

## **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 parties in May 1977. A month later, in June 1977 the Settlement Agreement became part of a recorded Stipulated Judgement.
- 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 proshop, and various support and maintenance buildings.
- 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. Multiple residential dwellings are specifically not permitted.

- 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 to the ocean via the Short Tail Gulch trail. Sonoma County is responsible for the ongoing maintenance of these easements.
- The 18-hole golf course at Bodega Harbour is open for public use subject to reasonable fees.
- 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 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 Rules – more particularly defining the rights, obligations and expectations of property owners within Bodega Harbour.

- 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 occasional basis.
  
- 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 Harbour. In pertinent part, that declaration stated as follows:  
"Declarant 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 County when it updated the LCP and zoning regulations in [insert adoption date].
- 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 run with the land and benefit all members of the BHHA.
- 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 [insert adoption date] LCP update. In developing this LCP update, the County has, with the active participation of the BHHA, considered the existing regulatory and physical environment within Bodega Harbour.

### LCP Element: Land Use

| #  | Section                               | Page                      | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comments                                                                                                                                                                                                                                                                                                                              |
|----|---------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 1. Introduction Pages 1-4             |                           | 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.                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                       |
| 2  | 2. Land Use Description Pages 5-27    |                           | The Coastal Act established a framework for guiding development and preserving sensitive resources in the Coastal Zone. Through its policies, it sets up a land use priority system which gives the highest priority to the preservation and protection of environmentally sensitive habitats and prime agricultural land and timberland.                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                       |
| 3  | 3 Land Use Policy Pages 28-54         |                           | Details of the Land Use Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |
| 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 Homeowner's 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 have 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. |
| 12 | C-LU-2                                | 56                        | C-LU-2: Encourage development of employer provided or subsidized affordable housing for employees. (Existing LCP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To be aware that this is being discussed                                                                                                                                                                                                                                                                                              |
| 13 | C-LU-3                                | 56                        | Program C-LU-3: Consider developing a parking management program for Bodega Bay commercial areas. (New)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | To be aware that this is being discussed                                                                                                                                                                                                                                                                                              |
| 14 | C-LU-5                                | 56                        | C-LU-5: Expand collection of data on visitor use of public access facilities and the methods used for monitoring visitor use patterns, to adjust to increasing demand for facilities and to assist in identifying needs for additional facilities. (New)                                                                                                                                                                                                                                                                                                                         | To be aware that this is being discussed                                                                                                                                                                                                                                                                                              |

### LCP Element: Agriculture

| # | LCP ELEMENT               | SECTION                    | PAGE  | SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPOSED BOARD COMMENTS/ACTIONS                                                                                                                                                                                                                                                                                                                                                                                        |
|---|---------------------------|----------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b><i>Agriculture</i></b> |                            |       | <b>General Comments:</b> 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.                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1 | 1 Introduction            | 1.1 Purpose and Background | 1     | This section acknowledges the importance of agricultural production within the Sonoma County coast, justifying an Agricultural Resources Element is included in this Local Coastal Plan. The policies of the California Coastal Act protect the productive resource base, establishing agriculture as a priority use and emphasizing the retention of agricultural land in production. This section includes aquaculture considerations which is the only section that would appear to need comment from the board.              |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2 |                           | 2.6 Aquaculture            | 7     | Aquaculture and the fishing industry produce a food source and have needs similar to land based agricultural operations. Policy is needed to treat the support facilities of the aquaculture and fishing industries that relate to food production or harvesting in the same manner as those for other types of agriculture.                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3 |                           | 3.6 Aquaculture            | 15-16 | 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." | <b>The board should recommend 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. <i>Proposed: C-AR-7b(6): The establishment of a new fish processing facility shall take into account input from local residents and homeowner associations in a transparent process.</i></b> |
| 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: <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3a | 8. Energy Resources Policy (note: The Comments column quotes from TSR's comments) | 53    | The LCP has sections discussing climate change, conservation, and new energy production. Some comments made by The Sea Ranch are incorporated here for reference. The Ad Hoc Committee does not believe it is essential that BHHA make formal comments supporting the TSR comments, but the subjects they note are of interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Per TSR:</b><br>"The Background section does not address the unique situation of 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 energy independence initiatives in coastal areas."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3b | 8. Energy Resources Policy (note: The Comments column quotes from TSR's comments) | 56    | The LCP explains that energy production in Sonoma County is dominated by electricity generated from geothermal resources at The Geysers and notes additional sources (hydro, methane, solar). The LCP also notes that additional opportunities exist for individual and small-scale production and states an objective of increasing the development of renewable energy and distributed energy generation systems for County operations and new developments and encouragement of renewable, distributed and geothermal &c. Again, TSR comments are noted here.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Per TSR:</b><br>"The Energy Production and Supply section does not address the current status of renewable and distributed generation applications on the coast. These data are available, but are not cited or discussed. There is no mention in this section 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:"<br>"Policy C-OSRC-12d: Encourage the development of microgrids and storage capacity to enhance the energy independence and energy security of coastal communities." "Policy C-OSRC-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." |
| 4  | 9. Air Resources Policy (note: the comment here is also from TSR)                 | 58-59 | The LCP explains that the southern end of the coastal district is within the Bay Area Air Quality Management District which is a "nonattainment area" for ozone, particulate matter. The northern portion of the coastal zone is within the Northern Sonoma County Air Pollution Control District (Northern District) which is "in attainment for all federal and state criteria pollutants." Some comments made by The Sea Ranch are incorporated here for reference. The Ad Hoc Committee does not believe it is essential that BHHA make formal comments supporting the TSR comments, but the subjects they note are of interest.                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Per TSR:</b><br>The LCP should address ways in which vehicle emissions from internal combustion engines can be reduced. Suggest adding: "Policy C-OSRC-13e: 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."<br><b>Other Initiative C-OSRC-12:</b> Provide details on what these Sonoma Clean Power efforts are to promote and implement renewable and distributed energy systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Item | SECTION                                    | PAGE  | SUMMARY                                                                                                                                                                                                                                                                                 | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------|--------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | 1 Introduction                             | 1     | (Header Only)                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2    | 1.1 Purpose                                | 1     | Describes purpose of Public Access, access modes (shoreline, trails, facilities, water trails etc.); Relationship to other LCP Elements, Scope & Organization of the Element section.                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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) The Public Safety Element establishes goals, objectives, and policies to minimize potential human injury and property damage by guiding future development 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. |
| 4    | 1.3 Scope & Organization                   | 2     | Scope & Organization of the Element section. Division into Introduction, Background, Public Access Facilities, Recreational Boating Facilities, Visitor-Serving Facilities, Appendix-B Public Access Plan                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5    | 2 Background                               | 3     | (Header Only)                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 7    | 2.1.1 North Coast                          | 3     | Gualala to Jenner - relatively non-relevant for BHHA                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 8    | 2.1.2 SouthCoast                           | 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"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 9    | 2.1.3 Public & Private Recreation          | 5     | Refers, among other things, to private recreation facilities such as golf courses                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10   | 2.2 Legal Basis for Public Access          | 6     | (Header Only)                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 11   | 2.2.1 California Constitution              | 6     | Guarantee of public's right to access to tidelands, clarification of State jurisdiction                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 12   | 2.2.2 California Coastal Act               | 6     | Further definition of shoreline access policies and maximization of opportunities of public use and enjoyment of the coast. Reference to Bane Bill (access easements, scenic view easements etc.)                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 13   | 2.2.3 California Coastal Trail Act         | 7     | State Coastal Conservancy (SCC) is lead agency for planning the CCT                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 14   | 2.2.4 Other Guiding Policy Documents       | 7 & 8 | Various other policy references from State and County agencies (SCC, CCC, CalTrans, Sonoma County General Plan of 2020, requiring alignment.                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



| Item | SECTION                        | PAGE  | SUMMARY                                                                                                                                                                                                                                                                                                                                         | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|--------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15   | 3. Public Access Facilities    | 8     | (Header Only)                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 16   | 3.1 Facility Classification    | 8     | (Header Only)                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17   | 3.1.1 Parks and Preserves      | 8     | State Park System, County Regional Open Space Parks and Regional Open Space Preserves, County Regional Recreation Areas, Community and Neighborhood Parks                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 19   | 3.1.2 Regional Trails          | 10 ff | California Coastal Trail (CCT), Bodega Bay Bicycle and Pedestrian Trail                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 20   | (previous reference continued) | 12    | (previous reference continued)                                                                                                                                                                                                                                                                                                                  | correct spelling to "Bodega Harbour Homeowners Association" or "BHHA"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 21   | 3.1.3 Coastal Access Trails    | 12    | "Coastal Access Trails, also called vertical accessways, are trails that provide access to the shoreline from roads or other trails. They allow pedestrians, and sometimes equestrians and bicyclists to reach the shoreline. They may have staircases, steps, switchbacks, retaining walls, or other structures to provide safe access. "      | BHHA-internal comment: recognize that BHHA contributes to Coastal Access Trails that can be public trails such as those maintained by Regional Parks or State Parks, but may also be private trails that may have restricted access on <b>private property</b> . This may have repercussions on what public interest the LCP and resulting initiatives and programs may impose on private BHHA trails by various means, and impact BHHA's options to keep them private with restricted access, or to allow them to be used by the general public, particularly where they access the beach or the Easements on Pinnacle Gulch, Shorttail, and Doran Beach park.                                                                                |
| 22   | (previous reference continued) |       | (previous reference continued)                                                                                                                                                                                                                                                                                                                  | BHHA-internal comment: Signage: have Easement Trails (Shorttail, Pinnacle Gulch) signage provided by Regional Parks instead of BHHA so as to not confuse it with non-easement / private / member-only coastal access?? Double-edged issue: if Easement signage is more visible, may attract undue attention. See also below.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 23   | 3.1.4 Bikeways                 | 13    | various classes of bikeways; relatively irrelevant for BHHA                                                                                                                                                                                                                                                                                     | BHHA-internal comment: Address the use of electric bicycles - are they considered bicycles, or motorized vehicles? May be covered by CA Vehicle Code; may become relevant if bike trails should be routed on BHHA property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 24   | 3.2 Facility Acquisition       | 13    | (Header Only)                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 25   | 3.2.1 Methods                  | 13 ff | via Purchase or Dedication, Offer to Dedicate, Prescriptive Rights. on page 14: <b>Specifies requirements (and some limitations) of public access of seaward bluffs, between the first public road and the shoreline etc. Important background for Easements and restrictions / requirements for public access paths e.g. on BHHA property.</b> | BHHA-internal comment: Note 5-year "prescriptive use" specification in "Prescriptive Rights" section (page 15) which may essentially private trails on BHHA property open to "public use" by means of being "acquired by use"; also: "The Public Access Plan was developed without prejudice to the existence or absence of prescriptive rights. There may be additional access points that are prescriptive that are not listed in the Public Access Plan." BHHA advised to obtain legal review of existing signage on BHHA-owned private trails and the adequacy of the signs/other actions to protect against prescriptive easements. Suggest updating this review on an ongoing basis every 2-3 years in light of possible changes in law. |

| Item | SECTION                    | PAGE  | SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                      | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                              |
|------|----------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26   | 3.2.2 Acquisition Priority | 16 ff | Appendix-B shows proposed accessways, they have been prioritized to balance sometimes conflicting criteria such as public safety, public need, environmental sustainability etc. Several approaches to achieve Public Access Plan objectives. Detailed policy descriptions to Land Acquisition, Development Review, Determining Access and Recreation Needs, Maintaining and Managing Public Access, Trail Location & Alignment, Trail Design & Construction |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 27   | Goal C-PA-1                | 16    | <b>Maximize public access</b> to and along the Sonoma County coast. Minimize adverse impacts from public access to cultural resources, public safety, public health and the environment; and minimize adverse impacts from development on public access.                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 28   | Policy C-PA-1a             | 16    | Implement the <b>Public Access Plan</b> as the set of primary policies for acquisition of public access on the Sonoma County coast.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 29   | Policy C-PA-1b             | 17    | Implement the <b>Acquisition Priorities</b> for the Public Access Plan as follows: (purchase or acquisition, offer of dedication / easement, private owners                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 30   | Policy C-PA-1c             | 17    | Encourage acquisition and development of additional access trails that integrate with the <b>Coastal Trail System</b> where feasible.                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 31   | Policy C-PA-1d             | 17    | Require dedication of a public access easement, right of way, or fee title as a Condition of Approval for a Coastal Permit for new development requested on property along the alignment of the California Coastal Trail or containing a planned access facility described in the Public Access Plan, for new development located between the first public road and the shoreline                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 32   | Policy C-PA-1e             | 18    | Protect areas where <b>public prescriptive rights</b> to the coast may exist by identifying all known <b>routes historically used by the public</b> 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 <b>public safety, disaster response and emergency response capabilities</b> (ideally, add reduction of <b>Residential Conflicts</b> and visual intrusions with local residents, and nuisances such as noise and pollution) BHHA-internal comment: note the potentially heightened need to manage prescriptive rights issues through regular legal review and updated signage on BHHA-operated trails |
| 33   | Policy C-PA-1f             | 18    | Use the California Coastal Commission's Standards and Recommendations for Accessway Location and Development (2007) or successor document in siting and locating new or expanded public accessways and other recreation facilities.                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 34   | Policy C-PA-1g             | 18    | Use the Public Access Plan as the guide for determination of undeveloped (passive) park needs in the Coastal Zone                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Item | SECTION                                 | PAGE | SUMMARY                                                                                                                                                                                                                                                                                                                                                                                               | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                              |
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| 35   | Policy C-PA-1h                          | 18   | Use the following standards for determination of developed (active) park needs: 5 acres of Community Parks, Neighborhood Parks, and Regional Recreation Areas per 1,000 residents in the Coastal Zone. Developed park acreage within private residential areas shall count towards meeting the acreage standard. (New)                                                                                | BHHA-internal comment: Curiosity only - Where does BHHA score on this?                                                                                                                      |
| 36   | Policy C-PA-1i                          | 19   | Sonoma County shall either accept or assist in finding another public agency to accept Offers of Dedication which increase opportunities for public access to the coast consistent with the County's ability to assume liability and maintenance costs.                                                                                                                                               |                                                                                                                                                                                             |
| 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. <b>If a landowner closes an access point to the public</b> , 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 <b>public safety, disaster preparedness and emergency response capacities.</b> "                     |
| 38   | Policy C-PA-1k                          | 19   | All Offers to Dedicate easements for public access shall be subject to the procedures in the California Code of Regulations Title 14, Division 5.5, Section 13574 (Procedures for Open Space Easements and Public Access Documents)                                                                                                                                                                   |                                                                                                                                                                                             |
| 39   | Policy C-PA-1l                          | 19   | A lateral accessway shall extend from the mean high tide line landward to a defined line, such as the intersection of the sand with the toe of a revetment, vertical face of a seawall, toe of a bluff, or other feature.                                                                                                                                                                             |                                                                                                                                                                                             |
| 40   | Goal C-PA-2 (and subsequent Objectives) | 19   | Create a continuous braided <b>California Coastal Trail</b> 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 <b>disaster preparedness to geological, fire or medical emergencies, and provide adequate resources.</b> "                                        |
| 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."                                                            |
| 42   | Policy C-PA-2b                          | 20   | Where gaps in a continuous alignment are identified, employ interim trail alignments to ensure continuity of the California Coastal Trail. ...                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| 43   | Policy C-PA-2c                          | 20   | Avoid locating the California Coastal Trail along or on roads with motorized traffic where feasible. ...                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                             |
| 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 <b>geological hazards such as tsunamis and earthquakes</b> , and to optimize disaster response capability effectiveness." |
| 45   | Policy C-PA-2e                          | 20   | Provide adequate <b>parking and trailhead facilities</b> 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."                                |

| Item | SECTION                                                         | PAGE    | SUMMARY                                                                                                                                                                                                                    | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                        |
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| 46   | Policy C-PA-2f                                                  | 20      | Provide <b>low cost overnight facilities</b> at periodic intervals along the California Coastal Trail corridor                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 47   | Policy C-PA-2g                                                  | 21      | Coastal Trail should be designed and located to minimize impacts to environmentally sensitive habitat areas to the maximum extent feasible.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 48   | Policy C-PA-2h                                                  | 21      | The Coastal Trail should be designed to maximize compatibility with agricultural lands and uses.                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 49   | Policy C-PA-2i                                                  | 21      | Require construction of California Coastal Trail segments as conditions of approval for coastal development along the alignment involving other new or major replacement infrastructure, such as realignment of Highway 1. | BHHA-internal comment: could affect projects such as additional turn lanes for North Harbour. Note that "replacement" may refer to major projects such as Gleason Beach, rather than relatively modest modifications such as adding turn lanes.                                                                                                                                                                                       |
| 50   | 3.3 Facility Planning and Development                           | 21      | (Header Only)                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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) <b>[may have Public Access Plans in their Coastal Act-compliant CC&amp;Rs that should be considered and respected]</b> BHHA-internal comment: (does BHHA have one?)                                                                                                                                                                                                             |
| 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 " <b>quality coastal experience</b> " for visitors and tourists but also to <b>residents</b> (Residential Conflicts) and local infrastructure ( <b>emergency / disaster preparedness</b> and resources, emergency communications, evacuation egress).                                                                                                             |
| 53   | (previous reference continued)                                  | 24      | (previous reference continued)                                                                                                                                                                                             | in "Peak Use" paragraph, at the reference to <b>Short Tail Gulch: delete "Lightly Used"</b> - 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." |
| 54   | Goal C-PA-3 (and subsequent Objectives & Policies)              |         | Maximize public access to and along the Sonoma County coast. Minimize adverse impacts from public access on people and the environment; and minimize adverse impacts from development on public access. (New)              |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 55   | Objective PA-3.3                                                | 27 / 28 |                                                                                                                                                                                                                            | add: "and reduce <b>Residential Conflicts</b> in residential areas.", or spell out as a separate Objective.                                                                                                                                                                                                                                                                                                                           |

| Item | SECTION                                              | PAGE | SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 56   | Policy C-PA-3q                                       | 30   | Provide clear <b>directional signs</b> at all public access facilities to indicate the location of trail heads and public parking. If the trail begins on State Highway 1, only one directional sign on the highway is necessary. Signs shall be compatible with surrounding views and visual resources, consistent with County Visual Resource Assessment Guidelines. If the <b>trail begins off the highway</b> , there should be a directional sign on State Highway 1 <b>and other directional signs</b> to the trail head. | BHHA-internal comment: an opportunity / or concern that additional Regional Parks signage is possible to direct to (or advertise) Pinnacle Gulch and Shorttail Gulch trails? It may clarify management responsibility and differentiate from private non-public BHHA trails, but may also increase visitation and traffic / parking pressures. Any Regional Parks-maintained signage should also cover "stewardship" (trail courtesy, respect for the residential neighborhood, natural environment, litter & trash etc.) |
| 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 <b>earthquakes and tsunamies</b> 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 <b>cellular phone coverage</b> along all public access facilities."                                                                                                                                                                                                                                                                                                                                                              |
| 59   | Goal C-PA-4 (and subsequent Objectives and Policies) | 30   | Establish a <b>parking system</b> 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 minimizing <b>Residential Conflicts and visual intrusions.</b> "                                                                                                                                                                                                                                                                                                                                                                                               |
| 60   | Police C-PA-4c                                       | 31   | When feasible locate parking in areas screened from public view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | add "Policy C-PA-4c-1: Reduce <b>Residential Conflicts and visual intrusions</b> that may arise from new parking facilities in residential developments"                                                                                                                                                                                                                                                                                                                                                                  |
| 61   | 3.4 Recreational Facility Management and Operation   | 31   | Describes operators (public agencies, organizations, private individuals) to manage public outdoor recreational facilities. Public agency managemetn is preferred.                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 62   | 3.4.1 Allowable Activities                           | 32   | typically specified in passive use areas, but do not include organized activities or vehicular access.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 63   | 3.4.2 Funding                                        | 32   | Funding can be difficult to obtain (for public, and non-profit organizations). Temporary closures cause issues and often ineffective                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 64   | 3.4.3 Maintenance                                    | 32   | Tie-in to Coastal Permit conditions to ensure adequacy and frequent updates                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 65   | 3.4.4 Policing                                       | 32   | Operating agency or private organization to police. Various agencies. Admission that curretn staffing levels are limited.                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 66   | 3.4.5 Private Fee Access                             | 33   | Somewhat (but not directly) may relate to BHHA Golf Course access. Require a Coastal Permit which can be subject to similar conditions applied to public accessways.                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 67   | Goal C-PA-5 (and subsequent Objectives and Policies) | 33   | Public access facilities are operated and maintained to protect natural resources and public safety and to prevent adverse impacts on adjacent properties.                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Item | SECTION                                              | PAGE | SUMMARY                                                                                                                                                                                                                                                                                                                           | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 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 <b>disaster preparedness, emergency communications and response resources, and evacuation capabilities.</b> "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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 <b>Residential Conflicts</b> near residential neighborhoods."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 70   | (previous reference continued)                       | 33   | (previous reference continued)                                                                                                                                                                                                                                                                                                    | BHHA-internal comment: consider exploration / active engagement in cMAC initiative to - among several options the cMAC survey may identify - establish a " <b>Resident Parking Permit</b> " program, as a means to mitigate visitor parking (to stay within Regional Parks parking capacity) on weekend seeking access to the highking trail access points at Shorttail Gulch, Pinnacle Gulch, and the BHHA-owned club house parking lot. Various access points without dedicated Regional Parks parking exist on Osprey Loop, Pelican Loop, Gull Dr and Heron Dr. Particularly on Osprey and Mockingbird, excessive parking interferes with emergency vehicle access. BHHA, CERT and BBFPD should be included in discussion to establish any such program." |
| 71   | 4. Recreational Boating Policy                       | 34   | No relevance to BHHA especially since Yacht Club is out of scope                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 72   | Goal C-PA-6 (and subsequent Objectives and Policies) |      | Provide adequate recreational boating facilities at parks, harbors, and marinas on the Sonoma County coast.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 73   | 5. Implementation Programs                           | 36   | (Header Only)                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 74   | 5.1 Public Access Programs                           | 36   | Prepare long-range / Master Plan; Encourage transit, bicycle and pedestrian usage as vehicle reduction measures, and reduce demand on parking spaces; Policies for applications review of temporary private events; Bodega Bay water taxi                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 76   | 6.2 Other Initiatives                                | 36   | Public / private partnerships to maximize efficiency and prevent public access facilities closures; Mason's Marina; harbor district formation to improve boating facilities & outreach                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 83   | <b>Figure-C-PA-1-Public Access Map Series</b>        |      |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 85   | Figure C-PA-1j                                       | 1j   | Public access map series, Bodega Bay area                                                                                                                                                                                                                                                                                         | ID# I-31: "Links at Bodega Harbor Golf Course": <b>Change spelling to "Harbour"</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Item | SECTION                        | PAGE | SUMMARY                        | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 87   | (previous reference continued) |      | (previous reference continued) | BHHA-internal comment: ID# I-31: "Links at Bodega Harbor Golf Course": Recommend that County should specify that the golf course is privately owned and open to the public, but does not provide coastal / beach access to the general public. The only public coastal access points on BHHA property are the two Easements of Pinnacle Gulch and Shorttail Gulch Trail, maintained and operated by Regional Parks. <b>[Where members-only private paths on BHHA property exist, BHHA elects, at its discretion, to provide public access subject to "Right to pass by permission, and subject to control, of owner: Section 1008, Civil Code." Planning and decisions shall include BHHA where BHHA property access is involved.]</b> |
| 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 <b>ownership</b> of the Estero Americano open space by the <b>Wildlands Conservancy</b> , 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."
- General:** 6 major sections of the water element: managing pollution; groundwater; public water systems; water conservation & re-use; water importint & exporting; watershed management. Several of these call for continuation of policies or slight modifications that are unremarkable. Only one on water polluiton appears to be noteworthy for BHHA and call for board comment.
- 3 **Definitions:** The Bodega Bay sub-watershed is part of the Tomales Bay - Bodega Bay watershed with a total of 16 square miles, 1 sq mile of which is within the coastal zone. The Bodega Harbor sub-watershed is part of the larger watershed, with 9 sq miles but 7 of which are within the coastal zone.
- 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.

No action needed, but board awareness is important. 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, the board should call 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-10.



| Item | SECTION                                          | PAGE | SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                            | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments) |
|------|--------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| 1    | 1. Introduction                                  | 1    | (Header Only)                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                |
| 2    | 1.1 Purpose                                      | 1    | California coastal act, resulting tourism for coastal access, context of significant natural hazards; establish goals, objectives and policies " protect the coastal residents and visitors from unreasonable risks from these hazards. The Element also identifies ongoing County initiatives, "Other Initiatives," that support public safety and promote inter-agency and community collaboration. "            |                                                                                                |
| 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                                                                             |
| 4    | 1.3 Relationship to Other Plans and Regulations  | 2    | complementary to federal, state, and local laws, regulations, and plans that impose siting and design or other regulatory requirements                                                                                                                                                                                                                                                                             |                                                                                                |
| 5    | 1.3.1 USCG Sector San Francisco Contingency Plan | 3    | Federal Clean Water Act, Area Contingency Plans (ACPs); U.S. Coast Guard has authority and jurisdiction to coordinate spill responses within the Coastal Zone. Sonoma County departments could be involved in response efforts.                                                                                                                                                                                    |                                                                                                |
| 6    | 1.3.2 SoCo Hazard Mitigation Plan                | 3    | Federal Disaster Mitigation Act of 2000 requires local governments to adopt and implement a local hazard mitigation plan (FEMA aid eligibility) vs. emergency response plan. Most recent SoCo plan is from 2017                                                                                                                                                                                                    |                                                                                                |
| 7    | 1.3.4 CA Environmental Quality Act (CEQA)        | 4-5  | "The analysis must include an assessment of whether it would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure; landslide; flooding in the 100year floodplain; inundation by a seiche, tsunami, or mudflow; or hazardous materials." |                                                                                                |
| 8    | 1.5 Other Laws and Regulations                   | 5    | A number of other state and federal laws and regulations complement the Local Coastal Plan's public safety intent. California and Sonoma County Building Codes                                                                                                                                                                                                                                                     |                                                                                                |
| 9    | 1.4 Scope and Organization                       | 5    | Goals, objectives, and policies applicable to risks from all general types of hazards are in Section 2, followed by sections on the specific hazard types – Geologic Hazards (Section 3), Flood and Inundation Hazards (Section 4), Sea Level Rise Hazards (Section 5), Wildland Fire Hazards (Section 6), and Hazardous Materials (Section 7).                                                                    |                                                                                                |
| 10   | 1.5 Determination of Acceptable Risks            | 6    | Acceptable levels of risk are based upon the nature of each hazard, the frequency of exposure, the number of persons exposed, and the potential damage. The County is not able to guarantee that any particular development will not, at some time in the future, be adversely affected by the hazards identified in this Element because such hazards, by their nature, defy precise prediction.                  |                                                                                                |
| 11   | 2. General Hazards Policy -                      | 7    | (Header Only)                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                |

| Item | SECTION                                              | PAGE | SUMMARY                                                                                                                                                                                                                                       | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 12   | Goal C-PS-1 (and subsequent objectives and policies) | 7    | Prevent unnecessary exposure of people and property to risks of injury or damage from earthquake, geologic, flood, inundation, and wildland fire hazards and hazardous materials.                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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 Community (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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 16   | 3. Geologic Hazards Policy                           | 9    | (Header Only)                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 17   | 3.1 Background                                       |      | Geologic hazards result from large scale seismic events and localized occurrences of expansive soils, slope instability, landslides, mudslides, subsidence, and coastal bluff erosion.                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 18   | 3.1.1 Seismic Hazards                                | 9    | Earthquakes, including shaking, ground failure, ground displacement along faults, secondary effects of earthquakes                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 19   | 3.1.2 Other Geologic Hazards                         | 11   | Expansive soils, slope instability, coastal bluff erosion                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 20   | 3.2 Regulatory Setting                               | 15   | (Header Only)                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 21   | 3.2.1 Alquist-Priolo Earthquake Fault Zoning Act     | 15   | prevent construction of buildings for human occupancy on the surface trace of active faults; fault zone designations, geologic reports, and mapping requirements                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 22   | 3.2.2 Seismic Hazards Mapping Act                    | 15   | The Act requires the State Geologist to delineate and designate areas subject to strong ground shaking, landslides, and liquefaction as Seismic Hazard Zones; and for the California Geological Survey to prepare maps of these Hazard Zones. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 23   | 3.2.3 Other Seismic Safety Regulations               | 15   | various regulations regarding schools, hospitals, professional qualifications, Geologic Hazard Abatement Districts (GHADs), unreinforced masonry, essential services buildings                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 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"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Item | SECTION                                                   | PAGE  | SUMMARY                                                                                                                                                                                                                             | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)           |
|------|-----------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 25   | Goal C-PS-2 (and subsequent objectives and policies)      | 17 ff | Prevent unnecessary exposure of people and property to risks of injury or damage from earthquakes, landslides, coastal erosion, and other geologic hazards.                                                                         |                                                                                                          |
| 26   | 4. Flood and Inundation Hazards Policy                    | 20    | (Header Only)                                                                                                                                                                                                                       |                                                                                                          |
| 27   | 4.1 Background                                            |       | Flooding along rivers and creeks on the Sonoma County coast is a natural, annual phenomenon. Various effects. Other causes of floods: dam failure, tsunamis, sea level rise etc.                                                    |                                                                                                          |
| 28   | 4.1.1 Stream and River Flooding                           | 21    | Terminology, causes, flood hazards from FEMA, assessment state in SoCo, relevant maps, relevance of Russian River watershed                                                                                                         |                                                                                                          |
| 29   | 4.1.2 Dam Failure Inundation Zones                        | 22    | Any potential hazard areas are in 100-year flood zone; " There are no major dams located within the Coastal Zone. "                                                                                                                 |                                                                                                          |
| 30   | 4.1.3 Coastal Flooding and Storm Surge                    | 22    | Preliminary assessment / mapping                                                                                                                                                                                                    |                                                                                                          |
| 31   | 4.1.4 Tsunamis                                            | 23    | NOAAheads mitigation program; mapping and hydrology predictions                                                                                                                                                                     |                                                                                                          |
| 32   | 4.1.5 Floodplain Management                               | 24    | active management by limiting construction types in floodplains                                                                                                                                                                     |                                                                                                          |
| 33   | 4.2 Regulatory Setting                                    | 25    | Section 30253 of the 1976 California Coastal Act, directs that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard.                                                               |                                                                                                          |
| 34   | Goal C-PS-3 (and subsequent objectives and policies)      | 25    | Prevent unnecessary exposure of people and property to risks of human injury and property damage from flooding and other types of inundation hazards                                                                                |                                                                                                          |
| 35   | 5. Sea Level Rise Hazards Policy                          | 27    | (Header Only)                                                                                                                                                                                                                       |                                                                                                          |
| 36   | 5.1 Background                                            | 27    | threat to low-lying areasCA Coastal Act highlights it a topic requiring attentionLCP addresses various related hazards such as safety of residents & visitors and permitting not only a local but global issue.                     |                                                                                                          |
| 37   | 5.1.1 California Coast Sea Level Rise                     | 28    | CA mean sea level will rise 3.3...4.6 ft by 2100. Topics: Storms (e.g. El Nino) & various impacts on infrastructure, nature, coastal features such as flooding & erosion.                                                           |                                                                                                          |
| 38   | 5.1.2 Projected Sea Level Rise on the Sonoma County Coast | 29    | 5 scenarios from 2016 (baseline) to 2100 best/worst-case scenario; County generated maps and vulnerability assessment for roads, state and County facilities in 10 areas, including BB, indicating several regional vulnerabilities | BHHA: note table C-PS-2 (page 32) for several vulnerabilities in the vicinity (but not directly in) BHHA |
| 39   | 5.1.3 Exposure to Inundation and Erosion                  |       | Several studies & figures in the LCP draft (C-PS-4a-c, C-PS-5a-c) describe scenarios but also highlight the benefits of certain coastal features to mitigate sea level rise impacts and exposure.                                   | BHHA: review figures / maps                                                                              |
| 40   | 5.1.4 Adaptation to Sea Level Rise                        | 34    | describes various approaches ("retreat" or relocation, armoring, restricting development, ...) and developing plans accordingly, including funding sources.                                                                         |                                                                                                          |
| 41   | Goal C-PS-4 (and subsequent objectives and policies)      | 36    | Prevent unnecessary exposure of people and property to risks of injury or damage from sea level rise.                                                                                                                               |                                                                                                          |
| 42   | 6. Wildlands Fire Hazards Policy                          | 38    | (Header Only)                                                                                                                                                                                                                       |                                                                                                          |

| Item | SECTION                                                          | PAGE | SUMMARY                                                                                                                                                                                                                                                                                                                                                                          | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                               |
|------|------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 43   | 6.1 Background                                                   | 38   | Significant hazard. CalFire has mapped hazard severity (figures C-PS-6a-c); influence of surrounding wildfire areas. Various influences on wildfire preparedness and response.                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |
| 44   | 6.1.1 Hazards and Risk Assessment                                | 39   | Fire hazards shown on Figures C-PS-6a-c are only a general picture of the actual hazard                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| 45   | 6.1.2 Land Use Planning                                          | 39   | Land-use planning aspects on wildland fire risk reduction                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |
| 46   | 6.1.3 The Sea Ranch Fuels Management                             |      | A landscape and fire management plan for TSR was implemented in the 1990s to balance fire safety with the basic concept of preserving the natural landscape. In 2002 The Sea Ranch Association (TSRA) introduced a more aggressive Fuels Management Program to reduce fuel loads throughout The Sea Ranch. TSRA has continued to implement and expand the program.               | BHHA: Community Wildfire Protection Plan (CWPP), a la TSR - do we have one? Should we consider one? If so, align with County & regulatory context.                                                                                           |
| 47   | 6.1.4 Fire Safety Standards                                      | 40   | regulatory standards (e.g. building code) on permitting, vegetation / fuel management, emergency vehicle access. County & CalFire initiatives to develop standards.                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |
| 48   | 6.1.5 Public Education                                           | 41   | several initiatives by emergency service providers for prevention and fire hazard information / warning signs.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |
| 49   | 6.2 Regulatory Environment                                       | 41   | Role of CalFire and County regulatory bodies in establishing and enforcing fire code and various fire safety standards.                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                              |
| 50   | Goal C-PS-5 (and subsequent objectives and policies)             | 42   | Prevent unnecessary exposure of people and property to risks of injury or damage from wildland and structural fires.                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                              |
| 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 |
| 52   | Policy C-PS-5e                                                   | 43   | Fire management plans shall be required for subdivisions and new or expanded recreational facilities in non-urban areas,...                                                                                                                                                                                                                                                      | BHHA: does BHHA have a Fire Management Plan?                                                                                                                                                                                                 |
| 53   | 7. Hazardous Materials                                           | 43   | (Header Only)                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                              |
| 54   | 7.1 Background                                                   | 43   | The California Health & Safety Code defines a hazardous material as "any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and the environment if released into the workplace or the environment."; also includes impacts of offshore oil & gas activities on LCP. |                                                                                                                                                                                                                                              |
| 55   | 7.2 Regulatory Setting                                           | 44   |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |
| 56   | 7.2.1 Federal Hazardous Materials and Waste Programs             | 44   | various EPA regulations, RCRA & SuperFund programs                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              |
| 57   | 7.2.2 State of California Hazardous Materials and Waste Programs | 45   | CalEPA and various programs that are based on Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program).                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |

| Item | SECTION                                                                   | PAGE  | SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | COMMENT (input in red recommended to County; Input in Green as BHHA-internal notes / comments)                                                                                                                                                                                                                                                                                                                                                                                               |
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| 58   | 7.2.3 California Coastal Act                                              | 45    | hazardous material spills protection requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 59   | 7.2.4 Sonoma County Hazardous Materials and Waste Lead Agencies and CUPAs | 46    | Various U.S. EPA-derived focus areas for hazardous materials spill protection and management                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 60   | Goal C-PS-6 (and subsequent objectives and policies)                      | 47    | Prevent unnecessary exposure of people and property torisks of injury or property damage from hazardous materials.                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 61   | 8. Implementation Programs                                                | 48    | (Header Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 62   | 8.1 Public Safety Implementation Programs                                 | 48 ff | 16 different programs to address the various Public Safety aspects referenced in the LCP draft                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 63   | Program C-PS-11                                                           | 51    | "Identify existing green infrastructure (coastal land, habitats, vegetation, natural features, and ecological processes) which may be used to increase coastal resiliency to climate change, sea-level rise, and flood and geologic hazards (erosion); and strategies for adapting to climate change and sea-level rise through maintenance or enhancement of this green infrastructure. These adaptation strategies may include, but are not limited to, planned retreat, land preservation, habitat conservation, and habitat restoration. (New)" | BHHA: consider whether the low-lying parts of the golf course and wetlands adjacent to dunes on BHHA property qualify.                                                                                                                                                                                                                                                                                                                                                                       |
| 64   | 8.2 Other Initiatives                                                     | 52    | 10 different initiatives to address various Public Safety aspects referenced in the LCP draft                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 fundend and resources first responder capacity, medical infrastructure, redundand electrical and communications infrastructure, and emergency supplies (food, water, medical) for prolonged periods of isolation and with a high visitor load. |
| 67   | 9. References                                                             | 54    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

LCP Element: Circulation & Transit

| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LCP ELEMENT                    | SECTION                               | PAGE | SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | PROPOSED BOARD COMMENTS/ACTIONS                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Circulation and Transit</b> <b>General Comments:</b> 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 the "Proposed Board Comments/Actions" column.</p> |                                |                                       |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                              |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1                              | 1.1 Purpose and Introduction          | 1    | Background                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                              |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Circulation and Transit System | 2.1.1 Roadway Capacity and Conditions | 3    | LCP states that SH1 operates below capacity and has no congestion issue <b>except</b> in communities of Bodega Bay and Jenner, where conditions are such that capacity improvements are "generally not feasible and should be discouraged except where capacity improvements will improve safety." As such, "improving safety is the primary concern along the entire length of SH1."                                                                                                                                                                                                                                                    | Other than minor improvements listed below, initiatives to improve traffic flow through Bodega Bay or to address the unsafe gridlock conditions that occur on peak weekends are needed. The Board may wish to ask the LCP planners to address this.                                                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                | 2.1.1 Transportation Improvements     | 4    | Providing turning lanes at intersections and parking areas is the most effective approach to improving capacity of SH1, and this also has considerable safety benefit. Bicycle lanes and pedestrian ways will also improve safety. <b>"Minor road improvements in Bodega Bay will not relieve traffic congestion, and establishing a bypass route has proven infeasible."</b> Capacity in Bodega Bay will remain inadequate, but there are opportunities to improve pedestrian safety and reduce dependency on cars for local trips by providing pedestrian walkways, restricting turning movements across traffic, and reducing speeds. | The LCP generally proposes adding turning lanes at intersections and parking areas, and adding bicycle lanes and pedestrian ways to both improve safety and traffic flow. The Board should indicate support for such improvements generally, and at specific intersections (see box 5 Policy C-CT-4k below). |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                | 2.1.3 California Coastal Trail        | 5    | Existing legislation calls for creation of a continuous public trail system on the entire length of the California coast, and its implementation and construction may enable the creation of bicycle paths and lanes in the Bodega Bay area.                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                | Policy CT-3a                          | 10   | The already adopted Sonoma County Bicycle and Pedestrian Plan (B&P Plan") provides all of the LCP's specific plans for bicycle and pedestrian ways. Given that the B&P Plan has already been adopted by the County, the LCP public review period does not appear to be an opportunity for proposing significant changes. It may be of interest for BHHA Board members to review Appendix H which lists planned bicycle and pedestrian improvements contained in the B&P Plan, in particular the Bodega Bay Trail.                                                                                                                        | The Bodega Bay Trail will terminate where the Bird Walk Coastal Access trail meets the Doran Park access road. The Board may wish to discuss the pros and cons of seeking some form of more direct connection to the Bodega Harbour road system.                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                | 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.                                                                                                                                                                                                                                                        | The Board should seek inclusion the S. and N. Harbour Way intersections with SH1 on the list of intersections identified as needing improvement for traffic flow and safety. <b>Proposed: C-CT-4k(6): State Highway 1/S. Harbour Way; C-CT-4k(7): State Highway 1/N. Harbour Way.</b>                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                | Mutiple                               |      | 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.                                                                                                                                                                                                                                                                                                                                                      | <b>The board should call for change in the text where references are made to weekend periods and summer or fall months, to language simply referencing congestion during "peak use periods".</b>                                                                                                             |

## LCP Element: Public Facilities & Services

| # | Section                                                        | Page | Summary                                                                                                                                                                                                                                                                                                             | Comments |
|---|----------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1 | 1. Introduction                                                | 1    | The Public Facilities and Services Element describes the current status of public services in terms of service capacity and demand in relation to projected growth.                                                                                                                                                 |          |
| 2 | 2. General Policy For Public Facilities And Services           | 2    | Ensure that water supply and wastewater treatment and disposal, park and recreation, public education, fire protection and emergency medical, law enforcement, medical, and solid waste management services and public utility sites are available to meet the future needs of Coastal Zone residents and visitors. |          |
| 3 | 3. Water And Wastewater Treatment And Disposal Services Policy | 2    | The California Coastal Act mandates that new development be located in close proximity to developed areas with public services and facilities.                                                                                                                                                                      |          |
| 4 | 3.1. Water Services                                            | 3    | The Sonoma Coast is a water scarce area, and developing reliable water sources for urban development is very difficult. The main problems are insufficient water and limited financial capability.                                                                                                                  |          |

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| 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.            | <p>Bodega Bay Public Utility District is financially sound and has sufficient water from its six active wells, including one new well that meet the needs of its current customers which includes the homes in Bodega Harbour. Ongoing monitoring of the wells for salinity and mineral content are necessary to maintain water quality. 70 homes in the Harbor View development are expected to begin water service sometime in the future. Additionally, there are 48 undeveloped lots in Bodega Harbour and sometime in the future, BBPUD may receive water service requests for those lots as well. It is uncertain how the water system will be affected once these homes are all using water.</p> <p>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.</p> |
| 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. | <p>BBPUD sewer system has capacity exceeding any projection for future demand. However, damage has been detected in an estimated 30% of the asbestos concrete sewer pipe, necessitating the replacement of approximately five miles of sewer pipe in the near future. While BBPUD has adequate reserve funds for maintaining its systems, the sewer pipes were expected to be problem free for another 20 years or more and the funds for this project are not currently available. BBPUD is in the process of evaluating the work necessary and will explore funding options once the scope is fully determined. 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.</p>                                                                                               |
| 7 | 3.2.1. On Site Wastewater Treatment Systems     | 11 | Descriptions of current conditions of onsite wastewater treatment systems or “septic systems” on Sonoma Coast including their limitations and alternate systems.                                        | Not applicable to Bodega Harbour                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



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| 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.                                                                                                                                   | Increased visitor demand on the beaches around Bodega Bay has led to Bodega Harbour being overused by the public as access to Doran Beach. Crowded parking and excessive trash is an ongoing issue with this increase in public use. <b>Additional law enforcement is needed for Bodega Harbour to enforce parking restrictions and to answer other complaints of behavior violating applicable codes.</b> |
| 9  | 5. Public Education Services Policy                      | 23 | Section title only                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 10 | 5.1. Schools                                             | 23 | A major issue in planning for new facilities is the need for increased coordination between land use and facilities planning. Districts must be aware of the projected residential growth in their service area so that new school needs can be accurately forecast. | Anecdotal reports indicate a possible increase of families with children living full time in Bodega Harbour. More research is to be done to determine education needs for school age children residing in Bodega Harbour.                                                                                                                                                                                  |
| 11 | 5.1.1. Elementary Schools                                | 24 | South Coast students in Shoreline School District attend Bodega Bay Elementary School for grades K-5, and are bused to Tomales Elementary School for grades 6-8.                                                                                                     | Bodega Bay Elementary School has 26 students with a combined class for grades K, 1, 2 and a combined class for grades 3, 4, 5.                                                                                                                                                                                                                                                                             |
| 12 | 5.1.2. High Schools                                      | 26 | Students from Fort Ross through Bodega Bay attend El Molino High School in Forestville                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                            |
| 13 | 6. Fire Protection And Emergency Medical Services Policy | 27 | Section title only                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |

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| 14 | 6.1. Fire Protection Services      | 27 | <p>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.</p> | <p>Bodega Bay Fire Protection District is well organized and staffed and provides fire protection to 27 square miles and emergency medical to 185 square miles. While there are an estimated 1450 local residents, an estimated 5,000,000 people visit Bodega Bay each year as tourists. Funding is insufficient to maintain the current and increasing service needs exacerbated by increasing tourism. Plans to join Sonoma County Fire District to resolve this crisis have been upended by rules preventing the merger due to financial liabilities of BBFPD. With the failure of Measure B there is currently no feasible plan to resolve the financial crisis so the merger can proceed. BBFPD may be in peril of risking dissolution. This would be an unacceptable outcome.</p> <p><b>Updated policy should guarantee effective fire protection for the entire Sonoma Coast including Bodega Bay.</b></p> |
| 15 | 6.2. Emergency Medical Services    | 29 | <p>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.</p>                                                                                                                       | <p>At present Bodega Bay Fire Protection District provides all emergency medical services for Bodega Bay with their paramedic qualified personnel. Due to BBFPD limitations, medical emergencies can go unanswered when other patients are being transported to a hospital or clinic out of the area. Plans are being considered by Bodega Bay Fire Protection District to convert the Yacht Club on Smith Brothers Road in Bodega Bay to a public safety center and medical clinic. BHHA is currently in the process of relinquishing the lease to that property.</p> <p><b>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.</b></p>                                                                                                                                                |
| 16 | 7. Law Enforcement Services Policy | 31 | <p>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.</p>                                                                  | <p>There is currently one sheriff's deputy assigned to Bodega Bay. Park Rangers are responsible for policing State and County Parks including associated parking. There appears to be no parking enforcement for Bodega Harbour.</p> <p><b>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.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|    |                                               |    |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                            |
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| 17 | 8. Solid Waste Management Services Policy     | 33 | The Sonoma County Waste Management Agency is the joint powers authority of the nine incorporated cities (Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Windsor) and the (cont.) (cont.) County of Sonoma, and this agency manages waste diversion throughout the County .                                                                       | No known issues affecting Bodega Harbour                                                                                                                                                                                                                                   |
| 18 | 9. Public Utilities Policy                    | 35 | Public utilities such as electricity, natural gas, broadband, and telephone services, require transmission and maintenance facilities that may affect natural and scenic resources or neighborhood character. The need for expanded and improved telecommunications services such as fiber and wireless broadband on the Sonoma County coast has been identified by residents and businesses. | BHHA recently agreed to grant Crown Castle an easement allowing them to install equipment that would increase cell phone coverage for Bodega Harbour. There is more research to be done to determine if any other utilities serving Bodega Harbour are in need of upgrade. |
| 19 | 10. Youth And Family Services Policy          | 37 | Issues such as housing, recreation, and child care have a direct link to land use and applicable policies have been developed and are presented in this section. Sonoma County also recognizes the importance of other issues, such as neighborhood security, youth participation in government, child abuse, drug and alcohol prevention, etc.                                               | Uncertain of availability of and need for programs serving Bodega Harbour residents. More research needs to be done to determine this.                                                                                                                                     |
| 20 | 11. Implementation Programs                   | 39 | Section title only                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                            |
| 21 | 11.1. Public Facilities And Services Programs | 39 | Lists programs to address current and future needs for public facilities and services.                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                            |
| 22 | 11.2. Other Initiatives                       | 40 | Lists initiatives to address current and future needs for public facilities and services.                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                            |

### LCP Element: Noise

| # | LCP ELEMENT                    | SECTION | PAGE | SUMMARY OF KEY POINTS AND REVIEWER'S COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PROPOSED BOARD COMMENTS/ACTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|--------------------------------|---------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <i>Noise</i>                   |         |      | <p><b>General Comments:</b> The Noise element of the LCP Update Public Review Draft "is a planning document that provides a policy framework for addressing potential noise impacts during the planning process." As best I can tell, the existing LCP does not address noise. If the proposed Noise Element of the Updated LCP is adopted, it would provide performance standards for planning and permitting authorities to apply in considering permit applications for <u>new development</u>. These performance standards would require noise mitigation measures as necessary to avoid conflicts between noise-generating land uses and noise-sensitive land uses. The Noise Element also calls for preparation of a draft noise ordinance that would regulate <u>existing</u> noise sources (not only new development), and presumably there will be considerable public review of the draft ordinance once it is proposed. The Noise Element is quite technical, and it is difficult for a layperson to appreciate whether or not particular noise levels expressed in decibels are appropriate, and this reviewer believes that the Board will probably need to rely on the County planning staff to implement appropriate standards.</p> | <p>The Board may wish to note that the adoption of noise performance standards for new development as well as the potential adoption of a noise ordinance regulating existing uses may inform the development of noise standards for residences in Bodega Harbour, for owners, long-term renters, guests and short-term vacation renters. Such standards might be contained in a new Sonoma County law governing short-term rentals or in BHHA rules and regulations.</p> |
|   | Other Initiative<br>4.2 C-NE-1 |         |      | <p>"Encourage the California Highway Patrol to actively enforce sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b><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></b></p>                                                                                                                                                                                                                                                |