automobiles at inland locations.</p>
				Objective C-CT-1.3	<p><i>Because the Air Resources Board Staff has predicted that California's vehicle miles traveled must be reduced by 25% by — reductions at the rate of about 1% per year in vehicle miles traveled are most likely to be required for the Local Coastal Zone. The objective must be:</i></p>	<p>"Steadily reduce vehicle miles traveled as well as greenhouse gas emissions to comply with State and regional requirements."</p>

				Objective C-CT-1.3 cont.	<i>Because the Governor's Office of Planning and Research has recognized that California's vehicle miles traveled per capita must be reduced, declines at the rate of about 1% per year are likely to be required for the County and the Local Coastal Zone should assume a similar requirement. Calif. Office of Planning & Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, Dec. 2018, p.2: . . . to achieve the State's long-term climate goals, California needs to reduce per capita VMT. This can occur under CEQA through VMT mitigation. Half of California's GHG emissions come from the transportation sector 3, therefore, reducing VMT is an effective climate strategy, which can also result in co-benefits. 4 Furthermore, without early VMT mitigation, the state may follow a path that meets GHG targets in the early years, but finds itself poorly positioned to meet more stringent targets later. For example, in absence of VMT analysis and mitigation in CEQA, lead agencies might rely upon verifiable offsets for GHG mitigation, ignoring the longer-term climate change impacts resulting from land use development and infrastructure investment decisions. As stated in CARB's 2017 Scoping Plan: https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf</i>	SB 375 and the Air Resources Board call for California's vehicle miles traveled to per capita must be reduced, by about 25% at the rate of about 1% to 3% per year in order to achieve carbon neutrality by the year 2050. Plans for are likely to be required for the County and the Local Coastal Zone will should assume a similar requirement be consistent with this trend.
				Objective C-CT-1.5	<i>Since automobile travel is sensitive to pricing and the attractiveness of alternatives such as cycling and walking, the emphasis should be to:</i>	"Reduce the use of automobiles by the workforce through a jobs/housing balance of approximately 1.5 jobs within walking and cycling distance of each year-round residence, and by assuring access to a safe network of bicycle-pedestrian pathways."
			6 & 7	Objective C-CT-1.6	<i>Within the Coastal area, the objective should be to</i>	"Encourage projects that are designed to encourage active transportation, such as the use of pathways, bicycles, vans and shuttles."
			7	Policy C-CT-1b	<i>Because the best way to reduce driving is to make drivers aware of the costs, this policy should be to:</i>	Require all new developments and all significant improvements to existing developments to unbundle parking costs so that users who bicycle, walk, or use transit are not required to pay for parking.
	3.2 Public Transit & Motor Vehicle Trip Reduction (GP2020)	7		Goal C-CT-2	<i>Because State law as well as regional policies require vehicle miles traveled to be steadily reduced, this goal should state:</i>	"Decrease vehicle miles traveled by approximately 1% per year, and provide for increasingly attractive alternative means of travel to and within the Coastal Zone."
				Objective C-CT-2.6	Where is C-CT-2.6?	
				Objective C-CT-2.10	<i>Because some roads are currently unsafe for cyclists and pedestrians at present, this objective should read:</i>	Assure that all roads have speed limits consistent with safe use by cyclists, pedestrians and drivers, considering the design and condition of existing shoulders, paths, roadways, and bike lanes.
			8	Policy C-CT-2c	<i>It would more clear to say:</i>	On transit routes, provide turnouts for bus operations.

				Policy C-CT-2d		[Wherever-feasible,] Require development projects to UNBUNDLE THE COST OF PARKING, AND WHEREVER FEASIBLE TO implement measures that increase the average occupancy of vehicles, such as: (GP2020 Revised)
			Pages 9 - 16		THE BICYCLE COALITION SHOULD LOOK AT THE BIKEPED SECTIONS. The national highway entities that are auto-oriented have specifications for bicycle elements of road projects that are not optimal (or safe) for bicycles. IN BICYCLE & PEDESTRIAN FACILITIES, INCLUDE DEFINITION OF CLASS IV BIKEWAYS	INCLUDE DEFINITION OF CLASS IV BIKEWAYS
			12	Policy CT-3.j	this could create some problems	
	3.3 Road Capacity	16		Objective C-CT-4.1		REDUCE VEHICLE MILES TRAVELED IN ORDER TO Maintain an LOS C or better on roadway segments unless a lower LOS has been adopted.
			17	Policy C-CT-4e		IMPLEMENT MEASURES TO REDUCE VEHICLE MILES TRAVELED ON [Designate and-design] Rural Principal and Minor Arterial Roads [as highway routes] that carry large volumes of intercity traffic [and that place priority on the flow of traffic rather than on access to property. The following policies apply to Urban and Rural Arterials]:
				Policy C-CT-4e (2)		DELETE
				Policy C-CT-4e (3)		DELETE
				Policy C-CT-4e (4)		DELETE
			18	Policy C-CT-4j		AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, consider intersection management improvements at key intersections throughout the coast as needed to address intersection congestion and long delays for turning movements. These may include installation of traffic signals, signal timing, re- striping, lengthening, turn lane additions, or other improvements, provided the improvements are consistent with the applicable road classifications and protection of coastal resources. (GP2020/Existing LCP)
				Policy C-CT-4k		Construct improvements such as realignment, signalization, roundabouts, turn restrictions, [one-way-streets,] and traffic calming at the following intersections to improve safety at the following intersections: (GP2020/Existing LCP revised)
				Policy C-CT-4m		AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, Consider constructing the following sets of road improvements to increase the capacity and safety of State Highway 1 in Jenner:
				Policy C-CT-4n		AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, Consider providing turn lanes at The Sea Ranch intersections listed below. An intersection improvement of lower priority could be constructed before an intersection improvement of higher priority if funding is available.

			20	Policy C-CT-4q		AFTER REDUCTIONS IN VEHICLE MILES TRAVELED HAVE BEEN REALIZED, consider Implementing the following [capacity and] safety improvements along State Route 1:
				Policy C-CT-4s		While providing for REDUCTIONS IN VEHICLE MILES TRAVELED [capacity] and safety improvements, ensure that State Route 1 shall remain a scenic two-lane highway within rural areas. (New)
	3.4 Phasing & Funding of Improvements Policy	21		Goal C-CT-5		Integrate the funding and development of planned circulation and transit system improvements with countywide transportation planning efforts, REDUCTIONS IN VEHICLE MILES TRAVELED, and land use planning and development approval. (GP2020)
				Objective C-CT-5.3		Maintain acceptable Levels of Service as set forth in this Element by REDUCING VEHICLE MILES TRAVELED [implementing funding-strategies for planned-improvements].
				Policy C-CT-5a		Review and condition development projects to assure that the REDUCTIONS IN VEHICLE MILES TRAVELED [LOS] and/or public safety objectives established in Policies C-CT-4a and C-CT-4b are being met. If the proposed project would result in INCREASED VEHICLE MILES TRAVELED [an-LOS-worse-than-these-objectives], consider denial of the project. [unless-one-or-more-of-the-following-circumstances-exists:
				Policy C-CT-5a (1)		DELETE
				Policy C-CT-5a (2)		DELETE
				Policy C-CT-5a (3)		DELETE
				Policy C-CT-5b		Require that new development REDUCE VEHICLE MILES TRAVELED, AND [provide-project-area-improvements-necessary-to] accommodate vehicle and transit movement in the vicinity of the project, including [capacity-improvements,] traffic calming, right-of-way acquisition, access to the applicable roadway, safety improvements, and other mitigation measures necessary to accommodate the development without inhibiting public access. (GP2020 Revised)
4. Implementation Programs	4.1 Circulation & Transportation Implementation Programs	22		Program C-CT-1 (2)		Assesses REDUCTIONS IN VEHICLE MILES TRAVELED [the-level-of-service-(LOS)] and how well planned improvements are IMPROVING ACTIVE TRANSPORTATION OPTIONS TO KEEP [keeping] pace with Countywide growth and development;
				Program C-CT-1 (6)		Is capable of modeling weekend and off-peak travel demand in order to MINIMIZE VEHICLE MILES TRAVELED DUE TO [plan-for] tourism and special eventS [traffic].
					Change last para	Consider the use of moratoria or other growth management measures in areas where the monitoring program shows that the LOS objectives are not being met due to POTENTIAL INCREASES IN VEHICLE MILES TRAVELED [lack-of-improvements]. (GP2020)

				Program C-CT-2		Monitor traffic volumes on County-maintained road segments, and ADJUST PARKING PERMIT CHARGES TO PREVENT [work with Caltrans on similar State Highway 1 segments that are projected to experience] unacceptable Levels of Service during peak weekend periods, particularly in the summer and fall months. Assemble these data for use in future assessment of THE PARKING PERMIT SYSTEM TO IMPROVE [development project impacts on] weekend traffic patterns. (GP2020)
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Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Public Facilities & Services						
1. Introduction	1.1 Purpose	1				
	1.2 Relationship to Other Elements	1				
	1.3 Scope & Organization	1				
2. General Policy for Public Facilities & Services		2		2.2.1	The Public Service section evaluates water, waste disposal, emergency and education services. Generally, the coast is water scarce area, and land conditions are poor for septic systems. This lack of basic services limits development potential in most areas. The Sea Ranch and Bodega Bay become the main growth areas. Because the coast has a small population spread over large distances, emergency and education services are limited. It is not expected this situation will change substantially in the future. (from 1981 LCP,	
3. Water & Wastewater Treatment & Disposal Services Policy		2				
	3.1 Water Services	3				
	3.1 Water Services	8	8	Last paragraph	"The Most recent Municipal Service review of the Bodega Bay District by LAFCO was in 2004.... Updated policy for water needs of any new development should be based on most current data and science and the impact on existing water resources and facilities.	
	3.2 Wastewater Treatment & Disposal Services	10				
	3.2.1 On Site Wastewater Treatment Systems	11	19			
			19	Policy C-PF-2a	"Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development.	Insert"exist <i>on-site</i> to accommodate.....". Add: "OSA should be last option and only if all other options for onsite disposal allowed by Public Health and the Basin plan are not feasible."

			19	Policies C-PF-2b and C-PF-2e	These policies differs from the last LCP radically in allowing for development outside of designated urban service boundaries. Last LCP language should be maintained: "Insure that adequate water capacity is reserved to serve the first three priority developments listed below as they are proposed in the Phase I development plan for Bodega Bay, by requiring that if water supplies do not prove adequate to all land uses designated in the Phase I plan, a minimum of 30 percent of the projected available amount shall be reserved for the designated priority uses. A similar standard shall be applied to Phase II development if necessary; • moderate expansion of marina facilities and fishing-related commercial facilities • local serving commercial facilities • affordable housing projects (50 units)	Maintain the 2001 LCP's limitation of new public water and wastewater to within designated urban services boundaries. In cases in which several septic systems fail in a cluster, rather than extending sewer services outside urban boundaries, an invitation to sprawling development, require onsite wastewater treatment systems.
			19	Policy C-PF-2d	In the event that a master plan or monitoring fails to show adequate facilities or supplies for existing development, zoning changes, building permits, or other entitlements in order to protect services to existing residents.	The last sentence is incomplete and renders the policy incomprehensible
			20	Policy C-PF-2d (7)	A program to reduce stormwater infiltration. (GP2020)	Should be "A program to enhance (<i>not reduce</i>) stormwater infiltration." Aquifer recharge is <i>desirable</i> .
			20	Policy C-PF-2e (2)	"Where several failing OWTs or other health and safety problems which pose a significant hazard to human health and safety exist outside an Urban Service Area that could be addressed by extension of public sewer service, use Outside Service Area Agreements which limit the use of existing development. The evaluation should assure sufficient capacity to serve existing connections and potential buildout in the existing Urban Service Area. "	OSA should be the last option and only if all other options for onsite disposal allowed by Public Health and the Basin Plan are not feasible.
			20	Policy C-PF-2e (1)	The property must adjoin the Urban Service Area Boundary, or the proposed connection to a public sewer system must be no more than 200 feet from the Urban Service Area Boundary	Change to "no more than 100 feet....".
			20	Policy C-PF-2g	Extension of public water service to a property that is outside the boundary of an Urban Service Area or Rural Community (i.e., Duncans Mills, Jenner, Sereno del Mar, Carnet, Salmon Creek, Timber Cove, and Valley Ford) shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only:	Change the word "avoided" to " <i>prohibited</i> ".

			21	Policy C-PF-2j	When considering formation of new water service agencies, systems owned and operated by a governmental entity shall be favored over privately or mutually owned systems. New privately or mutually owned systems shall be authorized only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system, which shall be ensured through agreements or other mechanisms that set aside funds for long-term capital improvements and operation and maintenance costs. (GP2020)	Eliminate everything after the first sentence. "Privately or mutually owned systems" should not be allowed in public parks or recreation areas.
			21	Policy C-PF-2l	New privately owned package treatment plants which serve multiple uses or serve separate parcels shall be avoided.	Change the word "avoided" to " <i>prohibited</i> ".
			22	Policy C-PF-2p:	The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority consistent with coastal priority land uses of the Coastal Act. (New)	Cut the last sentence. There should be no further development of visitor-serving commercial recreational facilities on the Sonoma Coast, which does not and should not have the infrastructural capacity to support them.
4. Parks & Recreation Services Policy		22	22		This framing of the role of further park and recreational facilities puts the cart before the horse. The coastal zone is already experiencing tourism in excess of its public safety, transportation, facilities and services carrying capacity. Rather than increasing development to meet population growth and demand, it is time to safely manage and limit the amount of recreational use we already have.	
			23	Goal C-PF-3: Provide adequate park and recreation services on the Sonoma County coast.	These goals, objectives and policies are in support of a mistaken premise—that the Sonoma County Coastal Zone has an unlimited capacity for recreational development. It does not. Its unique qualities are already being degraded by an excess of recreation and tourism. <i>This section should be entirely changed to reflect that reality.</i>	
			23	Policy C-PF-3c:	Continue to implement park impact mitigation that allows for the dedication of land, the payment of fees, or both as a condition of approval for development projects. (GP2020)	Drop this policy. Parks in the fragile and unique coastal zone should not need " <i>mitigation</i> ".
5. Public Education Services Policy	5.1 Schools	23				
6. Fire Protection & Emergency Medical Services Policy	6.1 Fire Protection Services	27	27	4th para		The Sea Ranch Fire Dept name has changed to the North Sonoma Coast Fire District.
	6.2 Emergency Medical Services	29				
7. Law Enforcement Services Policy		31				
			32,	First sentence, 4th para	New development on the coast will increase pressure for additional law enforcement	will" to " <i>would</i> ".
			32	5th para, 1st sentence	Parking management is another law enforcement responsibility which may increase as a result of implementation of this Local Coastal Plan.	Change to: "...which has increased due to growing visitor numbers." Drop the second sentence, which mistakenly pre-supposes further coastal development

			33	Goal C-PF-6:	Ensure that law enforcement services are provided to meet the future needs of Coastal Zone residents and visitors."	Change to: "... meet the <i>current</i> needs of residents and visitors."
8. Solid Waste Management Services Policy		33				
				Goal C-PF-7	Ensure that solid waste management facilities are sited to minimize adverse impacts on the Coastal Zone environment	Change to: No solid waste facility shall be located in the Coastal Zone."
			35	Policy C-PF-7a:		Add "(9): The use of solid waste for agricultural application shall be guided by Sonoma County Public Health guidelines." Various forms of infection are transmissible through solid waste.
9. Public Utilities Policy		35				
10. Youth & Family Services Policy		37				
11. Implementation Programs	11.1 Public Facilities & Services Programs	39				
	11.2 Other Initiatives	40	40	Other Initiative C-PF-1	Consider preparation on a regular basis of a total water supply and use budget for the Sonoma County Coastal Zone to aid in land use planning and decision-making. Encourage Coastal Zone water service providers to prepare individual water supply and use budgets on a regular basis to provide the necessary information for the total water supply and use budget. (New)	Utilize CDWR and County Water Board guidance in formulating any aquifer estimates and long-term sustainability of local water supplies.

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Noise						
1. Introduction	1.1 Purpose	1				
	1.2 Relationship to Other Elements	1	2	1.2.3	This section should include the impacts of noise on ESHA. See Section 3, Noise Policy, for suggested changes.	Add: "...recreational experience. Excessive noise also adversely affects certain ESHAs which provide animal and bird corridors and habitat. Thus.....planning for quiet wildlife habitat and corridors as well as for quiet human recreational experience.
	1.3 Scope & Organization	2				
2. Noise Background	2.1 Methods of Noise Analysis	3				
	2.2 Noise Sources	6	6-7	2.2.2	ESHA and wildlife corridors should be accounted for in assessing the impact of all noise sources and vibrations on wildlife corridors and ESHAs currently, and provide protective policy for future noise and vibratory impacts.	
3. Noise Policy	3.1 Land Use Compatibility & Project Review	10	10	Goal C-NE-1	"Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses may function without impairment from noise.	Change to: "Protect people and wildlife from the adverse effects..... environment in which people, wildlife and land uses...."
		11	11	Policy C-NE-1a	"Designate areas in the Sonoma County Coastal Zone as noise impacted if they are exposed to existing or projected exterior noise levels exceeding 60 dB Ldn, 60 dB CNEL, or the performance standards of Table C-NE-2. (GP2020)"	Insert: "...exterior noise levels exceeding those proven to have adverse wildlife impacts or existing or projected noise levels exceeding....."
		11	11	Policy C-NE-1b		Add to 1st sentence: "...noise impacted areas, including ESHAs and wildlife corridors, unless...." and 2nd sentence: "For human noise impacts" Add to end of Policy: "For ESHA, wildlife corridors, and marine wildlife noise and vibration standards based on modern scientific evidence of impacts on specific wildlife shall be utilized in setting standards."
		11	11	Policy C-NE-1c (5)	Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, instead of the exterior property line of the adjacent noise- sensitive land use where:	Insert: "...measured at the location of the ESHA buffer zone/wildlife corridor or at the location of the outdoor..."
		11	12	Policy C-NE-1c (5), at end	This exception may not be used on vacant properties which are zoned to allow noise- sensitive uses	Insert: "...vacant properties, ESHAs or wildlife corridors which are zoned...."
		11	12	Policy C-NE-1d (4)		Add to last sentence: ".....adequately characterize the impact to humans and wildlife. "
	3.2 Transportation Noise	13	13	Objective C-NE-2.2		Change to: "...so that there is no extension..."
		13	14	Policy C-NE-2e		Insert: "...69 dBA Ldn or lower, consistent with wildlife impacts , or as estimated...."
4. Implementation Programs	4.1 Noise Programs	14	14	Program C-NE-1		(1) Include an impartial wildlife biologist, such as Brendan O' Neil or Jennifer Michaud. (3) Insert: "...to protect persons and wildlife from existing...". (5) add at end "use, ESHAs or wildlife corridors." Drop (7). (8) drop "...and variances..."

	4.2 Other Initiatives	15		C-NE1	Traffic, especially motorcycles and heavy trucks along highway north of Jenner cause noise disturbance to the harbor seal rookery. We need enforcement of noise regulations in this area and any area where high speed highway traffic abuts an ESHA.	
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Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Glossary						
					<p>Use of the terms Coastal "Plan" and Coastal "Program" are used in the Introduction, with some explanation, but make it difficult to understand the title of the Update as a "Plan".</p> <ul style="list-style-type: none"> - From the Glossary - From the Introduction <p>Generally, it will be helpful in many instances throughout the Update to have definitions for "accessory", "incidental", "secondary", (in addition to definitions such "Accessory Building/Dwelling Unit", "Incidental Sales" because those terms are specific, but the words are used more broadly throughout the document). Also, it will be important for future decision makers to have a clear understanding of what is intended by the words "primary", "predominant" and "prevailing".</p>	
	AASHTO Road Classification	1	1	Rural Local Road	<p>This section should reference "the classifications used in the latest AASHTO standards". For example, current AASHTO bike facility design standards date from 2012 and are long overdue for updates (consultant work was completed in 2019 and are expected to be certified by AASHTO soon). In fact, guidelines published by other standards organizations (e.g., NACTO) may be both more current and relevant to non-automobile roadway users (especially for some highway funding grant opportunities). Most importantly, classification definitions defined in the Glossary should not hardcode automobile-centric speed limit bound definitions into the General Plan. Geometry and other safety-related classification criteria should be added to improve equity among all roadway users. "For roads with design speeds of less than 40 mph and volumes under 400 vehicles per day, the standard road width is 22 feet, with the exception of steep or hilly terrain, where the width may be reduced."</p>	<p>Strike the portion of the existing definition after the words "...22'." Add: "Adherence to California's State Board of Forestry guidelines for fire-safety requires 20' minimum roadway width for any new development."</p>
	Definitions & Commonly Used Terms	2	1			
				"Accessory Building"		A subordinate building, the use of which is incidental accessory or subordinate to

		2		Accessory Dwelling Unit	Section 26C-325.1 is no longer compliant with state law (Gov Code 65852.2). It needs to be updated. General Plan should not cite a county code that has been superseded by state law. "An accessory dwelling unit may also be provided as an efficiency dwelling unit and/or a manufactured home, as defined in this section. Also known as Second Dwelling Units."	Strike this portion of the definition, as it presumes policy which has not yet been approved in the coastal zone.
		3		Agricultural Production Activities		
		3		Agricultural Support Services		
		3		Agricultural Tourism	"Agriculturally based operation or activity that brings visitors to a farm or ranch in order to promote the sale of agricultural products produced on-site."	Change to: "Agriculturally based operation or activity that brings visitors to a farm or ranch in order to promote the sale of agricultural products <i>fully produced on-site or within Sonoma County.</i> "
		3		Agriculture		Add: "Alcohol and cannabis production are not considered agricultural products in the coastal zone."
		4		Aquaculture	"That form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. "Aquaculture" does not include species of ornamental marine or freshwater plants and animals not utilized for human consumption or bait purposes that are maintained in closed systems for personal, pet industry, or hobby purposes. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by the California Coastal Act."	Reflect the current legal definition, code, and jurisdiction of other agencies in determining aquaculture policy by dropping the last sentence (see https://permits.aquaculturematters.ca.gov/Permit-Guide)

		4		Bicycle/Pedestrian Pathway Bikeway	Definition(s) should be added or updated to cite terms used in the NACTO Urban Bikeway Design Guide and other commonly cited Bikeway definitions. In particular, the Class 4 "Separated Bikeway" type should be included. In addition other newer bicycle, e-bicycle, scooter, and pedestrian-related user type and facility type definitions should be added to the Glossary to improve clarity and avoid confusion. These include: Intersection Treatments, Bike Boxes, Median Refuge Island, Raised Cycle Tracks, Two-way Cycle Tracks, etc.	Change Glossary name to (Bicycle/Pedestrian Pathway). Change to: Any facility that explicitly provides for bicycle or pedestrian travel. Bikeways Such paths are classified into three four types denoting a degree of separation protection from the highway vehicular traffic, as follows: Class 1 (completely separated right-of-way designated for the exclusive use of bicycles, pedestrians and other non-motorized travel), Class II (a restricted right-of-way designated by pavement stripes or green paint for the exclusive or semi exclusive use of bicycles), and Class III (a shared right-of-way designated by signing or stenciling on pavement), and Class IV (a protected right-of-way on a road or street for the use of bicycles, scooters, etc.)
		4		Biotic Resource Area	"Unique or significant plant or animal communities, including estuaries, fresh and salt water marshes, tideland resources, riparian corridors and certain terrestrial communities."	Drop "unique or significant". Change to: Natural resources naturally occurring for the purpose of survival of humans and other living organisms that include plant or animal communities, including estuaries, fresh and salt water marshes, tideland resources, riparian corridors and certain terrestrial communities.
						Define "carrying capacity"

		5		Channelization	This refers only to intentional channelization, such as constructed flood control channels. These types of projects occurred in the past but are rare nowadays. Also, channelization is often an unintended consequence of confining an alluvial stream channel, such as using bank stabilization to prevent lateral scour. This cause of channelization is much more common in SoCo currently.	
		6		Clear Cutting	elaborating on what exactly clear cutting entails (i.e., cutting all trees in a timber harvest area) would benefit this definition.	
		6		Coastal Plan	*ADD definition of Coastal Program - see pg 14	
		6		Coastal-related development	"Any use that is dependent on a coastal-dependent development or use."	Change to: " <i>Any development or use that is secondarily dependent on coastal-dependent development or use.</i> "
		6-7		Coastal redevelopment	This is an entirely new term and is not traceable to any Element in the document. It allows for discretionary permitting of development in the coastal zone which could impact ESHA, habitat corridors, traffic, viewsheds, water and septic, and erosion potentials.	Omit this term from the Glossary, as it covertly sets discretionary permitting policy.
		7		Coastal Prairie and Grassland	"Discontinuous grassland usually within 100 km of the coast; usually on southerly facing slopes or terraces. This habitat type is characterized by a mixture of heavily grazed, introduced annual grasses and some native perennial grasses, generally underlain by sandy to clay loam surface soils. This mapping category does not indicate pristine coastal prairie."	Change to: California's coastal prairies are protected by the California Coastal Act, which considers these habitat types to be Environmentally Sensitive Habitat Areas (ESHA). Akin to the endangered species act for habitat types on California's coast, ESHA protections disallow any harm to so designated habitats, except where such harm is necessary to otherwise restore the habitat as a whole (e.g., prescribed fire, grazing). Wikipedia

		8		Conservation	"The management of natural resources to prevent waste, depletion, destruction, or neglect."	Change to: "The protection, preservation, management, or restoration of natural environments and the ecological communities that inhabit them, creating resilience to future threats."
		8		Cumulative Effect	Both NEPA and CEQA would require a larger view.	add: and reasonably foreseeable projects
		8		Development	<p>Currently, agriculture development that harvests or removes "major vegetation" is exempt from the protections intended for coastal habitats and species. PRC 30106.</p> <p>These activities are subject to County jurisdiction and land use powers. They have the potential to create threats and cause actual harm to coastal features including those mentioned above. As defined leaves a loophole for agriculture "[t]he purpose of this Local Coastal Plan Update is to revise the LCP to reflect policies related to coastal "development" ... Development is defined as, ".... alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations ...".</p>	<p>Remove this exemption. alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation (like uncultivated or lightly cultivated grasslands, woodlands, or forests), INCLUDING new or intensified agricultural purposes, kelp harvesting, and timber operations ..."</p>
		9		Dwelling Unit	"A residence containing cooking, sleeping and sanitation facilities used to house the members of a household. Within the meaning of the General Plan, dwelling unit does not include a second dwelling as defined in the Sonoma County Code Section 26-10, nor to Farmworker and Farm Family Housing."	The second paragraph is confusing. Please clarify and add: "See Accessory dwelling unit and Farmworker housing".

	10		Environmentally Sensitive Habitat Areas	<p>As a result of climate change, there are now much larger areas of sensitive plants, animals, and habitats in the Sonoma County Coastal Zone and areas affecting the coastal zone. The changing temperatures are affecting plants and animals demonstrating how sensitive many of the plants and animals are. These changes threaten the crucial role these features and species play in the complex, interconnected, and symbiotic relationships in the coastal zone. ESHA Maps 1-11 The Maps decline to map many areas saying the data is not accurate or is vague. The areas that are mapped are tiny. The maps do not give any known information with respect to candidate, sensitive, or listed species plant or animal. These maps do not anticipate climate change and changing habitat and setbacks that will be required. All this despite many scientific studies available, years of work by agencies on major recovery plans, and our new LiDar capabilities. These are critically important to preserve the open spaces and species with few adequate places to roam, migrate, forage, reproduce, and thrive. See also: Open Space Resource Conservation. Figure-C-OSRC-2-Environmentally-Sensitive-Habitat-Map-Series-4. pdf Must include threatened species. The author should consider adding floodplain habitat to this list of ESHAs. Significant floodplain habitat and function has been lost in Sonoma County, and throughout California. Floodplains perform a number of critical ecological processes.</p>	<p>Add floodplain habitat to this list of ESHAs. All species that currently or who have historically existed in the coastal zone - and their habitats and buffer areas, must be identified and their spatial needs substantially enlarged and mapped taking into full consideration the worst possible scenarios science predicts for them as a result of climate change and related impacts. Expand definition to include the "recovery" areas already designated for listed species, the historic and potential habitat of sensitive, candidate, and listed species. Recovery plans that are in progress, being implemented, and past plans must be protected in order to be successful in the short and long term. And include the areas outside the coastal zone that might be altered resulting in harm to species that use the coastal zone for some part of their life or diet. Corridors, foraging, and sheltering are necessary and need to be generous to fully protect species that need to use the coastal areas and open spaces more than ever. Add the word "threatened" to criterion (1). Also add: "In addition to current criteria, ESHAs shall be expanded to include buffer zones and potential future ESHAs based on the effects of climate change and human population and development pressures." Reflect this updated criteria in accompanying ESHA maps.</p>

		10		Environmentally Suitable	by what standard?	Change to: "Having minimal or insignificant adverse impact on the environment, as defined by a scientific, impartial third party, such as NOAA's guidelines for coastal zone management.
		10		Erosion	"The loosening and transportation of rock and soil debris by wind, rain, or other running water or the gradual wearing away of the upper layers of the earth."	Insert: "...wind, rain, overgrazing, human activities, or other...."
		10		Farm Animal Production	"The raising, breeding, and maintaining of horses, donkeys, mules, and similar livestock and farm animals."	Change to "All forms of animal husbandry and livestock production".
		10		Farm Retail Sales	This restricts small farms inappropriately to a greater extent than winery operations. Can the "operator" own or lease other properties not in the area, the county, the region - and qualify?	Food & Fiber operations
		11		Farmland of Local Importance	This definition is capricious and inappropriately discretionary.	Omit this glossary item.
		11		Feasible	"That which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal and technological factors."	Add: "Feasibility is a judgement call based on resources and influence and a matter of potential public debate."
		11		Fill	"Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area."	Insert: ".....in a submerged or subsided or lower-lying area"
		12 - 13		Guest Quarters and Hosted Rental	Definitions are opposing.	Under Guest Quarters, a stand-alone dwelling may be considered a hosted rental. Under Hosted Rental, only a single room within an owner's home is permitted. Please clarify.
		13		Incidental Sales	How are "Incidental Sales" quantified and/or qualified? By what metric is it determined that the sales do not change the primary use? "incidental sales of merchandise or goods not produced on site is limited to 10% of the floor area up to a maximum of 50 s/f" Is "primary use" determined by acreage of tillage, acres of land, economic percentage or something else? Please clarify. The limitation of s/f by percentage is stricter than most (year round) winery sales ... why?	define "incidental" and to what is it incidental? Year round sales for food &/or fiber should not be more restrictive than all other ag products, unless impacts are greater - and must be defined in what way they are greater.

		13		Indicators	"Quantifiable parameters and representative measurements of demographic, economic, social, environmental, and other conditions related to the quality of life and the effectiveness of General Plan goals, objectives, and policies."	Remove the General Plan as the reference for compliance. The LCP is to stand independent of the GP, due to its unique character.
		13		Junior Accessory Dwelling Unit		
				Level of Traffic Stress	(somewhat analogous to Level of Service) experienced by bicycle-borne roadway users. Level of Service (LOS) is relatively well understood and can be reasonably applied to the Coastal Zone. See Vehicle Miles Traveled (VMT) considerations later.	ADD definition
				Live/Work	consider changes in Live/Work Uses, impacts & mitigations, including Home Based Businesses and/or Home Occupations. COVID.19 is likely to change the way many people function from their homes in coming years. Needs and impacts will likely shift.	
		15		Mitigate	The definition of "Mitigate" should reference CEQA and clarify the necessary achievement of a goal. What determines the need to go from a Mitigated Negative Declaration to an Environmental Impact Report, and then to provide Findings that determine there are overriding beneficial circumstances? Clarify "avoid to the extent reasonably feasible", - as determined by whom or to what standard?	Drop the words "to the extent reasonably feasible". See comment on the word "feasible" above.
		16		Natural resource	Something (as a mineral, waterpower source, forest, or kind of animal) that occurs in nature.	Change to: "A naturally occurring substance, living entity or phenomenon that is of potential use to humans."
		16		Noise	"Unwanted sound produced by human activity that interferes with communication, work, rest, recreation, speech, and sleep."	... interferes with communication, work, rest, recreation, speech and or sleep or the wellbeing of the natural environment, including other animals, and meets the current required Noise/Land Use Compatibility Standards - to property boundary.
				Pedestrian Level of Service	(somewhat analogous to Level of Service) experienced by ambulatory roadway users	ADD definition

		16		Performance Standards	"Standards or criteria for regulating or determining the acceptability of certain land uses based upon the performance of the use."	Please define "performance". Does it mean profit? Activity?
		16		Permitted Use	"A typical land use that is allowed within a particular General Plan Land Use category. A permitted use is considered to be consistent with and to further the objectives of the General Plan. Such a use may also be subject to performance or other development standards and approvals in the zoning ordinance." Again, inappropriate referral to the General Plan is used.	Please amend to: "A land use allowed within the Local Coastal Plan Land Use category..... objectives of the Local Coastal Plan."
		16		Person	Is an LLC or other business association or corporation really a person? [A personal aside ... a "Person" should not be a corporation or an LLC. - you know the old saw "I'll believe a corporation is a person when Texas executes one." Okay ... enough of that]	This reference to corporate entities as persons is an source of environmental, economic and social degradation and as such, should be purged from the glossary.
		17		Primary or Predominant Use	Define "prevailing" ... "clearly define what is intended. Is this determined by percentage of parcel (if the parcel cannot be subdivided), or ratio of income, duration of use (by whom?) or some other quantifiable factor? SYNONYMS. current, existing, prevalent, usual, common, most usual, commonest, most frequent, general, mainstream. widespread, rife, in circulation. set, recognized, established, customary, acknowledged, accepted, ordinary."	
				Principally Permitted	As used in the Land Use Element, described as primary purpose of the land use category. In years to come, this could become a challenge to interpret.	
				Public Utility Facility	Please include "micro-grids" in definition of "Public Utility Facility". I expect as climate change impacts and increasing necessity for independent energy sources grow there will be more shared energy creation.	Add Micro-Grids to definition
		19		Riparian	This is not a strong definition.	To clarify, riparian has more to do with a location, specifically adjacent to a surface water body (e.g., streambank).

			Riparian Corridor	definition indicates the existence of vegetation. There will be instances where plants have been removed variously, and the riparian area will still exist, necessitating restoration of plants to support natural functions.	Do not limit definition to corridors with vegetation
		19	Riparian Functions	Thank you ... years in the making	
		20	Secondary Use	define "predominant"& "prevailing"	
		20	Sensitive Coastal Resource Areas	(f) Areas that provide existing coastal housing or recreational opportunities for low and moderate-income persons. Should clearly mean that vacation rentals cannot take away any middle to low-income housing	
		20	Single Event Noise Exposure Level	No level cited here; we need numbers. County said action that causes the noise but no metrics. Residents need that protection so it can be enforced	
			Special Treatment Area		amend the paragraph to read "... area of special scenic significance, OR any land where logging interests could adversely affect public recreation ...". Please consider updating maps to include greater areas of "bounded forested area within the coastal zone"
		22	Specimen Tree	Use definition from Law Insider	"Specimen tree means a tree that is particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the character of the species as further described in the most recent version of the Trees Technical Manual."
		22	Stream	Should acknowledge beyond Blue Line Streams. How does this affect definition of ESHA that says - all perennial and intermittent "streams" and their tributaries? To be all inclusive, do not use the word stream here even if using it loosely - use the word drainages or watercourses of all kinds...or something more inclusive than the previously narrowly defined "stream".	

		22		Sustainable Yield		Add to end of statement: "nor compromise adjacent parcels' water availability."
		23		Transportation Demand Management (Federal Highway Administration) or Traffic Demand Management (Caltrans)		Programs and strategies that reduce congestion through reduction of demand, rather than increasing capacity or supply. The goal of TDM is to reduce the number of vehicles using highway facilities while providing a wide variety of mobility options for those who wish to travel. Examples of TDM are: (1) High occupancy vehicle lane (2) Alternative work hours (3) Ride sharing programs (4) Telecommuting (5) Land use policies that reduce distance between jobs and housing. Add: (6) Safe, secure and convenient facilities for cyclists pedestrians, and transit users provided by employers or the community.
		24		Vegetation Removal	Implies use of herbicides in the coastal zone	Address the issue of prohibiting pesticide use in the coastal zone prior to final wording of this entry.

		24		<p>Vehicle Miles Traveled</p> <p>the description relies on technology that may not be available in the coastal areas. Data for VMT on the Coast is said to be a bit fuzzy, due to the poor cell-phone coverage in the area. It will probably improve over the next several decades – by the time the next LCP update is due.</p> <p>Usually, home-based trips and work-based trips are combined to calculate VMT. In tourist areas it would be helpful to include venue-based trips (to and from a beach or wine-tasting room). The traffic on SR-1 is likely a LOS issue, and can be estimated using old-fashioned pneumatic traffic counters.</p> <p>Chained trips are also hard to assess (mom takes a child to daycare, then goes on to work, stops on the way home to get groceries, etc.) People coming to the Coast may drive from Fresno, spend the night in Sonoma, then drive to a Bodega Bay hotel with a stop for lunch in Sebastopol. Currently only the trip from Sebastopol to Bodega Bay would show up in Big Data as a trip to the Coast. If someone flies into our airport from Atlanta, and takes an Uber ride to Bodega Bay, Big Data might only catch the Uber trip, and might even ignore that, since the trip is neither home-based nor work-based. And without the Wi-Fi information, none of it may be easily tabulated.</p>	
		24		<p>Watershed</p> <p>Smaller bodies of water are becoming increasingly more important due to climate change.</p>	<p>The area of land that includes a particular river, lake, or creek and all the streams and springs that flow into it.</p>
		24		<p>Wetlands</p> <p>Why are the Bodega Bay Tidal Flats specifically excluded as wetlands?</p>	<p>Please include Tidal Flats</p>

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Appendix A: Design Guidelines						
1. Coastal Design Guidelines						
	1.1 Development				The entirety of Appendix A presumes coastal development which is, despite the specifics listed here, as yet opposed. Even if some form of development is approved, the wording of each section is inconsistent with the County's own climate change policy (earth-moving, building on grades up to 30%, "retaining" as many trees as possible, etc.) The appendix' language also contradicts policy listed in the OSRC Element.	
		1				

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Appendix D: Scenic Resources						
1. Scenic View Easements		1				
	Easements & Tree Removal Guidelines	1				
2. Scenic View Guidelines		5	5, 6, 2007	Scenic View Guidelines and Protection	As stated in the general comment given in Appendix A regarding development, the presumption of development valued over scenic views is opposed. The specific guidelines as stated are in conflict with the values of the CCA and with this document's OSRC Element, (eg, " Minimize Visual Impacts ". If compliance with these standards would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result. (GP2020 / Existing LCP Revised)". This statement reflects the intent to develop the coastal zone at any cost.	

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Appendix E: Natural Resources						

1. Restoration & Monitoring Requirements

1

• Consistent with the California Environmental Quality and Coastal Acts, any proposed projects must demonstrate a compelling need (financial gain at expense of lost habitat shall be insufficient for this purpose) and must demonstrate that avoidance of impacts (the essential first mitigation option listed in the CEQA Guidelines) is impossible, in which case the proposal should be re-evaluated with respect to its "compelling" need.

• Independent arbitration and review of permit applications proposing any loss of intact land, water, soil, or vegetation surface shall be conducted; such review shall be by a committee or panel comprised of an equitably represented cross-section of scientists, residents, concerned citizens, and regulatory agencies.

• Requirement for a Restoration and Monitoring Plan should be applied to all new and ongoing projects, including current or proposed agricultural uses, including and not limited to grazing, wine grape production, cannabis cultivation, timber extraction, introduction of exotic plants or animals, tilling, water impoundments or diversions, drilling for any purpose (including new water wells), or development of any kind (e.g., housing,

Key Components

o (k) Weed eradication plans shall specify specific methods and techniques to be implemented for each species proposed for eradication; use of synthetic chemicals or biocides of any type shall be of lowest management priority, and must be specified prior to plan implementation and subject to scientific, regulatory, public review;

o (l) Planting Plans shall prioritize both geography and ecology for the purpose of introducing propagules, that is, local seed and plant sources shall be used or enhanced (e.g., through removal of invasive plants), and a propagule acquisition plan accompany the planting plan for the purpose of specifying "as local as possible" sources for seeds, cuttings, divisions, or entire plants; the use of any ecologically non-native plants shall be accorded minimal priority, and these must be demonstrated to have no potential for deleterious ecological impacts (invasiveness, toxic to wildlife, directly competitive with native plants, etc.) – the concept of "non-native" shall be operative in a strict sense, such that proposed plant introductions must be consistent with local ecological conditions and floristic composition (for example, introduction of plants native to California (such as bush anemone, Matilja poppy, cacti, palms) but not native to the Sonoma County coastal region shall be considered "non-native").

o (m) Irrigation Plans shall avoid introduction of plastics, metals, or other foreign materials or substances into areas proposed for mitigation or rehabilitation, other than as temporarily necessary to reduce herbivory (e.g., gopher or deer-resistant enclosures); in all circumstances, selection of ecologically and climatically appropriate plant species for the site shall be accorded high priority, i.e. plant species evolved within extant ecosystems and climatic conditions that have reduced requirements for dry season watering shall be prioritized.

o Add "key components":

(p) Plans and mitigation actions shall be proposed and implemented for a period of no less than 10 years, or until such time that independent review has established "success" to include a measure of "resiliency," or the relative ability of the mitigated area to retain ecological functions and species composition without human intervention; failure to achieve "resiliency" shall require the County of Sonoma and the California Coastal Commission to document such failure, for future reference with regard to permitting and mitigation requirements, and to initiate renewed rehabilitation of the site, with fees or penalties to fund such work at the discretion of the County or the Coastal Commission.

(q) As a component of permitting for ecologically impactful project proposals and subsequent implementation of mitigation or ecological rehabilitation plans, the County or the Coastal Commission shall provide for a public education program, including site tours, field courses on local ecology and habitat rehabilitation, and volunteer participation in mitigation or rehabilitation work, including plant propagule collections and planting, site maintenance, and data compilation, under the guidance and direction of the restoration manager or others hired specifically to fulfill education and volunteer coordination roles.

2. Biological Resource Assessment Requirements		3			<ul style="list-style-type: none"> • All project proposals, in order to be consistent with Policy C-OSRC-5b(3), shall require completion of a complete biotic inventory for all primary organismal groups: plants, animals, and fungi (e.g., vascular and nonvascular plants, birds, reptiles, mammals, amphibians, insects, lichens, mushrooms); see https://wildlife.ca.gov/Conservation/Survey-Protocols. • With the participation of local indigenous cultural representatives, species and habitats of significant cultural value shall be accorded recognition and conservation consistent with that accorded currently listed sensitive or rare species of plants or animals, and the Sonoma County PRMD and the California Coastal Commission shall maintain an inventory of site-specific plant lists and other data and references of these plants and habitats of significant cultural value. • Plant inventories and sensitive species surveys shall be conducted strictly in accordance with the California Native Plant Society "Field Protocols and Guidelines" https://cnps.org/wp-content/uploads/2018/03/cnps_survey_guidelines.pdf and the California Department of Fish and Wildlife "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities" https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline. • Annually multiple (no less than 2), seasonally appropriate plant surveys shall be required for all proposed project sites; discard allowances for "constraints" on accuracy or comprehensive nature of surveys – require a waiting period for permits sufficient for the completion of comprehensive, protocol-consistent biotic surveys for all projects. • All accrued data from surveys shall be provided to appropriate regulatory agencies, and rare plant data submitted to the California Natural Diversity Database according to DFW and CNPS protocols. • Sonoma County PRMD shall retain the services of no less than five (5) biologists for the specific purpose of peer review: assessing the results of biotic surveys for project with the potential to affect intact ecosystems or wildlife habitat. These biologists shall include, at minimum one biologist, two additional scientists (from physical or earth sciences), one archaeologist, anthropologist, or cultural historian, one indigenous tribal representative each who specialize in 1) plant life and vegetation (e.g., botany, plant ecology), 2) wildlife species and habitats (e.g., wildlife biology, zoology), 3) geomorphology and hydrology, 4) geology and soils (including soil or fungal ecology), or 5) indigenous cultural and historical habitat management.
3. Criteria for Establishing Buffer Areas		5			
4. Technical Criteria for Identifying & mapping wetlands & other Wet Environmentally Sensitive Habitat Areas		8		4.3 Wetlands/Riparian Area Distinction	<ul style="list-style-type: none"> • Resolve "difficulty" of distinguishing wetland types (riparian, marsh, et al.) from one another, and specify inclusion in [append] Section 30121 of the California Coastal Act, with provision for consideration of all sites of nominal dimension (e.g., >10 m2) that support currently specified wetland plant species as jurisdictional or regulated wetlands, seasonal hydrology, or hydric soils, thus including upland "seeps, springs, sag ponds, or other headwaters or waters flowing into downslope riparian zones" or contiguous with "subterranean aquifers." • Such upland wetland types are abundant within the Sonoma County coastal zone, and as sources of downstream surface and subsurface water, as well as on-site or downslope plant and wildlife habitat, they should be accorded similar protection with regard to establishment of ESHAs.
				4.4 Vernal Pools	<ul style="list-style-type: none"> • Unless substantiated information can be provided to the contrary, vernal pools do not exist within the Sonoma County coastal zone, and removal of this section from the draft LCP seems reasonable. • Sag ponds, springs, seeps, and other upland water bodies and wetlands should be added (as noted above in 4.3), with representative plants for these types appended, as noted below in 4.5.

				4.5 Representative Plant Species in Wetlands & Riparian Habitat Areas	<ul style="list-style-type: none"> • Review and revise all wetland and riparian type “representative” plant lists for greater inclusivity, as well as specificity for documented plant species occurrence in the Sonoma County coastal zone – the existing lists are incomplete, and include species not documented from the Sonoma coast. • Correct and revise to current nomenclature all lists of plant, animal, and other organismal species, and correct misspellings. • Strike E. Vernal Pools from these lists, as noted above for Section 4.4 (but not necessarily all the vernal pool species, as some occur in other wetland types in the Sonoma County coastal zone and can be re-assigned to the lists for those types).
5. Habitat Protection Guidelines		16			<ul style="list-style-type: none"> • All habitat protection guidelines and subsequent applications of these guidelines shall be reviewed, assessed, and re-constructed through the appointment of an independent citizens’ panel to include scientists, regulatory agencies, and private citizens and Sonoma County residents. • The findings of this (and other such appointed independent panels or commissions) shall be made and retained as publicly available documents, and subject to ongoing review and revision, and subject to approval of the Sonoma County Board of Supervisors.
				5.1 Streamside Conservation Area or Riparian Corridor	<ul style="list-style-type: none"> • Timber Harvest: All timber harvest plans, commercial (THP), or Non-Industrial timber management plans (NTMP), proposed for sites wholly or partially within the Sonoma County coastal zone, shall be under the jurisdiction of the Sonoma County PRMD and the Sonoma County Board of Supervisors, subject to a program of public disclosure and review. • Similar constraints and provisions shall be applied for all listed (or other pertinent circumstances) “allowable uses and development” within riparian zones that propose any alterations to vegetation, individual plants, wildlife habitat, stream channels (including impoundments, diversions, points of public access, or fill of any type; all such proposed impacts or alterations shall be disclosed publicly and subject to permitting requirements. • Agricultural Activities: The County PRMD shall append stated provisions under this section to include requirement for mitigation and monitoring of any agricultural or related activities, to include but not limited to grazing, forage or feed introductions, crop production, grading, soil tillage, introduction of ecologically non-native plant materials, fill materials (e.g., gravel), construction of roads or bridges, et al. Such provisions are essential in order to protect or enhance downslope water quality and plant and animal habitat, to reduce erosion potential – past and current agricultural activities in the Sonoma County coastal zone have, in part, resulted in severely compromised ecosystems, affecting species composition, rare plant and animal populations, soil health and stability, water quality, and other facets of ecological function.

Element	Section	Section Page	Comment Page	Comment Section	COMMENT	Change To
Appendix I: Categorical Exclusions						
1. Categorical Exclusion Conditions for Units 1, 2 and 3 in Bodega Harbour		1	1, 2, 2003		<p>No maps are included in the draft, so it is almost impossible to know what areas are covered by this section. ALL of the APN's listed for Bodega Bay are in hazardous zones, especially as to geologic conditions and flooding from ocean rise. Most of the information contained in this Appendix is incorrect as to locations. There are no Units 1, 2 and 3 in Bodega Harbour and some of the AP's listed are in Harbor View. HV is one of the most sensitive geological areas in Bodega Bay as it is not only in the Alquist Priolo Zone, it is on a main fault of the San Andreas. 58 landmark cypress trees and numerous eucalyptus trees, all of which once supported habitat for herons, raptors, owls, bats and other inhabitants.</p>	<p>Please add maps, include hazard zones and correct APNs. Require traffic impact analysis and mitigations. Review hazard analysis and mitigations. Require tree ordinance to retain scenic views and soil stabilization. Require studies of ESHA areas, migration corridors, habitat areas for permanent protection.</p>

<p>2. Categorical Exclusion for Taylor Tract and First Addition, Bodega Bay</p>		<p>4</p>			<p>Few if any properties are available for building and no one in Bodega Bay seems to know where "First Addition" is</p>	
		<p>4</p>		<p>2.1 "B-2"</p>	<p>"B-2" for "Villa Marina" is another unknown location. It may refer to the Porto Bodega area on Eastshore Road which is not only on the San Andreas, it is in a flood zone as is West Whaleship Area.</p>	<p>Please provide maps</p>

Date: April 16, 2021

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Brian Oh <Brian.Oh@sonoma-county.org>

Melody Richitelli <Melody.Richitelli@sonoma-county.org>

Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>

Leo Chyi <Leo.Chyi@sonoma-county.org>

<casonoma@public.govdelivery.com>

Regarding: Sonoma County Local Coastal Plan Update

From: Sonoma County-Wide coastal advocates (*too many to list*)

Thank you very much for your responsiveness and years-long commitment to the Sonoma County Local Coastal Plan Update. We appreciate your time, focus and willingness to interact with the communities who value the beautiful and fragile areas of our coastal areas.

Sonoma County has a long history of citizen involvement in coastal conservation. Successful citizen opposition to PG&E's nuclear power plant on Bodega Head from 1958 until the passage of the California Coastal Initiative in 1972 is the preeminent example. That legacy continues today.

The following attachments are the culmination of over a year's work by dozens of people and multiple organizations reviewing the Draft LCP; offering comments/explanations and recommending changes. We hope you will take this in the spirit it is offered – as genuine and thoughtful proposals on how best to preserve and protect our shared coast. While we are challenged by the Draft's construction, we offer changes we feel are crucial components required to wisely safeguard and steward our unparalleled coastal resources.

This is the promised point-by-point documentation with suggested changes. In a series of emails I will attach our responses to the Draft LCP by Element, Appendixes where possible, and supporting information/letters. The work done is too large to send in one email. We have attempted to make it as easy as possible for you to relate our document to your Draft. Typographical errors are mine – and I apologize in advance for anything where my translation needs explanation. Don't hesitate to be in touch if/when you have questions.

Some comments regarding the Draft LCP are more general so not included with each Element.

With regard to public contribution to the Draft LCP, we note the following:

- The Introduction should include greater detail to assist orientation to the document, and should revise any inconsistencies;
- A comprehensive index should be included in order to locate particular topics;
- Please include greater detail in the Table of Contents in order to locate areas referred to in the Elements;
- Strike-throughs and/or traceable comparisons between previous and current draft LCP policies would be very helpful. Examples would include housing, dredging, outer continental shelf development (eg, oil drilling) or on-shore support systems;

- The Glossary should be comprehensive to assist citizens and applicants by clarifying all planning terminology. There are conflicts with the text in definitions of key policy terms, and we suggest additional definitions.
- As you have noted, the planning language used is incomprehensible for the average citizen.
- The Appendices are difficult to connect to the text;
- New draft policy language is noted as "LCP-revised" or "General Plan-revised" but there are no strike-throughs or comparison to the previous LCP to identify the changed or omitted previous policy;
- Exhibits and Plans are referenced but lack any links to the text or to their origins.

Additionally, we believe the LCP draft omits important issues:

- Climate change impacts must be considered throughout the Plan with regard to sea level rise, including impacts to coastal housing, businesses and transportation, fire fuel reduction, best forestry and soil management practices for carbon sequestration, and recommendations for water resource management;
- With the availability of extensive mapping technology, all maps must be current and comprehensive. References to maps that are outdated by 20-25 years is not necessary given existing mapping resources;
- ESHA mapping and categories should be complete. In this Draft, they cannot be correlated to the last LCP and are inappropriately abbreviated (fewer categories are included) to preservation status only;
- Specific language to prohibit onshore support of high-impact energy resource development must be included;
- Regulatory language for aquaculture (under the Agricultural Element), with regard to size or scope, mitigations and public review must be included;
- Input from long-standing, local coastal advocacy organizations and key Agencies should be sought and included;
- Recommendations by coastal communities, including local Native American tribes, and other coastal governing bodies such as Regional Parks, State Parks and the Greater Farallones Marine Sanctuary should be sought and included;
- Marine Protected Areas must be included;
- Collaboration among and between expert scientific resources such as the Bodega Marine Laboratory, NOAA and others should be part of the LCP development and peer review.
- Goals for public education, social and environmental justice, pesticide regulations, and timber-to-agriculture conversion policy must be included.

- Vacation rental regulations, specific affordable housing policies and priorities for fishing industry/LOCAL workforce housing must be included.
- Lastly, it is critical that the Sonoma County coast's unique character be protected, independent of the County as a whole - in compliance with the Coastal Act. The Coastal Act requires General Plan consistency, not compliance.

We sincerely hope to work more closely with Permit Sonoma, as did the large group of citizen-advisors during formulation of the first LCP in 1978.

Climate Change impacts will certainly confront us with unforeseen challenges making coastal conservation essential.

Thanks again for your attention and collaboration.

Date: April 16, 2021

To: Permit Sonoma

Cecily Condon <Cecily.Condon@sonoma-county.org>

Gary Helfrich <Gary.Helfrich@sonoma-county.org>

Tennis Wick <Tennis.Wick@sonoma-county.org>

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Climate Change impacts will certainly confront us with unforeseen challenges making coastal conservation essential.

Thanks again for your attention and collaboration.

From: [Bob Neale](#)
To: [Denny Van Ness](#); [Shanti Edwards](#); [Eamon O'Byrne](#)
Cc: [cindyeggen@me.com](#); [eric@cety.us](#); [zucconnonie@gmail.com](#); [Steve Ehret](#); [Bert Whitaker](#); [Gary Helfrich](#); [Eric Koenigshofer](#)
Subject: RE: Trailhead and LCP
Date: Tuesday, September 14, 2021 5:13:28 PM

EXTERNAL

Dear Estero Neighbors,

I'm sorry that you are disappointed with SLT's decision to not request removal of the K2 point from the draft LCP. I hear the frustration in your email. While SLT remains committed to the process of improving neighborhood relationships through our ongoing dialogue, I think it is important to underscore the differences between SLT's role in managing our Estero Americano Preserve and our role with the Local Coastal Plan update. As a landowner, we have control over what activities occur on our lands, what we write in our management plans, how we communicate our mission. These are the topics and issues that we have been discussing with you within the context of our Easement Agreement and neighbor relations. But that's not the case with the Local Coastal Plan. That effort is led by Sonoma County and the Coastal Commission to implement the California Coastal Act. SLT doesn't have a formal role or any authority in this process. We interact with it as other private landowners and nonprofits do through the public review process.

I have done some additional outreach and research regarding the Local Coastal Plan update and your concerns. As we know, K2 is located on our Preserve and is identified on map C-PA-1k as an "Access Point/Trailhead." I read this as meaning it is either an Access Point or a Trailhead. In this case, clearly it is an Access Point, not a Trailhead. The narrative in the draft LCP correctly identifies our Estero Americano Preserve as a place where the public can access the coast via SLT's limited guided activities. Section 27.1 and 27.2 of the draft LCP clearly and accurately explains this use. On page 116, it states that "the Sonoma Land Trust ... owns property adjacent to the Estero Americano. At this point public access is limited to tours and interpretive programs." On Page 89 of Appendix B of the draft LCP, there is further language describing that "access is only through infrequent scheduled guided outings available to the public." In addition, SLT has received significant public funding to protect lands adjacent to the Estero and to conduct the activities as described above. The description of K2 is consistent with how we have managed the Preserve in the past and are using it at present relative to public access. From our perspective, there just doesn't seem to be grounds to request moving it from the map.

In contrast, the point on the Marin side of the Estero you referred to was removed from the map because Sonoma County doesn't have jurisdiction over lands in Marin County. We were not involved in that decision, but it is obviously a very different circumstance than that of K2. If you still think there is an error with the LCP, either on the map or in the narrative, please contact the County and let them know. Otherwise, it seems best to let the LCP process continue and provide input through the existing public review process.

As we said in our recent meeting, SLT's plans are to continue with limited, guided activities for the

public (SLT members, students, volunteers, and the community) as we have been doing for many years. We will continue to honor the terms of our Easement Agreement. We will continue to manage the natural resources and infrastructure in a responsible fashion. We share your concerns about trespassing and vandalism. We will do our part to prevent trespassing and vandalism, provided that we do not limit any legal rights the public has to access the coast or Estero Americano. And we will continue to work in good faith with you to find mutually acceptable ways to enjoy this amazing land that we have the good fortune to live on and/or manage.

Best,
Bob



Bob Neale *Stewardship Director*
Sonoma Land Trust
He/Him/His
822 Fifth Street, Santa Rosa, CA 95404
Cell (707) 391-3732
www.sonomalandtrust.org

[Be A Force for Nature! Learn more](#)

-

From: Denny Tibbetts <tibbsx4@comcast.net>
Sent: Tuesday, September 7, 2021 1:09 PM
To: Bob Neale <bob@sonomalandtrust.org>; Eamon O'Byrne <eamon@sonomalandtrust.org>; Shanti Edwards <shanti@sonomalandtrust.org>
Cc: cindyeggen@me.com; eric@cety.us; zuccononnie@gmail.com; Steve.Ehret@sonoma-county.org; Bert.Whitaker@sonoma-county.org; Gary Helfrich <Gary.Helfrich@sonoma-county.org>; eric.koenigshofer@sonoma-county.org
Subject: Re: Trailhead and LCP

Dear Bob and Sonoma Land Trust,

We are very disappointed with your conclusion of the month long investigation of the LCP public access/trailhead designation on your property - "Sonoma Land Trust does not think it is necessary to ask the County to remove this point from the map". This non existing trailhead is shown on your property and is displayed on public websites. There are no easements or neighbor permission to allow such access. You say it is unclear who suggested the location for the trailhead. It took me one call last November to get this information confirmed. Gary Helfrich, planner with the county told me that it is Regional Parks who is responsible for creating the LCP public access maps and advised us to

deal directly with them. Have you done that? The access point is on your property - it is your responsibility to correct this non-existent trailhead designation. You also suggest that there is not a clear mechanism to bring about this correction. You are wrong - Marin County was successful in having the original K-4 designation on Valley Ford Rd Estero Rd. removed. I am cc'ing contacts from Regional Parks, Sonoma County Planning Department and Commission who can assist in the map correction.

We believe you have the ear of the county and this issue needs to be dealt with. In order to get to the K-2 point, the public would have to cross private property - the property of the six neighbors you sat at a table with on August 6th and told - you have NO future intention to have public access, and claimed no knowledge of the trail placement on property. There is no easement or permission to allow this. This map will be confusing to the public and is an open invitation to trespassing. You are well aware of trespassing and vandalism problems that have occurred. At a time when you claim to be trying to build neighbor relations, you are sending us a clear message - this response is not indicative of being a good neighbor. We respectfully request that you reconsider your position.

Regards,

Estero Lane Neighbors

Sent from my iPad

On Sep 3, 2021, at 5:09 PM, Bob Neale <bob@sonomalandtrust.org> wrote:

Dear Estero Lane Neighbors,

I've done a little investigating into the issue of the Trailhead that the draft LCP has located on Sonoma Land Trust's Estero Americano Preserve. I'm not positive who suggested that location for a trailhead, but it was not Sonoma Land Trust. I have reviewed the LCP map that shows the Trailhead, and others along the Estero, and I have done some further investigation. It is my understanding that the County views this Trailhead and other points on Figure C-PA-1k as a general designation of desired public access points. It doesn't change any existing property rights. It also does not require that a trailhead be built here, nor indicate any permission to do so. No obligation or requirement appears to be created. Given that the LCP is a broad County planning document and incorporates a process for broad community input, whether for or against any parts of the plan, Sonoma Land Trust doesn't think it is necessary for us to ask the County to remove this point from the map. It isn't clear that there is a mechanism to do this anyway.

As we discussed, Sonoma Land Trust has no current plans for developing a public access point or trailhead at that location. We are not in discussions with any County agency to develop a trailhead there. We understand and respect the private property

rights of our neighbors and other landowners along Estero Lane as we do the County's process for updating the LCP. Any future support or opposition by SLT for the actual siting or construction of a trailhead on the Preserve will be dependent upon the actual plan and circumstances at that time, including the input of our neighbors. However, we are not aware of any current efforts for such a trailhead at this time.

Denny, thanks for bringing this issue to our attention, I wasn't aware of it. I look forward to talking to you all soon.

Best,

Bob

<image001.jpg>

Bob Neale *Stewardship Director*
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Chelsea Holup

From: Kyle Spain <kyle.spain@charter.net>
Sent: July 19, 2021 4:51 PM
To: Chelsea Holup
Subject: Sea Ranch - Short Term Rental Restrictions

EXTERNAL

Chelsea,

As an owner of a house in Sea Ranch, which I rent on a short term basis, I am opposed to the current restrictions being suggested by the TSRA (The Sea Ranch Association):

- 1) Restrictions on whether or when I can rent my house.
- 2) There is no proliferation of short term rentals in Sea Ranch (short term rentals have been stable for over 15 years).
- 3) It is not fair or needed for the TSRA to oversee short term rentals to the degree they suggest and charge a yearly fee as well.

Most importantly there has been no analysis of the effects of the proposed restrictions. The TSRA has conducted no study, engaged no consultants, and offers no opinion on the expected impacts of the proposed restrictions.

More control/restrictions by TSRA will not make short term rentals better. They will only make things more complicated for all owners while not fixing “problems” that do not exist in the first place.

Thanks for your time,

Kyle Spain
37067 Schooner Dr.
The Sea Ranch

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The Sea Ranch Association

975 Annapolis Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Administration

tel: 707-785-2444
fax: 707-785-3555

Tennis Wick, Director
PRMD
2250 Ventura Blvd.
Santa Rosa, CA 95403

RE: LCP Update

July 20, 2021

Dear Director Wick:

I am writing on behalf of The Sea Ranch Association to thank the Planning Commission and PRMD staff for being responsive to many of our comments and integrating them into the Local Coastal Plan Revised Public Review Draft submitted for public review and Commission consideration. We were quite pleased to see so many of our changes integrated into the revised document, but some edits have brought up new questions and a couple others linger. Discussion regarding those issues follow.

The Association is aware that individual members have also transmitted oral and written feedback regarding how the Revised Public Review Draft addresses issues such as Short Term Rentals and conflicts between the proposed Plan's public access and wildlife protection policies. As can be expected in any community, while there is broad agreement among residents in some areas, The Sea Ranch is not monolithic in its views so opinions differ in other areas. A letter specific to the Board of Director's action on its goals regarding Short Term Rentals was sent June 22, 2021.

POLICY ISSUES

Environmentally Sensitive Habitat Areas

OSRC 5B10, Page 21 and C-LU-4, Page 27- TSRA continues to be concerned about the impacts of ESHA's on the ability to develop remaining vacant residential sites and undertake remodels and additions as allowed in the 1982 Precise Development Plan. We appreciate the above-referenced proposed policies that attempt to address these concerns, including OSRC5B10, intended to resolve ESHA impacts that could constitute a taking, and C-LU-4, which proposes to develop a manual that guides project review process roles, responsibilities and steps. The efficacy of these policies will be largely dependent on their implementation, including careful consideration regarding the cost of mitigation or project limitations imposed and also the process by which such a solution would be developed.

OSRC 5B10- While paying fair market value for residential lots deemed undevelopable due to new ESHA mapping is potentially an elegant solution to an otherwise intractable challenge, TSRA suggests that we and other stakeholders be engaged in developing the implementation plan to ensure it is streamlined in a way that does not increase due diligence costs and clarifies TSRA and County roles and responsibilities. This could possibly also include adding this option to the manual suggested in the Land Use section, discussed in further detail below.

C- LU-4- This is another welcome concept proposed to resolve confusion about roles and responsibilities. TSRA respectfully requests that PRMD staff work with Association staff and stakeholders in the development of this document. Given the fairly recent change of perspective regarding the need to assess new residential development at The Sea Ranch for environmental impacts outside the Coastal Act, this should be a high priority. We suggest that the final LCP include a timeline for implementation.

Land Use

Pages LU-5- While TSRA was gratified to read in Paragraph 2 of Section 2 on LU-5 the clarity with which the language on this page expresses our land use authority, we do find this language appears in some cases to be in conflict with other policies in the Revised Public Review Draft and believe clarification regarding which conflicting policies would actually apply should be provided.

Page LU-10- Dedicated Open Space Areas- It is unclear to TSRA how and where the County intends to apply this land use designation to TSRA property held in common. While thousands of acres of TSRA commons are designated as open space, other sites on commons are developed for the purpose of private recreation uses and should not, solely by virtue of this land use designation be planned for or required to be set aside as open space. Perhaps this is TSRA's misunderstanding of the intent. If that is the case, we request clarification to that effect.

Page LU-22- Policy C-LU-6f- This policy supports potential new lodging development by suggesting an increase capacity of overnight lodging on Annapolis Road. While we cannot find that flight path restrictions applied to commercial airports are applied to private facilities such as The Sea Ranch Association Air Strip on Annapolis Road, sites along Annapolis Road have not been further developed in the past in part because of the understanding that flight path restrictions do apply. TSRA requests clarification on whether flight path restrictions do or do not apply adjacent to its air strip and that the specific sites being considered for overnight lodging be more specifically identified.

Page LU-26- Policy C-LU-2i- The reference to urban service boundaries seems to imply expansion of development at The Sea Ranch beyond the scope of what is currently zoned and/or allowed. It is unclear how this applies to the fixed boundaries of The Sea Ranch.

Land Use- Housing

Pages LU 3-4- This high-level look at LCP priority land uses creates unresolved conflicts that are evident in other sections. Recreation and Coast Dependent Commercial are listed as high priorities while affordable housing is listed as a low priority. TSRA would like to point out a couple concerns about this illogical ranking.

Page LU-27- C-LU-2 adequately and appropriately addresses both affordable and workforce (missing middle) housing and its role in supporting the desired focus on coast dependent commercial activity by noting impacts of long commutes on environmental sustainability.

These two concepts are incompatible.

Priority recreation and commercial land uses require the existence of workforce housing. Even the most highly paid staff at TSRA and other businesses cannot afford to live on the Coast, where they would have shorter commutes that reduce impacts on traffic, air quality and quality of life. Businesses are having trouble attracting and retaining employees. This impacts health care, fire safety, recreation and coast

dependent commercial business viability, which in turn impacts overall livability and destination desirability.

Many TSRA employees commute daily from as far as Cazadero, Guerneville, Forestville and Fort Bragg. Of the four dozen or so affordable housing units on the coast, 45 are at The Sea Ranch. These units provide housing for businesses in Gualala, in Mendocino County to the north, but do not support the more than 80 employees who work at TSRA or other nearby small businesses in Sonoma County.

TSRA stands ready to engage in future implementation measures that acknowledge and prioritize the dire housing situation on the coast so that coast dependent commercial development and its other support systems such as fire, health care and administrative needs can survive.

ERRATA

Public Facilities and Services

Pag PF-2, Table C-PF-1- Update numbers for The Sea Ranch Water Company. Current correct numbers:

- Lots Served 1,862
- Vacant Lots: 439

Page PF-13- Fourth paragraph: replace “The Sea Ranch, staffed by CalFire personnel funded through CSA 40” with “North Sonoma Coast Fire Protection District (serving The Sea Ranch and Annapolis), staffed by CalFire contract personnel” [note CSA 40’s successor agency is no longer involved in our funding stream]

Page PF-14- Second line: Correct name is North Sonoma Coast Fire Protection District

Emergency Medical Services section:

First paragraph, second line: delete “Gualala Health Center”; replace with “Redwood Coast Medical Services (RCMS)”

Second paragraph, third line- strike “of communities”—this is a typo.

Thank you in advance for considering our further comments.

Sincerely,

Jennifer Merchant
Community Manager

cc: Lynda Hopkins, Chair, Board of Supervisors

COMMENTS ON THE LOCAL COASTAL PLAN UPDATY

Submitted 5/24/2021, Owners of homes in The Sea Ranch, Ca 95497

We, the undersigned, are owners of homes in The Sea Ranch and are members in good standing of The Sea Ranch Homeowners Association (TSRA). We all use our homes as short term rentals and accordingly have rented responsibly, some as long as decades. We take pride in demonstrating that renters and residents can peacefully coexist.

Many owners rent short term (STR) to help reduce second home expenses while giving the owner ability to use the home for themselves. TSRA has had "Vacation Rentals" since its beginning in 1965. During this period houses available for STR have held relatively constant in total numbers but have decreased in percentage terms to total houses at TSRA.

By opening our homes to the general public, we responsibly contribute to the excellent reputation our community has built over the years. This results not only in making the Sea Ranch a richer experience for everyone, but also provides reasonable public lodging and access to an otherwise exclusive corner of the northern Sonoma County Coastline.

As a Body We Affirm:

- Careful oversight and accountability through a well-defined set of rules and procedures reduce uncertainty and inconsistency in our community.
- A uniform, well-defined set of guidelines assure greater compliance, oversight, and accountability benefits for all.
- We shall continue to create a diverse and inclusive community going forward.
- As stewards of the philosophy and values of the Sea Ranch founders, we all can live lightly together.
- Short-term rentals historically serve to create a more diverse and inclusive community as well as introduce new potential owners.
- Short-term rentals provide an important source of visitor accommodations in the coastal zone, especially for larger families and groups and for people of a wide range of economic backgrounds.

TSRA RULE 6.7

The Sea Ranch Homeowners Association and its elected Board of Directors continues locally in its due process capacity to develop appropriate and reasonable rules and ordinances, **specifically the newly proposed TSRA Rule 6.7 that the TSRA board elected not to enact as an actual rule but instead to present to Sonoma County as a suggestion for Sonoma County to enact.**

It is important to recognize this proposal is very controversial among TSRA members and has not been presented to the TSRA membership for a vote. Given "Rule 6.7" does not currently represent the full body of membership of The Sea Ranch community it should not be used as guidance for Sonoma County's LCP or California Coastal Commission's decision making process.

COMMENTS ON THE LOCAL COASTAL PLAN UPDATY

Submitted 5/24/2021, Owners of homes in The Sea Ranch, Ca 95497

RULES ALREADY IN PLACE

It is also important to note, when you compare Sonoma County's inland STR rules with TSRA's existing CC&Rs and Rules (specifically the newly adopted and agreed upon Rule 6.6) you will find they meet or exceed the Inland Ordinance for STRs and also provide measurable performance indicators.

OVERREACH

However, we remind the Sonoma County Board of Supervisors and other external parties, including the California Coastal Commission, that the rules within TSRA-6.7 remain only an overreaching wish list that flies in the face of the letter and the intent of the California Coastal Commission's goal: ***to provide an important source of visitor accommodations in the coastal zone***. The TSRA BODs have indicated their intention to present those rules as an "official rules policy" that is merely a proposal for what Sonoma County should adopt for coastal vacation rentals.

It is important to note the TSR Association failed to

- Complete the proposed rules
- Present the rules to the TSR-HOA for a public comment period or a vote,
- Establish them as By-laws, and
- Codify them within our TSRA-Homeowners CC&Rs.

Furthermore, TSRA's proposal is written without any basis in evidence or data, other than anecdotes, to establish that the problems actually exist that they have concluded need fixing. The proposed rules-

- Use general statements by the commission and the county that do not relate to the Sonoma coastal zone.
- Do **not represent** TSRA- HOA membership body
- Are **not approved** by the membership.

As such ***The Sea Ranch Homeowners Association presentation of "Rule 6.7" does not represent the full body of membership of The Sea Ranch community and should not be used as guidance for Sonoma County's LCP or California Coastal Commission's decision making process.***

Summary Regarding TSRA Rule 6.7

COMMENTS ON THE LOCAL COASTAL PLAN UPDATY

Submitted 5/24/2021, Owners of homes in The Sea Ranch, Ca 95497

Therefore, as a united body of homeowners who provide visitors to our coastal region an important source of visitor accommodations, we strongly affirm any reference to Rule 6.7 offered by TSRA representatives to the Sonoma County Board and the LCP submitted be denied and not allowed as it does not have full community support. It serves nothing more than to take a hammer to fix a problem that needs much more finesse and experience.

SONOMA COUNTY NOT HOAs TO OVERSEE SHORT TERM RENTALS

The TSRA Rule 6.7 presented as an uncodified “official policy” shows why homeowners' associations should not be allowed to oversee Short Term Rental. Furthermore it clearly demonstrates why reasonable, lawful regulation from the county and the Coastal Commission is needed. This becomes even more evident when the HOA is located in an undeveloped rural coastal area.

TSRA has no authority to engage in the oversight of STRs and they do not have the public's access in mind. If the county and commission allow TSRA or any homeowners association to oversee STRs you will find that public access will start to dwindle the minute you grant them the authority.

Respectfully submitted by the following homeowners in The Sea Ranch,

Donna Martinez, Ed.D.
Jorge Martinez
James Cook, M.D.
Nate Rosenthal
Nora Rosenthal
David Workman
Monica Martinez
Trini Amador
Lisa Amador
Jeff Unze
Linda Shaltz
Klause Heinemann
Gundi Heinemann
Mallory O. Johnson, Ph.D
Bruce Rizzo
Paul Mundy
Brian Iso

From: [Lars Thorsen](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: The Sea Ranch proposed rental restrictions would cause sever economic damage
Date: Wednesday, July 21, 2021 10:55:55 PM

EXTERNAL

Dear planning commission,

The Mendocino and Sonoma coast communities are highly dependent upon tourism. Tourism brings revenue and jobs to these communities during these very difficult times. Any considerations to imposing restrictions on rentals at TSR should be weighed against an economic impact assessment. My family and I own a home there and we are there frequently. We also do extend our home to short term rentals to offset the high costs of property tax, utilities and HOA dues. The economic damage to my family here would be significant if we were not able to continue to offset these costs.

The job creation which tourism creates on the Somona coast is significant and therefore the subsequent tax revenues also need to be considered. Rentals at TSR are fundamentally not a material issue on the Sonoma coast. The issue which is of paramount concern is affordable housing for the community. While I wish TSR would be the answer for this challenge, it simply isn't as the cost basis of the properties prohibit the economics to work. I would ask the board of supervisors and planning commission to redirect its energy to affordable housing to ensure an economically successful and prosperous community.

Thanks for listening

Lars Thorsen

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5 January 2020

Dear Ms. Condon

Thank you for providing the opportunity to comment on the Permit Sonoma Local Coastal Plan Update. I attended the December 14, 2019 public workshop at the Bodega Bay Fire Station. My first comments are about the meeting itself. I believe perhaps the county underestimated the community's concerns about the plan. Every seat as well as floor space was occupied. There were many people who either left or were outside the building out of earshot of the speakers. I am not sure all received the opportunity to have their concerns addressed. I would also like to support two of the public who spoke at the meeting:

1. Steve Herzog from the Bodega Bay Fire Department and a resident of our community spoke about the budgetary constraints of the fire department to meet the needs and obligations of its coastal district. It is an aging population and most of the accidents and situations they deal with arise from tourists and people from out of the area. The County Sheriff's Office did not have a representative in attendance - they may be operating under the same restraints as well. In your listed purpose of the Local Coastal Plan Update, you state that the intent is NOT to encourage new or increased development, but when you look at the public access component of the plan, it shows a different story. This is a concern for the public and safety agencies that support the area.
2. Nichola Spalleta, a rancher from Marin County also spoke. She informed us that the Marin County LCP does NOT allow development on the Estero Americano. Her concern is that Sonoma County may allow development in the future to the detriment of the preservation of the Estero and private property rights. It is counterintuitive that the two counties, which straddle the same estuary a stone's throw away, should have not the same policy protecting it. It is all part of the same marine protected area.

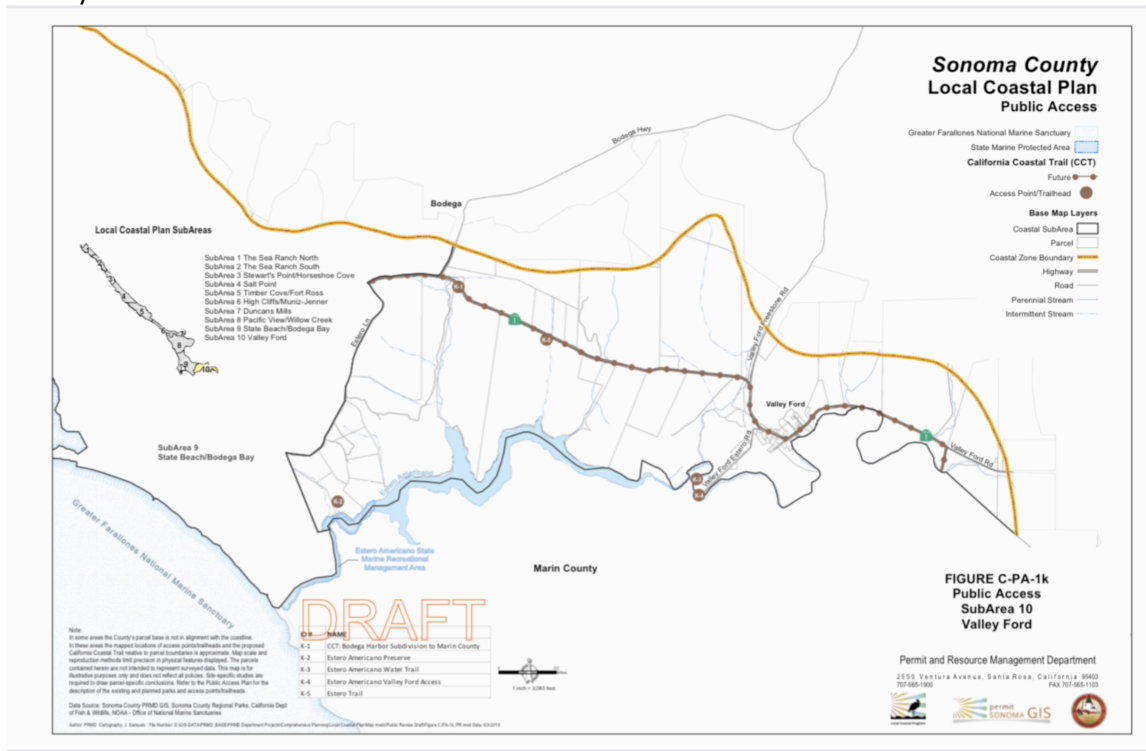
The Sonoma County Open Space District has a big role in what happens in Sonoma County and should be considered in the Local Coastal Plan. I believe that the Open Space District has taken a departure from its historical roots of protecting agricultural land with open space, prompted by the need to appeal to voters to retain the tax advantage - the carrot being public access. The expenditure plan is a machine - Acquire, Acquire, Acquire! Worry how to take care of things later - with limited funds available for maintenance - less than 10% being in the budget for this use. Existing infrastructure should be taken care of first before new acquisitions are acquired. When the economy slumps, existing regional parks/Sonoma State beaches - park facilities are closed due to budgetary restraints. An example of this is when the Bordessa conservation/trail easement was purchased by the Open Space district, the Salmon Creek parking lot and rest room facilities were closed, as were many other regional parks in the county due to lack of funding. Several of our supervisors agreed with this position, to no avail. An additional concern with the

Open Space expenditure plan is that the overall tax base is shrinking and how that affects the service agencies that protect our community.

There needs to be more oversight when using public funds to acquire properties, especially in regards to respecting and adhering to the intent of easement language, assessment of value and private property issues.

There have been maps produced by different public agencies that are incorrect and misleading. It is irresponsible for public agencies to publish maps that potentially could lead the public to trespass on private property.

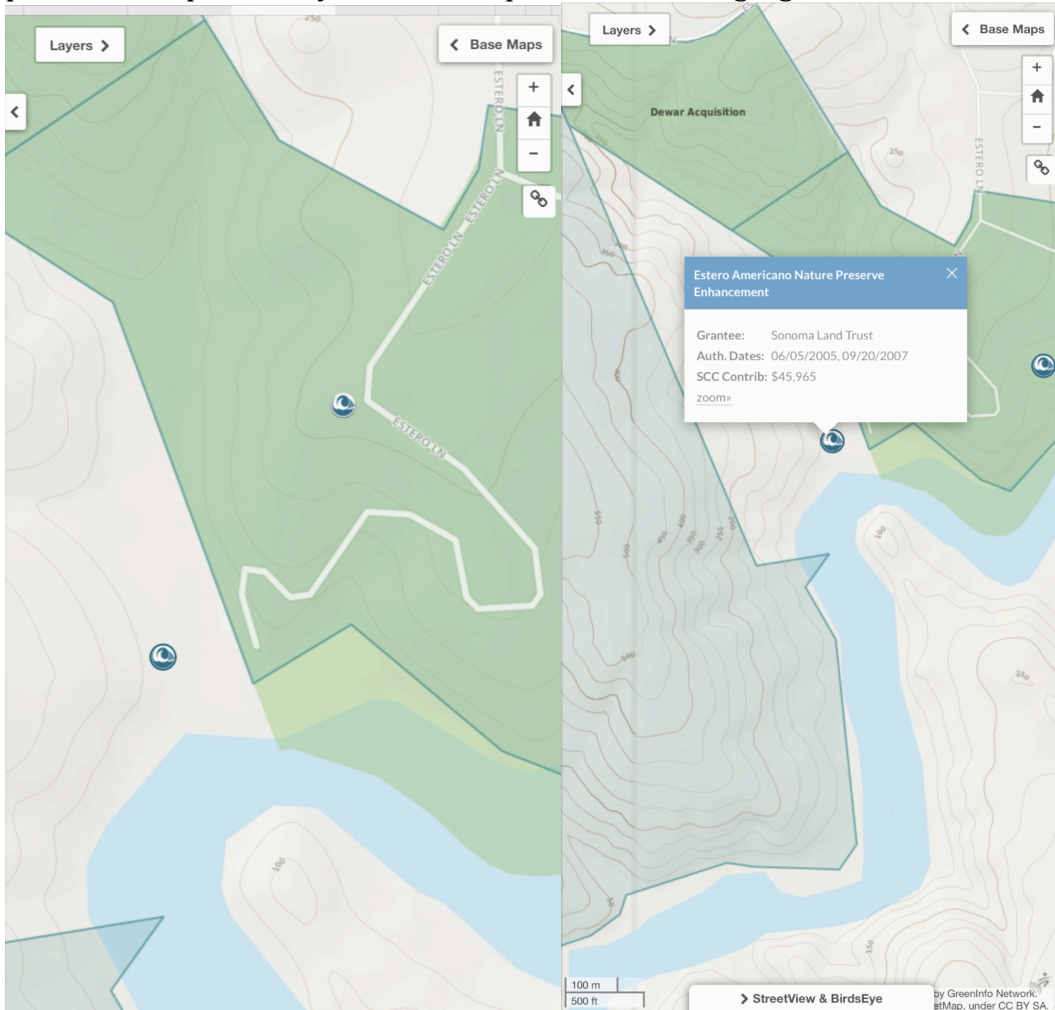
One specific example of this is a map featured in the public access component of this proposed Local Coastal Plan. In FIGURE C-PA-1k Public Access SubArea 10 Valley Ford Map, it displays K-2 in the Estero Americano Preserve as an Access Point/Trailhead.



The Estero Americano preserve is a 3 parcel, 127 acre preserve surrounded by 5 other privately owned parcels (approximately 220 acres) that share a private road and water easement. There is very limited access, by permission only. This map, which is produced for the public, potentially will confuse the public. There have been serious incidents in the past where trespassing, theft of boats and destruction of gates have occurred.

I have also included an additional map which is not displayed in the Coastal Plan update, but is on the Coastal Conservancy website, so is worth noting. This map is part of a greater map that illustrates all the places in California where the CCC has

contributed funds. It displays a parcel that is not owned by the Preserve. The previous owners and I, who currently own it, have no knowledge of why the money was given to them on behalf of this parcel. This map, which is also produced for the public, could potentially confuse the public concerning rights of access.



Finally, one more very important point needs to be made and upheld concerning your public access component. The public access to the Estero Ranch is from the west ONLY. There is no vehicular public access to the Estero Americano Coastal Preserve. At the time of purchase, there was no existing road easement across private property.

Thank you for your consideration.

Denny and John Tibbetts
Bodega Bay, CA

From: [Laura Trombley](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Subject: Keep Sea Ranch Open
Date: Monday, July 26, 2021 1:02:29 PM

EXTERNAL

I am writing you to ask that you to reject the restrictions in the proposed Rule and not to delegate the creation of performance standards and/or restrictions to the TSRA Board. There are already many restrictions when it comes to Sea Ranch property and these restrictions would benefit only a few full-time residents who can afford to live here full time. This is elitist and would also hurt the local economy. I want to retire here and am very particular about any individual who comes to rent my property. Creating more rules to benefit the few is disappointing and against any fair standard.
Laura Trombley

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Life changes fast. Life changes in the instant. Joan Didion

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From: [Greg Ward](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: [malonsomartinez@tsra.org](#); [karen@amiel-phillips.com](#); [maggiecc@protonmail.com](#); [csjaap@gmail.com](#); [mkleeman@tsra.org](#); [nmoran@tsra.org](#); [snevin@tsra.org](#)
Subject: Submission to Sonoma County Local Coastal Plan July 26 2021
Date: Tuesday, July 20, 2021 12:56:19 PM

EXTERNAL

Commissioners:

My wife and I own the property located at 36574 Sculpture Point Drive, The Sea Ranch. We purchased the property in 2003 and have enjoyed it as a second home since then. We rent the home as a short term rental through Sea Ranch Escape, which manages the property, addresses any complaints that may arise, and pays the Sonoma County Transient Occupancy Tax on our behalf. Before buying our home we vacationed at The Sea Ranch for decades, taking advantage of the available short term rentals.

The Board of The Sea Ranch Association has submitted to the County a “proposed rule” of the TSRA as a “concept document” for your consideration in the evaluation of a need for a short term rental ordinance. First, it should be made clear that the rule has not been adopted by the Association pursuant to California Civil Code section 4360 and is opposed by a large number of Association members. The Board refused to take a stand on the rule at its meeting of June 26, 2021, voting to table the discussion. The characterization of the proposed rule as a “concept rule” is simply a deceptive means of presenting an unfinished, work-in-process as the final expression of the views of The Sea Ranch owners.

As fully explained by the Submission of The Sea Ranch Hosting Coalition, The Sea Ranch is unique from other short term rental areas in the county by virtue of the fact that it is not a traditional residential community: it has historically been a vacation destination, and the great majority of homes are second homes, with approximately 19 percent of all homes used as short term rentals. The number of short term rentals has not increased over the years – in fact, since 2005 the number of homes used for short term rentals has decreased from 366 to 339. Short Term Rental Task Force Presentation to Board of Directors 4-27-19. The “proposed” rule would be an unprecedented and arbitrary taking of private property. In particular, the rule’s restrictions on the number of days a home may be rented each year, the number of short term rentals available in the entirety of The Sea Ranch, and the proximity of one rental home to another are without any logical underpinning, and unnecessary to resolve issues raised by visitors to the coast.

Indeed, many of the issues and problems addressed by the proposed rule apply equally to permanent residents, who are also capable of disturbing the peace, health, comfort, safety and welfare of the community. For example, there is no justification for subjecting owners of short term rentals to the following requirements and restrictions, while not requiring the same of permanent residents:

1. Reporting the names of all persons living on the property;
2. Restricting occupancy based on the number of bedrooms;
3. Restricting the number of vehicles based on the number of bedrooms, and reporting vehicle descriptions and license plate numbers;
4. Restricting the number of dogs; and

5. Requiring commercial walk-in trash removal.

The owners of short term rentals should be responsible for problems created by renters, just as owners of any home at The Sea Ranch should be responsible for problems created by the occupants. Reasonable regulation is appropriate. But proposed rule 6.7 tramples on property rights, grossly exceeds what is necessary to address any unique problems created by visitors to the community, and opens the door to further micro-regulation that will greatly exceed the scope of the restrictions already in place in the Association's CC&Rs.

I am hopeful the County will be careful to consider the benefits of short term rentals at The Sea Ranch to the vitality of the coast.

Greg Ward

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LCP Appendix E: Natural Resources Critique

Peter Warner

1. [p.1] Restoration and Monitoring Requirements

- Consistent with the California Environmental Quality and Coastal Acts, any proposed projects must demonstrate a compelling need (financial gain at expense of lost habitat shall be insufficient for this purpose) and must demonstrate that avoidance of impacts (the essential first mitigation option listed in the **CEQA Guidelines**) is impossible, in which case the proposal should be re-evaluated with respect to its “compelling” need.
- Independent arbitration and review of permit applications proposing any loss of intact land, water, soil, or vegetation surface shall be conducted; such review shall be by a committee or panel comprised of an equitably represented cross-section of scientists, residents, concerned citizens, and regulatory agencies.
- Requirement for a Restoration and Monitoring Plan should be applied to all new and ongoing projects, including current or proposed agricultural uses, including and not limited to grazing, wine grape production, cannabis cultivation, timber extraction, introduction of exotic plants or animals, tilling, water impoundments or diversions, drilling for any purpose (including new water wells), or development of any kind (e.g., housing, commercial structures, roads, parking areas, et al.).
- No net loss of intact ecosystems (land, vegetation, water, soils, and representative constituent species) or shall be permitted.
- Proposed mitigation measures shall prioritize ecological rehabilitation of public or private lands according to general ecological condition (i.e., high priority to sites of ecologically poor integrity or function), potential for success, potential for breadth of ecological impact (higher priority for greater number of habitat types or species benefitted), or potential to restore lost or non-functional ecosystems or types thereof.
- Projects that fail to achieve objectives shall be subject to an extended period in which to implement mitigation, at project proponent expense, and other permit requirements adjusted accordingly.
- **Key Components**
 - (k) Weed eradication plans shall specify specific methods and techniques to be implemented for each species proposed for eradication; use of synthetic chemicals or biocides of any type shall be of lowest management priority, and must be specified prior to plan implementation and subject to scientific, regulatory, public review;
 - (l) Planting Plans shall prioritize both geography and ecology for the purpose of introducing propagules, that is, local seed and plant sources shall be used or enhanced (e.g., through removal of invasive plants), and a propagule acquisition plan accompany the planting plan for the purpose of specifying “as local as possible” sources for seeds, cuttings, divisions, or entire plants; the use of any ecologically non-native plants shall be accorded minimal

priority, and these must be demonstrated to have no potential for deleterious ecological impacts (invasiveness, toxic to wildlife, directly competitive with native plants, etc.) – the concept of “non-native” shall be operative in a strict sense, such that proposed plant introductions must be consistent with local ecological conditions and floristic composition (for example, introduction of plants native to California (such as bush anemone, Matilja poppy, cacti, palms) but not native to the Sonoma County coastal region shall be considered “non-native”).

- (m) Irrigation Plans shall avoid introduction of plastics, metals, or other foreign materials or substances into areas proposed for mitigation or rehabilitation, other than as temporarily necessary to reduce herbivory (e.g., gopher or deer-resistant enclosures); in all circumstances, selection of ecologically and climatically appropriate plant species for the site shall be accorded high priority, i.e, plant species evolved within extant ecosystems and climatic conditions that have reduced requirements for dry season watering shall be prioritized.
- Add “key components”:
 - (p) Plans and mitigation actions shall be proposed and implemented for a period of no less than 10 years, or until such time that independent review has established “success” to include a measure of “resiliency,” or the relative ability of the mitigated area to retain ecological functions and species composition without human intervention; failure to achieve “resiliency” shall require the County of Sonoma and the California Coastal Commission to document such failure, for future reference with regard to permitting and mitigation requirements, and to initiate renewed rehabilitation of the site, with fees or penalties to fund such work at the discretion of the County or the Coastal Commission.
 - (q) As a component of permitting for ecologically impactful project proposals and subsequent implementation of mitigation or ecological rehabilitation plans, the County or the Coastal Commission shall provide for a public education program, including site tours, field courses on local ecology and habitat rehabilitation, and volunteer participation in mitigation or rehabilitation work, including plant propagule collections and planting, site maintenance, and data compilation, under the guidance and direction of the restoration manager or others hired specifically to fulfill education and volunteer coordination roles.

2. Biological Resource Assessment Requirements

Biological Resources

- All project proposals, in order to be consistent with Policy C-OSRC-5b(3), shall require completion of a complete biotic inventory for all primary organismal groups: plants, animals, and fungi (e.g., vascular and non-vascular plants, birds, reptiles, mammals, amphibians, insects, lichens, mushrooms); see <https://wildlife.ca.gov/Conservation/Survey-Protocols>.

- With the participation of local indigenous cultural representatives, species and habitats of significant cultural value shall be accorded recognition and conservation consistent with that accorded currently listed sensitive or rare species of plants or animals, and the Sonoma County PRMD and the California Coastal Commission shall maintain an inventory of site-specific plant lists and other data and references of these plants and habitats of significant cultural value.
- Plant inventories and sensitive species surveys shall be conducted strictly in accordance with the California Native Plant Society “Field Protocols and Guidelines” https://cnps.org/wp-content/uploads/2018/03/cnps_survey_guidelines.pdf and the California Department of Fish and Wildlife “Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities” <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.
- Annually multiple (no less than 2), seasonally appropriate plant surveys shall be required for all proposed project sites; discard allowances for “constraints” on accuracy or comprehensive nature of surveys – require a waiting period for permits sufficient for the completion of comprehensive, protocol-consistent biotic surveys for all projects.
- All accrued data from surveys shall be provided to appropriate regulatory agencies, and rare plant data submitted to the California Natural Diversity Database according to DFW and CNPS protocols.
- Sonoma County PRMD shall retain the services of no less than five (5) biologists for the specific purpose of peer review: assessing the results of biotic surveys for project with the potential to affect intact ecosystems or wildlife habitat. These biologists shall include, at minimum one biologist, two additional scientists (from physical or earth sciences), one archaeologist, anthropologist, or cultural historian, one indigenous tribal representative each who specialize in 1) plant life and vegetation (e.g., botany, plant ecology), 2) wildlife species and habitats (e.g., wildlife biology, zoology), 3) geomorphology and hydrology, 4) geology and soils (including soil or fungal ecology), or 5) indigenous cultural and historical habitat management.

3. Criteria for Establishing Buffer Areas

- No comments

4. Technical Criteria for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas

4.3 Wetland/Riparian Area Distinction

- Resolve “difficulty” of distinguishing wetland types (riparian, marsh, et al.) from one another, and specify inclusion in [append] Section 30121 of the California Coastal Act, with provision for consideration of all sites of nominal dimension (e.g., >10 m²) that support currently specified wetland plant species as jurisdictional or regulated wetlands, seasonal hydrology, or hydric

soils, thus including upland “seeps, springs, sag ponds, or other headwaters or waters flowing into downslope riparian zones” or contiguous with “subterranean aquifers.”

- Such upland wetland types are abundant within the Sonoma County coastal zone, and as sources of downstream surface and sub-surface water, as well as on-site or downslope plant and wildlife habitat, they should be accorded similar protection with regard to establishment of ESHAs.

4.4 Vernal Pools

- Unless substantiated information can be provided to the contrary, vernal pools do not exist within the Sonoma County coastal zone, and removal of this section from the draft LCP seems reasonable.
- Sag ponds, springs, seeps, and other upland water bodies and wetlands should be added (as noted above in 4.3), with representative plants for these types appended, as noted below in 4.5.

4.5 Representative Plant Species in Wetlands and Riparian Habitat Areas

- Review and revise all wetland and riparian type “representative” plant lists for greater inclusivity, as well as specificity for documented plant species occurrence in the Sonoma County coastal zone – the existing lists are incomplete, and include species not documented from the Sonoma coast.
- Correct and revise to current nomenclature all lists of plant, animal, and other organismal species, and correct misspellings.
- Strike E. Vernal Pools from these lists, as noted above for Section 4.4 (but not necessarily all the vernal pool species, as some occur in other wetland types in the Sonoma County coastal zone and can be re-assigned to the lists for those types).

5. Habitat Protection Guidelines

- All habitat protection guidelines and subsequent applications of these guidelines shall be reviewed, assessed, and re-constructed through the appointment of an independent citizens’ panel to include scientists, regulatory agencies, and private citizens and Sonoma County residents.
- The findings of this (and other such appointed independent panels or commissions) shall be made and retained as publicly available documents, and subject to ongoing review and revision, and subject to approval of the Sonoma County Board of Supervisors.

5.1 Streamside Conservation Area or Riparian Corridor

- **Timber Harvest:** All timber harvest plans, commercial (THP), or Non-Industrial timber management plans (NTMP), proposed for sites wholly or partially within the Sonoma County coastal zone, shall be under the jurisdiction of the Sonoma County PRMD and the Sonoma County Board of Supervisors, subject to a program of public disclosure and review.

- Similar constraints and provisions shall be applied for all listed (or other pertinent circumstances) “allowable uses and development” within riparian zones that propose any alterations to vegetation, individual plants, wildlife habitat, stream channels (including impoundments, diversions, points of public access, or fill of any type; all such proposed impacts or alterations shall be disclosed publicly and subject to permitting requirements.
- **Agricultural Activities:** The County PRMD shall append stated provisions under this section to include requirement for mitigation and monitoring of any agricultural or related activities, to include but not limited to grazing, forage or feed introductions, crop production, grading, soil tillage, introduction of ecologically non-native plant materials, fill materials (e.g., gravel), construction of roads or bridges, et al. Such provisions are essential in order to protect or enhance downslope water quality and plant and animal habitat, to reduce erosion potential – past and current agricultural activities in the Sonoma County coastal zone have, in part, resulted in severely compromised ecosystems, affecting species composition, rare plant and animal populations, soil health and stability, water quality, and other facets of ecological function.

LCP Open Space/Resource Conservation Critique

Peter Warner

Chapter 3. Biotic Resources Policy

P. 17

3.1 Background

- Define the context of the word “resources” – if protection and conservation are truly objectives within the Plan, recommend substitution of the term “ecological assets.”
- Wildlife species don’t “use” the coastline, they live, feed, nest, mate, reproduce, rear offspring, etc. “Use” demonstrates a contrived-for-convenience anthropocentric bias.
- This section does little towards a “general inventory” of the life forms and diversity of the Sonoma Coast. (The appendices are incomplete and inapplicable for current inclusion in the Draft LCP.)
- All organisms are sensitive to “disturbance,” yet no text in this document addresses the ecological nature of disturbance vs. human-induced disturbance, and distinguishes the negative from positive implications of disturbance from an ecological perspective.
- What is meant and intended by the term “community preference”?

3.1.1 California Coastal Act

- Deference to the current CCA language is questionable in consideration of the sustenance of ecologically deleterious human activities on the Sonoma Coast since passage of the Act.
- The CCA itself provides for allowance of human activities that, from an ecological perspective, are questionable, at best.
- Despite any “best” intentions of the CCA, coastal ecosystems have been substantially degraded (albeit, in part, due to ecological impacts of more extensive geographical scope).

3.1.2 Biotic Resources of the Coastal Zone

- The four “main” biotic resources categories do not reflect the critically important distinctions within each of the very broad categories, and these distinctions are necessary to articulate in order to develop policies within those types, e.g., grouping forests and the myriad grassland and scrub vegetation types into a single terrestrial habitat group. Are seasonally saturated grasslands “wetlands” or “terrestrial”?
- No mention is made of nature of historical ecosystem management and related influences on existing terrestrial, wetlands, and riparian types – for instance, both the prehistoric ecological practices of indigenous residents along the coast and those of European-Americans following, such as livestock-based agriculture, timber extraction, and fire suppression, had effects on ecosystems as they are comprised today.
- The very separation of “biotic resources” into such broad categories represents an inherent bias towards compartmentalizing integrated ecosystems, when all these systems influence and are contiguous and mutually interdependent with the others, as well as those further inland and further seaward.

- Such bias leads to the promotion of some habitats and species as more important, and consequently more subject to conservation, when all ecosystems play an integral role in regional and global ecological health and functioning.

3.1.3 Streams and Riparian Corridors

- No consideration appears to be provided for upslope impacts on stream hydrology, water quality, and habitat connectivity, including those related to timber extraction and agriculture, including livestock ranching.
- Consistent with the final point articulated above for 3.1.2, why are not all streams, beyond those identified as “critical habitat,” not included within broader watershed- and region-wide inventories of critical habitat – to include near-shore marine ecosystems – since all that water flows into existing “potential habitat”? Upstream effects and quality matter to all resident species, and likely to those not resident.

3.1.4 Wetlands

- The statement that “much of the wetland habitat found along the coast occurs near Bodega Bay” is misleading. While a fair portion of salt and brackish marshes are located in this vicinity (Estero Americano, confluence of Brooks, Mantua, and Cheney Gulches at Doran Beach, San Andreas Rift Zone and Bodega Head, mouth of Salmon Creek), numerous areas along the Sonoma Coast support the hydrology and vegetation of freshwater wetlands (as defined both by USACE and CCA). These include coastal terrace grassland and scrub from Estero Americano north to Russian Gulch, in the vicinity of Fort Ross, then north to the mouth of the Gualala River. As well, most streams that empty directly into the Pacific Ocean support salt or brackish marshes of some dimension, critical habitat to the organisms that rely on those assets. Again, the risk of generalizing includes the potential for continuing or allowing new human-abetted impacts on ecosystems that would likely have deleterious impacts on numerous ecological elements, including species’ habitats, water quality, and near-shore marine ecosystem function.
- All wetlands are “important” habitat, not just salt and brackish marshes.
- Sea level rise “provides” a challenge – well, it is arguably an ongoing reality and the challenge is to provide for the geographical shifts in ecosystems that will occur, such as by prohibiting development (including roads and bridges) in areas likely to be partially or wholly inundated over the next century, if not beyond.
- With sea level rise already in process, any provisions within the revised LCP for development within this zone should be eliminated, including more roads or other facilities for fossil fuel-powered transportation.

3.1.5 Marine Habitats

- Offshore rocks (those portions above mean high tide, e.g., summit plateau of Goat Rock, et al.) and sandy beaches are not marine habitats, but should be included within terrestrial habitats.

- This sentence: “Management challenges to marine habitats . . .” is poorly written. A possible start at a re-draft: “Challenges for ecologically informed management, protection, conservation, and rehabilitation of marine ecosystems include overfishing (define), water quality concerns, recreation, and other deleterious human activities, including the ongoing and eventual implications of climate change.” Yes, it’s wordy, but attention to detail and clarity are essential in order to communicate effectively and to reduce the potential for interpretive liberties likely to be exploited by developers, industry, their lawyers, and others with financially based interests.
- Last paragraph, p. 20: Steller sea lions (not “stellar”)

3.1.6 Terrestrial Habitats

- Near-shore sea stack summits and beaches and rocky outcrops above mean high-tide should be incorporated into this category.
- Some wetland types (e.g., pond edges, seasonally unundated grasslands and scrub wetlands), as well as the contiguous upslope portions of riparian habitats, should be included here as well, minimally to address the continuity between marine, open water (permanently inundated), and in-stream aquatic habitats and upland habitats.
- The treatment of individual terrestrial habitats in this section is too general to provide a foundation for effective protection, management, and rehabilitation.
- The second paragraph includes contradictory language, and is generally very poorly written – the second and third paragraphs pp. 20-21 especially so:
 - Coastal dunes do not “frame” beaches (I don’t know what is meant by this choice of words), and they don’t “frame” “many” beaches: the primary coastal dune ecosystems in Sonoma County are north of Bodega Head (inland the Salmon Creek outlet south to Mussel Point), at Goat Rock adjacent to the Russian River outlet, and at Gualala Point; a small dune system is extant at Wright’s Beach.
 - Only the Bodega Head dune system supports native shrubs (primarily mock heather, Chamisso bush lupine, and coyote brush – yellow bush lupine not considered native N of the Golden Gate).
 - The distinction should be made that these dune systems are currently supporting extensive populations of iceplant and European beach grass, as well as annual grasses, and also retain elements of native annual and perennial herbs and graminoids, and a few shrubs.
 - For the purpose of legal and regulatory protection of sensitive habitat remnants, as well as micro-sites supporting extant populations of rare plants, designating “Sonoma County’s historic coastal grasslands” as “non-native annual grasslands” is completely misleading and detrimental towards protecting these habitats from further ecological destruction – these areas, within State Parks, on The Wildlands Conservancy properties, in regional parks, and on privately owned ranches and pasture lands, should all be included within the designation of Environmentally Sensitive Habitat Areas.
 - The Estero (Bottarini) Ranch supports no fewer than 5 plants of California rare plant rank 1B, and no fewer than 3 others of rank 4; in consideration of the

dispersed occurrences of rare plants there, most of the property (including its wetlands) should be designated as an ESHA.

- In addition to coastal terrace prairie and California perennial grassland ecosystems, additional terrestrial habitats in close proximity include coastal scrub, coastal bluff scrub, slough sedge marshes, and dune scrub.
- The more invasive constituents of coastal terrace prairie include several non-native annual grasses (such as ripgut brome, large quaking grass), as well as numerous non-native perennial grasses (e.g., purple velvet grass, Harding grass, sweet vernal grass) and numerous non-native herbs (e.g., English plantain, rough cat's-ear, sheep sorrel, Italian, narrow-flowered, and bull thistles, sow-thistle, short-pod mustard)
- Some areas within these coastal ecosystems have also been invaded by trees, including Monterey pine (*Pinus radiata*), Monterey cypress (*Hesperocyparis macrocarpa*), Ngaio tree (*Myoporum laetum*), and shrubs, such as pride-of-Madeira (*Echium candicans*) and yellow bush lupine (*Lupinus arboreus*).
- No attention whatsoever is provided to the dozens of rare plants (those of California rare plant ranks 1B and 2, with consideration warranted, as well, for numerous rank 4 species growing in these grassland and scrub ecosystems of the Sonoma Coast.
- The last sentence is misleading and inaccurate. Coastal prairie (historically or currently as coastal non-native annual or perennial grassland) and scrub habitats are extensive on private as well as on public lands within the coastal zone from Estero Americano north to Russian Gulch; historically grasslands and scrub likely occupied even a greater proportion of coastal ecosystems prior to the cessation of indigenous burning and the onset of fire suppression.
- Despite "protection" as public land (State Parks, et al.), coastal terrace prairie and scrub types, and wetlands have borne the brunt of ecologically destructive management and inadequate rehabilitation over the past 175 years – in direct contrast to the conditions of these ecosystems prior to the demise of indigenous management regimes. These ecosystems are, as noted, severely compromised ecologically, and beyond mere "protection" and conservation, and warrant sustained effort towards comprehensive rehabilitation, including the re-introduction of fire and intensive manual removals of non-native, invasive plant populations.
- With most coastal ecosystems likely to support rare species of plants and animals (in addition to the fact that long-evolved ecological functions and processes are critically important for ecological sustainability and resilience into the future), current uses likely to have negative impacts on their populations, including livestock grazing, discing, and public recreation, should be subject to comprehensive biotic inventories, vegetation and habitat mapping and assessments, and development of long-term management programs and regular monitoring, in order to provide for adequate conservation and rehabilitation of these habitats – that is, if the California Coastal Act is authentic and dedicated to its stated goals and provisions.

- **GOAL C-OSRC-5**

- The prior point explicitly states the apparent intent of this goal: inventories, assessment, conservation measures, monitoring, and analysis are all necessary components in a program developed towards “protection and enhancement.”
- All Objectives listed under this goal must include provision for comprehensive biotic inventories, mapping, and ecologically based assessments conducted by professional scientists, with review by peers as well as by indigenous cultural representatives who retain knowledge and ancestral wisdom for the prudent management of these ecosystems.
- **Objective C-OSRC-5.4:** under what circumstance would lack of support for regulatory efforts by other agencies not be “appropriate”?
- **Objective C-OSRC-5.6: This provision needs to be completely eliminated.** “Balance” is an accommodation for status quo exploitation of ecosystems, and the specific activities cited to “balance” with the preservation of biotic resources – agricultural production, development, timber and mining operations, and other land “uses” (more ambiguity) – have all amply demonstrated strong tendencies to completely suppress, overwhelm, defeat, and destroy “preservation.” HAS NOT THIS LAND SUSTAINED ENOUGH ABUSE? Where has the Coastal Act not already been too accommodating of exploitative interests? (The continued demise of coastal ecosystems over the past 40 years is ample evidence that the Coastal Act is just an initial small step towards the necessary and complete paradigmatic shift in human ecological attitudes and practices, and it hasn’t been nearly sufficient to outweigh the myriad negative ecological impacts rendered over that time.) Moreover, when and where has the motivation to exploit and extract, gouge and level ecological wealth (and function) ever been voluntarily restrained by capital interests? Stop with the permissive and accommodating language, and explicitly require that all capital enterprises and human activities, including those listed in this objective, be suspended and abandoned UNLESS they can demonstrate, *a priori*, that no harm will result from the pursuit of the intended actions.

This requirement to implement an ecological precautionary principle must be explicitly stated in this section and regularly cited throughout the revised Local Coastal Plan, as follows:

When human activities may lead (or should be considered as possible consequences thereof) for actions that may damage or harm human or any organismal life and health through the neglect, damage, destruction, or elimination of individuals or populations, or their habitats and other

physiological, behavioral, or ecological requirements, such actions shall be suspended until ample scientific and ethical evidence can demonstrate that no harm will result from the implementation of those actions, and permanently discarded should evidence demonstrate potential harm. In consideration of this principle, potential harm must be extended to future generations of all species that might be affected, and to those species that may be indirectly affected by such actions, regardless of the apparent physical disjunction of those species from the proposed activity.

The over-arching goal of this Local Coastal Plan should be a necessary first step towards the re-integration of humans with global ecology, with all due consideration for

- The enormous volume of data and evidence that such a paradigmatic shift is essential – even if we humans don't survive our collectively egregious hubris and greed;
- The demonstrated efficacy of such integration by myriad, historically thriving cultures, since decimated, for the purpose of capitalistic exploitation.

3.3 Environmentally Sensitive Habitat

- Unless demonstration to the contrary can be produced, all intact, functional ecosystems, native vegetation, wetlands, and wildlife habitats should be considered for designation as ESHAs – functional ecology within any habitat type shall not be at the discretion of any individual, development interest, or regulatory agency, but resolved through comprehensive description and functional analyses conducted by specialists and cultural practitioners in biology, ecology, ecological restoration, land management, soil science, hydrology, and other pertinent disciplines; such broader, more inclusive language would be appended to the list of areas (Policy C-OSRC-5b(1) and to the criteria (Policy C-OSRC-5b(2), with the specific areas and criteria listed below this broader provision in order to provide examples of each.
- Policy C-OSRC-5b(3): A biological assessment and complete inventory shall be required for any project that could impact partially or constituted and functional ecosystems.
- A list of all sensitive species and habitats within the Sonoma County coastal zone shall be maintained by PRMD, and available to interested citizens; these lists shall be revised at no longer than 1-year intervals, and shall include all pertinent criteria applicable for each biotic entity (e.g., some organisms are listed under multiple regulatory statutes) or qualify otherwise for consideration under multiple ESHA criteria.
- A revised and complete map of all Sonoma Coast ESHAs shall be developed and maintained by PRMD.

- The concept of ESHA shall be amended or appended, with pertinent criteria identifying the methods or criteria applied in support of such designation (e.g, rare plants, snowy plover nesting sites, rare vegetation types, salmonid habitat, public access properties) to include the following areas:
 - Estero Americano
 - Estero (Bottarini) Ranch
 - Short-tail and Pinnacle Gulches
 - All other Sonoma County Regional Parks lands within the coastal zone from Estero Americano to Gualala River
 - Cheney Gulch and slopes
 - All Doran Beach and Bodega Bay area wetlands, marshes, open water on public or private land
 - Carrington Ranch
 - Wright Hill (Poff) Ranch
 - Private parcels with jurisdictional wetlands, riparian corridors, or special status species
 - Sonoma Coast State Beach and all other California State Parks lands within the coastal zone from Estero Americano to Gualala River
 - Salmon Creek riparian corridor and adjacent slopes and Salmon Creek estuary
 - Russian River riparian zones, estuarine habitats, marshes, and adjacent slopes (including coastal zone tributaries such as Willow Creek)
 - Jenner Headlands
 - Russian Gulch and adjacent slopes
 - All coastal zone slopes downslope or upslope from CA Hwy. 1 between Russian Gulch and Fort Ross State Park
 - All properties and conservation easements within the coastal zone under current ownership or management of the Sonoma County Agricultural and Open Space District, the Wildlands Conservancy, Sonoma Land Trust, Redwood Coast Land Conservancy, the Sea Ranch Association.

Chapters 5 through 10: Resources Policies

- All government, private, or commercial activities existing or proposed that may have deleterious impacts on ecologically intact and functional areas, including individual species or habitats, native vegetation stands, water bodies, riparian zones, beaches, offshore rocks, estuaries, etc. shall be subject to a period of public review prior to continuation or initiation of permit approval by PRMD, the California Coastal Commission, and the Sonoma County Board of Supervisors – ultimate permit approval for the coastal zone must reside in the local agency and local Board, with a provision for appeal to the Coastal Commission if project proposals have not adequately disclosed potential impacts on ecological elements.

Chapter 11 Implementation Programs

- Add a provision for a program to initiate ecological monitoring of all recreational or other public uses of undeveloped (open space) areas, to include assessments of human carrying capacity, deleterious impacts associated with human activities (e.g., erosion, soil compaction, loss of or damage to vegetation or wildlife habitat, noise or light pollution) etc.
- A provision for ecological monitoring and a schedule of assessment and response to ongoing data accrual shall also be required for all extractive agricultural activities, specifically including crop production, wine grape production, grazing and livestock rearing and development, timber extraction, road construction, prescription fire (as much as this must be incorporated into regional vegetation management policy), or any other activity – past, current, future – with the potential to render impacts to ecosystem constitution or function.

Chapter 12 References

- Compile, refer to, and maintain a much more extensive inventory of available resources for current and future planning and management purposes. The list shown is woefully inadequate. All studies, research, ecological assessments and inventories, mitigation and monitoring plans, indigenous cultural information, and many more resources pertinent to the Sonoma County coast should be listed over time.

From: [Mark Watson](#)
To: [Gary Helfrich](#)
Subject: Re: Comments for LCP workshop
Date: Thursday, May 20, 2021 10:30:21 PM

EXTERNAL

Hi Gary,

I have one quick question, if I may, and I apologize if this is written somewhere in the LCP process and I've missed it:

The proposed LCP calls for regulation of vacation rentals in the coastal area. Will the details of that program be developed within the LCP process, between now and November ? Or will that happen after the LCP is approved in November ?

Best regards,

Mark Watson

On May 20, 2021, at 4:22 PM, Mark Watson <markwatson@cantab.net> wrote:

Hi Gary,

Thanks for that clear response. That makes sense. I know that in The Sea Ranch the homeowners association is keen to impose a cap, density restrictions and limits on rental days that I fear would restrict coastal access so my comments were mainly targeted at those kind of regulations.

Best regards,

...Mark Watson

Begin forwarded message:

From: PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>

Subject: RE: Comments for LCP workshop

Date: May 20, 2021 at 4:12:31 PM PDT

To: 'Mark Watson' <markwatson@cantab.net>

Hi Mark,

Thank you for your comments and recommendations. At this point, the short term rental (aka vacation rental) program in the Coastal Zone is moving towards a model based on performance standards rather than geographic restrictions based on proximity or concentration. There are

several reasons for this: First, unlike inland, short term rentals are unregulated in the Coastal Zone, so market demand shows how many rentals are likely to exist in this part of the county. Second, the Coastal Act considers short term rentals to be a component of providing public access to the coast, making it unlikely that restrictions based on concentration or proximity will be supported by the Coastal Commission.

Our feeling is that a clear well-enforced set of performance standards can address most of the issues with nuisance and neighborhood compatibility.

Gary

Gary Helfrich

Planner III

www.PermitSonoma.org

County of Sonoma

Planning Division | Comprehensive Planning

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-2404 | Office: 707-565-1900

Cell: 707-565-1900 | Fax: 707-565-1103

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[<image005.jpg>](#)

Due to the Public Health Orders, online tools remain the best and fastest way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity and modified hours. Monday, Tuesday, Thursday, Friday: 9:00 AM – 1:00 PM; Wednesday, 12:00 PM – 4:00 PM.

From: Mark Watson <markwatson@cantab.net>

Sent: Wednesday, May 19, 2021 8:12 AM

To: PRMD-LCP-Update <PRMD-LCP-Update@sonoma-county.org>

Subject: Comments for LCP workshop

EXTERNAL

Hi,

I am writing to provide a comment on the proposal to regulate short term rentals in the Coastal Zone for your workshop on Saturday 25th. Unfortunately I will not be able to attend the workshop. I am a property owner in The Sea Ranch.

A significant increase in short-term rental activity imposes costs on local communities in terms of nuisance and impacts on community. Conversely, a significant decrease in short-term rental activity represents an appropriation of value from the citizens of the country and State as a whole to the residents of the community in question, in terms of reduction of coastal access and reduction of equity in coastal access (because reduced supply will lead to higher prices). I believe that balanced regulation should have two objectives:

- measures to reduce the nuisances caused by short-term rental activity
- measures to keep the volume of short-term rental activity, both number of homes and number of visitors, at **typical historical levels** for each community, neither significantly below nor significantly above

These are balanced objectives because residents of coastal areas have reasonably been aware of short-term rental activity at historical levels when they decided to move there and should not expect it to be curtailed below those levels. Conversely, collectively, property owners who rent their properties should not expect to be able to impose externalities on their neighbors to an arbitrary extent.

Because it is impossible to know in advance what effect any given policy will have, I suggest that the policy include provisions for monitoring and review against these objectives with a view to adjusting the policy over time so as to achieve the balance proposed.

Best regards,

Mark Watson
markwatson@cantab.net

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From: [Molly White](#)
To: [Scott Orr](#); [Scott Hunsperger](#); [Chelsea Holup](#); [PRMD-LCP-Update](#)
Cc: bob.wood@zgf.com
Subject: As The Sea Ranch homeowners, we oppose TSRA Model Rule 6.7
Date: Friday, July 23, 2021 11:56:05 AM
Attachments: [image001.png](#)
Importance: High

EXTERNAL

Hello, I and my husband Robert Wood, as owners of a home at The Sea Ranch that we make available for short term rentals, we urge the Sonoma County Planning Commission and Board of Supervisors to reject the restrictions in the proposed Sea Ranch Association Model Rule 6.7 and not to delegate the creation of performance standards and/or restrictions to the TSRA Board. We support the position and statements provided by the Sea Ranch Hosting Coalition; we urge the Commission to dismiss the unfair, unnecessary and financial devastating recommendations being developed by a very small minority of TSRA homeowners and protect the rights and needs of the majority.

I would appreciate a response to this email.

Thank you.

Molly White | [Dyne Therapeutics, Inc.](#)
Vice President, Global Head, Patient Advocacy and Engagement
830 Winter Street
Waltham, MA 02451
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