



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

March 6, 2023

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

Dear Supervisor Hopkins:

The report below summarizes the activities and accomplishments of the Sonoma County Coast MAC over the calendar year of 2022. This summary is drawn from the record of our activities, as reflected in our agenda packets of the past year. As you know, we have just begun our fifth year as a MAC. In 2022, all of our meetings were by Zoom, as COVID protocols were in place all year.

We continued to expand our understanding of various County and local entities in the Coastal area. The Local Coastal Plan continued to be a topic of great interest and was discussed in several meetings during the year. Likewise, Vacation Rental regulations, parts of which apply to coastal properties, were presented. Other presentations centered on fire-related vegetation management, water infrastructure, broadband availability, and permitting issues.

In addition to the topics considered in our meetings, our representatives helped with information sharing from your office about topics of interest, and in emergency situations.

We ended the year, having sent two communications to public officials: one to yourself, regarding broadband and the other to State Senator McGuire and Assemblymember Wood regarding the restoration of funding for State Parks. We are continuing to follow up about these issues.

We are looking forward to continuing our work keeping you abreast of the interests and needs of our communities, and assisting you in community outreach.

Martha (Marti) Campbell
2022 Chair
Sonoma County Coast Municipal Advisory Council



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1. Presentations

- a. Timber Cove County Water District Micro Grid Project (Spencer Lipp)
- b. Special Events Permitting, proposed changes (Bradley Dunn, Permit Sonoma)
- c. Friends of the Gualala River (Chris Poehlmann)
- d. Broadband for the Coast (Calvin Sandeen, Broadband Analyst for County of Sonoma Economic Development Board)
- e. Bryan Hughes of Guerneville Broadband Alliance, on downtown free wifi networks project
- f. Coast Ridge Forest Council, community-based vegetation and wildfire management (Judy Rosales, Executive Director)
- g. 2022 Vacation Rental Ordinance (Ross Markey and Gary Helfrich from Permit Sonoma)
- h. Panel Discussion of Water District Managers: water supply and infrastructure issues (Janet Ames, General Manager, Bodega Bay Public Utility District; John Gray, Board President, Timber Cove Water District; Brian Murphy, Interim Director of Works, The Sea Ranch Water Company; Jamie Dunton, Owner and Operator, Sereno del Mar Water Company, and 22 other rural water companies). This panel was organized by the MAC's Water Ad Hoc.

2. Reports from Staff, MAC Members, or Committees

- a. Coast MAC Land Use Committee reviewed proposal from Timber Cove Resort for resort cabins, on January 4, 2022
- b. Coast MAC Land Use Committee: King Ridge Supreme event, and review of Fish Fest in Bodega Bay, February 22, 2022
- c. Update on March 17 Permit Sonoma Vacation Rental Ordinance presentation to Board of Supervisors (Jill Lippitt)
- d. Report on the Fire Risk and Insurance Town Hall (Marti Campbell)
- e. Frequent updates on Local Coastal Plan by Staff and members
- f. Update and discussion of selection of MAC members for the coming year
- g. Roads Ad Hoc: recommendation by each district of roads qualifying for Pavement Preservation Program were submitted to, and vetted by, Staff Elise Weiland and Debbie Ramirez.

3. Governance

- a. Committees during the year: Coast MAC Land Use Standing Committee; Water Ad Hoc; Roads Ad Hoc
- b. Bylaws change on July 21, allowing MAC members to be reappointed for subsequent terms without term limits
- c. In November meeting, retired Standing Land Use Committee due to such infrequent issues that meetings were often canceled. After discussion, it was decided that emails of potential issues from Permit Sonoma would be directed to the Chair. The Chair and



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Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

Vice Chair will then appoint Ad Hoc Committees to review issues as appropriate.
This activity can be completed between MAC meetings.



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

4. Correspondence (attached)

- a. November 9 letter from Chair Campbell to Supervisor Hopkins and Tennis Wick of Permit Sonoma regarding several issues related to the Local Coastal Plan.
- b. November 17 letter from Chair Martha Campbell and Past Chair Scott Farmer to Supervisor Hopkins and the other supervisors, proposing that the County adopt a plan to bring fiber optic Internet to all homes and businesses in the County, and municipalize a fiber network available to all users.
- c. November 17 letter from Chair Martha Campbell and Past Chair Scott Farmer to State Senator McGuire and Assembly Member Jim Wood asking that cuts to State Parks budget dating from 2008 be restored so that deficiencies in State Parks in our region can be remedied.

5. Other

- a. Chair Campbell and Vice Chair Leubitz joined Supervisor Hopkins and Permit Sonoma Management on September 14, 2022, for an informal discussion of LCP issues from the Coastal perspective
- b. All members participated in various outreach efforts, at the request of District 5 leadership



Sonoma County Coast Municipal Advisory Council

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November 19, 2022

Dear Supervisor Hopkins,

For Sonoma County to be viable, indeed vibrant, ubiquitous, high speed broadband is essential. Our coastal, unincorporated and rural communities are withering due to the demographic greying of our full time residents and the loss of full time housing to short term rentals. The economics of living where housing costs are increasingly high and employment insufficient to afford to raise a family here must be addressed. Young families just can't live here without employment sufficient to, simply put, live here. Robust connectivity provides the link to jobs. During the start of COVID19 isolation, The Sea Ranch experienced an increase in house sales and full time residents. They have fiber optic internet to every home and business. COVID19 has taught us that we can live where we wish and continue to participate in our vibrant California economy, indeed the world economy. Our children can return to raise the next generation here, anywhere.

To this end we strongly urge the County of Sonoma adopt a plan to bring fiber optic internet (the gold standard) to every home, business and agency within the borders of our county. The current array of private internet providers simply cannot, will not, reach to the corners. Their business model, simply put, states, "too far, too few". To overcome the private sector economic realities, we urge the county to municipalize a fiber network to all users. By installing and providing fiber with light, that is, an open source network, consumers can choose which provider they like and at an affordable cost. The providers will not have the burden of building and maintaining infrastructure and competition will drive them to offer improved service. With all served at the speed of light, disparity of connective access is gone from the conversation. The tools to enter the internet and understanding the how will remain, but we know how to provide and teach. We know this will take funds and time to fully complete, but if we don't plan to include everyone now, we never will.

The California Department of Technology, Golden State Connect Authority and the California Middle Mile project move the hope of fiber based internet connectivity very much closer to expectation. This project is moving forward now and if our communities are to be integrated effectively, we must participate, now. "Local Entities" are the local voices at the table as the blueprints are being drawn up. However, as our coastal communities are unincorporated we lack and need a voice at the table. We know our communities. We long for real connectivity. We ask that the Sonoma County Board of Supervisors, you, be our



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

“local entity”. We stand ready to support you with detailed neighborhood realities. Funds are being committed now. Time is of the essence.

The Sonoma County Coast Municipal Advisory Council advises and requests that the Sonoma County Board of Supervisors adopt a plan to municipalize an ubiquitous, open source, fiber optic network in Sonoma County, that this be acted upon now while the opportunity is still ripe, that this plan provide for specific allocation of resources for effective inclusion of all county rural and unincorporated areas in the planning process such that unincorporated Sonoma County is fully represented in planning and the final plan.

Sincerely,

Sonoma County Coast Municipal Advisory Council
Marti Campbell, Chair (The Sea Ranch/Annapolis region)
Scott Farmer, Past Chair (Timber Cove region)

cc:

Supervisor Susan Gorin, District 1
Supervisor David Rabbitt, District 2
Supervisor Chris Coursey, District 3
Supervisor James Gore, District 4
Ethan Brown, EDB, Interim Executive Director
Lauren Cartwright, EDB, Interim Director of Business Development
Jennifer Larocque, CAO, Administrative Analyst III
Bradley Johnson, EDB, Business Strategy Analyst
Leo Chyi, District 5



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November 19, 2022

Dear Senator McGuire and Assemblymember Wood,

The Sonoma County Coast Municipal Advisory Council, CMAC, is a volunteer citizen council created by the Sonoma County Board of Supervisors. We are an advisory voice for those from Valley Ford, Bodega and Bodega Bay to the southeast, the entire coastline to the Mendocino County border at The Sea Ranch, inland to include the Fort Ross Ranches and Annapolis east to abut Geyserville jurisdiction. It's a large and varied area.

For the past three years we have contributed to the discussion to update the Sonoma County Local Coastal Program which governs our part of the California Coastal Commission Coastal Zone. The Commission has partnered with State Parks, among others, to protect and enhance the California Coast through the Coastal Access Program. The Coastal Act includes responsibilities for shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection. Access is paramount. On the Sonoma Coast, State Parks is a major physical presence. A significant section of our Sonoma Coast, State Parks is, in part, failing to meet their responsibilities to provide access and terrestrial protection of forestlands. This is not due to the efforts of local staff, rather it is due to a failure to restore park funding after the severe cuts in 2008 which have not been restored.

From north to south we refer specifically to Salt Point State Park, Kruse Rhododendron State Natural Preserve and Fort Ross Historic Park. Before the 2008 cuts, there were six resident rangers, badges. There is perhaps one now. They were important partners in local emergency response and valued members of our community.

Kruse Rhododendron Natural Preserve restroom facilities are nailed shut after being damaged by falling trees. They have remained closed for many years.

Fisk Mill Cove in Salt Point Park offers parking, two separate restrooms and bluff access. However, all of this has been closed to the public for many years. The public trails are in varying conditions from volunteer maintained to impassable. After rains mushroom collectors frequent this area. They park along the edges of Highway 1, in pullouts and on side roads. Creative restroom stops are in evidence. The trees are diseased and a fire hazard. Several wildfires have



Sonoma County Coast Municipal Advisory Council

Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

started here. Work has been done to remove some trees but the forest remains sick. Fisk Mill Cove remains closed, making coastal access here closed.

The Fort Ross Historic Park includes the Call House and Reef Campground. During the Meyers Grade Fire important artifacts were removed from the Call House and stored in Sacramento. They have yet to be returned. Reef Campground has been closed for many years. More than a year ago State Parks contracted with Fort Ross Conservancy, a 501(c)(3), to manage Reef Campground as an extension of their fort oversight and interpretive directive. Significant repairs of Reef Campground infrastructure were needed before it could reopen. We were told that the campground would be opened before now, it hasn't. Access to this wonderful campground and great surfing location remains closed to the public

Funding that supported these parks was cut in 2008. Funding needs to be reviewed and reestablished such that we can once again be proud of these coastal gems. Our standing is with our Board of Supervisors. As this is, in our view, a State issue, we are bringing this to your attention as our state voice. It's a question of priorities and funding. If our coast is a state priority, it deserves proper funding.

Sincerely,

Marti Campbell, Chair (The Sea Ranch/Annapolis)
Scott Farmer (Timber Cove)
Sonoma County Coast Municipal Advisory Council

cc:

Terry Bertels, District Superintendent, California State Parks
Supervisor Lynda Hopkins, Sonoma County, District 5



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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



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Martha Campbell / Sea Ranch/Annapolis Representative and 2022 Chair

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



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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
Gary Helfrich, PS
Brian Leubitz, SCCMAC
Brian Oh, PS
Scott Orr, PS