



Sonoma County Coast Municipal Advisory Council

Sonoma County Fifth District Supervisor Lynda Hopkins
575 Administration Drive, Suite 100-A, Santa Rosa, CA 95403

November 9, 2022

Supervisor Lynda Hopkins, District 5
Director Tennis Wick, Permit Sonoma

Dear Supervisor Hopkins and Director Wick,

I am writing to share feedback from the Sonoma County Coast MAC about your review of the current LCP at last month's October 4 meeting. Most, but not all, of the substantive issues were already discussed with you at our meeting in Bodega Bay on September 14. We ask that you consider these comments in preparation for the LCP briefing meeting on November 15.

Objective C-LU-5.1 Commercial Services

As you know, the Coast MAC discussed this section in our July meeting. No one spoke in favor of retaining this outdated section, which outlines businesses which existed or were anticipated in 1980. In the meeting materials for October 4, the Summary Report proposed removing this section, and provided a mark-up and new language in Attachment 9. As the meeting was about to end, and after the Public Comment period, Supervisor Hopkins brought this up, recommending that the Planning Commission's version (which included this language) should prevail.

Because the revised language was included in the meeting materials, those of us from the MAC attending the meeting expected this section to either be included, or to be brought up for discussion by the Supervisors and the public. We respectfully ask that this issue be reconsidered at the next Board of Supervisors review of the LCP, and that Permit Sonoma's staff language from Attachment 9 be approved instead. Given the current and future regulatory environment, any expanded use of these properties would be subject to extensive review both by Permit Sonoma and by the Coastal Commission. Retaining this language serves no purpose at all. It also contains errors, misrepresenting the current state of some of the properties.

Fire Fuel Management Program C-OSRC-7

This section, described in the Summary Report, would "streamline vegetation management programs that reduce fire fuel risk and improve the health of coastal forest ecosystems." I was unable to find this Program in the version of the LCP provided for the meeting, or in the attachments included in the agenda materials. It's possible that I just was unable to find this section—the document is unsearchable. We have not discussed this in the MAC, since we have not met since October 4, but I'm sure that we would all definitely support language similar to this in the LCP. We urge you to ensure that it is in the document.

Workforce Housing

We welcome your having moved affordable housing up in the food chain of priorities. But we continue to be concerned about the lack of housing for workers who might make more money

than would qualify them for this subsidized housing. And we of course would welcome more subsidized housing on the coast as well.

Administrative Manual

All of us in the Coastal region are looking forward to the development of this Manual, which will include concrete information about the treatment of ESHA's, in addition to other important sections.

The Summary Report mentions on Page 1 that this Manual is expected to be developed early next year, then be reviewed by the Planning Commission and Board of Supervisors. There's no mention of regional presentations similar to the ones we received for the LCP. We respectfully request that Permit Sonoma proactively share these drafts with the public in various regional meetings so that the public can comment on the details before they are at a final draft stage, when public comments would have less bearing.

In addition, if the fire-hardening regulations are included in this Manual, it is vital that the public in the Coastal areas be able to comment on what is being proposed.

Process

Finally, we request that the next, and presumably the last, meeting with the Board of Supervisors be conducted more thoughtfully, with a clear presentation of proposed changes still under discussion, so that the Supervisors and the members of the public can weigh in, and so that the Supervisors specifically know what they're voting on.

Respectfully,

Marti Campbell
Chair, Sonoma County Coast Municipal Advisory Council

cc:

Leo Chyi, District 5
Cecily Condon, PS
Scott Farmer, SCCMAC
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