



Sonoma Coast Municipal Advisory Council

Scott Farmer, 2021 Chair
2021 Annual Report

March 8, 2022

Ms. Lynda Hopkins, Supervisor District 5
County of Sonoma
575 Administration Dr.
Santa Rosa CA 95403

Dear Supervisor Hopkins:

The Coastal MAC would like to summarize our activities and accomplishments over the calendar year 2021 for you and other members of the Board of Supervisors. Our summary is drawn from the complete record of activities extracted from our meeting minutes over the past year as well as from board reports.

1. **Bi-Monthly Meetings** -- The Coastal MAC has generally convened the third Wednesday of every other month at 5:30 PM, with special meetings, called as necessary, historically redeploying at various venues within the MAC boundaries. Since our May 2020 general meeting we have met via Zoom.
2. **Message from the Chair** -- Our Sonoma County Coast Municipal Advisory Council, CMAC, has just marked our third year anniversary. We continue to accommodate COVID 19 and the Zoom space has become too familiar. We strive to build relationships with Cal Fire, CHP, Caltrans, Department of Health Services, General Services Agency, Permit Sonoma, Regional Parks, State Parks, the Economic Development Board, Sonoma Tourism Board, LAFCO, yourself, Supervisor Hopkins, Lynda, District 5 staff, and most importantly, with one another. Transparency and dialogue is what we strive for. We measure our effectiveness by how well we listen and communicate. Our major themes in 2021 have been COVID, fire and water, emergency services, forest fuels reduction, redistricting, the Local Coastal Plan, event review process, and tourist impact discussion. Our challenges for 2022 include COVID, fire, drought, community sustainability and infrastructure advocacy. We will continue to support each other, our neighbors, and remain good stewards of our home, our sustaining Sonoma Coast.

Scott Farmer
2021 Chair
Sonoma County Coast Municipal Advisory Council

3. Presentations and Actions

- a. Presentations - Local Coastal Plan was and remains a major focus. We delved into the LCP in depth as a community, with Permit Sonoma Staff, and District 5 Planning Commissioner Eric Koenigshofer. The council advised that the LCP public process slow down to allow for better community, in depth, input. The Planning Commission did slow the process.
- b. Presentation - TOT Tax Measure
- c. Presentation –CHP, new local leadership
- d. Presentation –Regional Parks, Carrington Ranch Project
- e. Presentation - Kashia Pomo Band presentation on land management of their coast property adjacent to Salt Point State Park.
- f. Presentation – Gold Ridge Conservation District presentation on Western Monarch Effort
- g. Presentation – Sonoma County Tourism, TOT
- h. Presentation - Sonoma County Economic Development Board, TOT
- i. Presentation – Meredith Wharf Art Project
- j. Presentation –CalFire, what to expect this fire season
- k. Presentation – LAFCO, Fire service consolidations
- l. Presentation – Redistricting
- m. Land Use AdHoc and Standing Committee, in depth discussions reviewing the events permit process, to include ministerial and CDP requirements. Discussion about how bike events be defined. Permit Sonoma is clarifying and modifying this process.
- n. Second Land Use Committee special meeting on Timber Cove Country Inn Permit Application
- o. Coast MAC 2022 Nominations

4. AdHoc Committees

- a. Sonoma County Residential Parking Permit AdHoc
- b. Emergency Preparedness AdHoc
- c. Land Use/Events AdHoc and now standing committee
- d. Meetings AdHoc
- e. Coastal Water AdHoc

5. Accomplishments

- a. Engaged LCP process with quality input
- b. Completed Bodega Bay parking survey
- c. Land Use and Permit Process continues to evolve
- d. Held second special meeting to discuss the Timber Cove Country Inn Permit. Land Use AdHoc Committee evolved into standing committee.
- e. Salt Point Cellular tower came online

6. Communications/ Correspondence (See exhibits at end of document)

- a. Letter LCP recommendations and concerns, signed by 21 concerned citizens, led by Jill Lippitt. The correspondence was read by the Clerk at the September 2021 CMAC Meeting
- b. Letter (dated June 1, 2021) – Bodega Bay Fire Protection District - Comments and concerns regarding Sonoma County pending LCP update – Signed by Liz Martin, BBFPD Board President

Board Changes in 2021

Cathy Beck, Brooks Rooney and Cal Aires stepped down from the MAC this year.

Continuing MAC Members:

Che Casul (now as alternate: Bodega/Valley Ford)

Beth Bruzzone Alternate and now Council Member going forward, Bodega/Valley Ford)

Brian Leubitz (Bodega Bay)

Elizabeth Gallagher (Council member and alternate going forward: Jenner)

Abreanna Gomes (Kashia Band of Pomo Indians)

Wanda Swenson (Fort Ross)

Paul Plakos (Sea Ranch)

Marti Campbell (Sea Ranch)

Ann Yager (Alternate: Sea Ranch/Annapolis)

Scott Farmer (Timber Cove)

Annie Cresswell (Alternate: Timber Cove)

New:

Ginny Nichols (Bodega Bay)

Carl Osier (Alternate: Bodega Bay)

Callie Madden (Alternate: Fort Ross)

Jill Lippitt (Jenner)

Special thanks to Cindy Culcasi for her stellar clerk support.

We welcome Mary Agneberg to the District 5 team.

Respectfully,

Scott Farmer, Chair 2020-21

Sonoma County Coast Municipal Advisory Council

Attachments – Ad Hoc Reports, Correspondence.

cc: MAC Council Members and Alternates

Elise Weiland

Leo Chyi

Attachments – Ad Hoc Reports, Correspondence.

Ad Hoc, Committee Annual Reports

Reports Received from:

- a. Sonoma County Residential Parking Permit AdHoc (Sunset in March 2021)
- b. Land Use Standing Committee
- c. Meetings AdHoc (Sunset in March 2021)
- d. Coastal Water AdHoc

Residential Parking Permit Ad Hoc Committee

January 2022

Sunset March 2021

Members: Brooks Rooney, Chair (Bodega Bay), Cathy Beck (Bodega Bay), Liz Gallagher (Jenner, alternate), Scott Farmer (Timber Cove), Elise Weiland (Advisory)

(From 2021 report)

Purpose: To discern the need for Residential Parking Permits (RPP) on the Sonoma Coast as well as enforced parking regulation in community commercial zones.

The Ad Hoc committee was appointed at the CMAC's September 15, 2020, meeting. The members met via zoom. Elise present background information on residential parking permits in general and Sonoma County's regulations of such. After much discussion, it was decided to poll the residents of Sonoma Coast on enforced parking and have them indicate where such parking should take place. The committee members designed questions for a Survey Monkey that will be circulated to all coastal residents.

It is hoped that the feedback from the survey will provide direct guidance and that, if necessary, a community committee will be formed to take the steps forward where necessary.

Brooks Rooney, Chair

This AdHoc has sunset. The survey results were divided roughly down the middle, half favoring residential parking regulation, the other half not and did not provide clear guidance.

Scott Farmer, CMAC Chair

Land Use/Events AdHoc Committee
Land Use Standing Committee

Members:

Brian Leubitz, Chair
Beth Bruzzone
Marti Campbell
Scott Farmer

The Land Use/Events AdHoc committee was formed to evaluate and compose a process to identify meaningful applications for permits that rise to demanding community attention. The intent was to give applicants an opportunity to present their application to the community, early and in an unbiased forum where understanding is fostered. The discussion is intended to inform both the applicant, the community and Permit Sonoma.

We met in early January, 2022, to discuss the Timber Cove Country Inn Project for a second time. Attendance was good. We had a good discussion about water, access, and traffic. Public comment remained open through the Permit Sonoma process.

We also met twice to discuss the King Ridge Bicycle Event. As it is a Rules of the Road event, it is ministerially approved, however, past Permit Sonoma practice of how events are approved in the Coastal Zone is being clarified and updated. The Permit Sonoma process of informing this committee was lacking. After much consideration the process has improved.

Brian Leubitz, Chair

Meeting AdHoc Committee

Martha Campbell, Chair
Liz Gallagher
Paul Plakos
Ann Yeager

The Meeting AdHoc committee was formed to consider and evaluate future Coast MAC meeting venue considerations in a post COVID environment. It is felt that having an option to attend a MAC meeting remotely is a benefit given long travel distances, especially during winter darkness and weather. The thrust has been to move to hybrid meetings where attendance can be remote and in person. District 5 staff has purchased a system that promises to support this format. The committee has sunset.

Martha Campbell

Coastal Water AdHoc Committee

Paul Plakos, Chair

Beth Bruzzone

Abreanna Gomes

Brian Leubitz

The Coastal Water AdHoc was formed in November 2021. We met in December to discuss our mission which first included how to gather information on all of the coastal water systems. We began working on a database of providers from currently available information. We will be sending out a form to all MAC members asking about any information they know about water districts in their areas. We would like this to lead to an agenda item at a future MAC meeting with a roundtable of water agencies to discuss long term reliability along the Sonoma Coast.

Paul Plakos

Correspondence

Dear Coastal MAC Member,

We are a group of concerned residents who for the past two years have been studying the proposed changes to the Local Coastal Plan. We made important recommendations to PRMD in order to strengthen and safeguard our coast from environmental degradation, over-development, and unchecked winery expansion---to name just a few of our shared concerns.

Unfortunately, Permit Sonoma drafted their final version of the revised Local Coastal Plan that not only failed to incorporate our detailed suggestions, but actually loosened restrictions and oversight in order to make it easier to obtain permits on the coast which would avoid public input, scrutiny, or be appealable to the Planning Commission, Board of Supervisors, or even the Coastal Commission.

Policies such as these show the county's flagrant disregard for public input, particularly when the law requires there be meaningful community involvement in this process.

We understand that the Coastal MAC has also been working on this issue and that you may share some of our concerns, such as allowing ***fast-track permitting*** of:

- Commercialization of rural coastal communities and increased density without adequate evaluation of impacts or water availability.
- Expansion of vineyards and wineries on the coast
- More overnight tourism venues on rural lands

There are also no strong protections for endangered species, wildlife, and wildlife habitat. and no regulations of synthetic pesticides or rodenticides used in environmentally sensitive areas.

Many of these eliminations of previous restrictions and safeguards contradict what Permit Sonoma states to be "unchanged" in their current version of the LCP. We intend to offer many specific examples of what very real changes are actually in the fine print of the LCP when we have an opportunity to offer comments at the upcoming meeting.

Since the Coastal MAC is supposed to act on behalf of the coast, we respectfully request that you strongly advocate for delaying the Planning Commission's approval of this version of the LCP, which is now on their October 7th meeting agenda, urging them to further revise the plan to address coastal community concerns.

We feel confident that when you hear our long list of serious and specific complaints about this deeply flawed LCP draft you will agree with us that the Planning Commission should refuse to adopt it in its current form.

Hoping you will join us in using your best efforts and knowledge of the coast to stop this terrible LCP draft from moving forward as it is now written.

Respectfully,

Cea Higgins
Richard Charter
Rue Furch
Megan Kaun
Nancy Feehan
Padi Selwyn
Reuben Weinzveg
Laura Morgan
Larry Hanson
Kimberly Burr
Steve Birdlebough
Norma Jellison
Maggie Briare
Carol Sklenicka
Janus Matthes
Kate Fenton
Pamela Singer
Michael Singer
Dee and Peter Swanhuysen
Jill Lippitt



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 Coast 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
Operations: (707) 875-3001

Fax: (707) 875-2660
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