

Local Coastal Plan/Program (LCP) Updates Zoom  
*Saturday December 3rd, 2022*  
*10am-12pm*  
*Notes*

Agenda:

- Welcome & Framing - Peter McNamee, facilitator. (5 minutes)
- History LCP - Norman de Vall. (15 minutes)
- Comments from City & County officials on the LCP public engagement process. (30-40 minutes)
- Q&A and Comments from meeting participants. (30-40 minutes)
- Suggestions from participants for next steps regarding public education & engagement. (20 minutes)
  - Should these meetings continue and if so, when and who should host?
  - Should citizens commission(s) be appointed and if so, who & when?
  - Thank you

Notes:

- Welcome & Framing - Peter McNamee, facilitator. (5 minutes)
  - Please hold questions and comments until the end- you can put any questions or comments in the chat
  - We are hoping for the highest possible degree of public input and engagement
  - GRI Staff will be monitoring the chat and helping keep track of input
  - Anyone phoning in on cell phones- you can use a raise hand function by using \*9 on the cell phone
  - Recognition of the Supervisors and County CEO
  - Julia Krog- Counties head planner and the grant updated for the LCP that was approved a little over two weeks ago
  - Brief update of the process going back to spring with the LWV doing a presentation with Donna Brownsey- Chair of the California Coastal Commission (CCC) on the opportunities available to Local Jurisdictions to update their LCP funding plans
  - After a number of meetings they were notified that a little over 3 million was awarded
  - \$100,000 went to Point Arena
  - Little over \$900,000 went to the city of Fort Bragg
  - Little over 2 million went to the county of Mendocino to update the Coastal Plan that we have which covers 130 miles of coastline

- Will be a daunting task, I think what you will hear today is that the process is going to include a lot of public hearings, a lot of opportunities for people to get specific about areas and look at unique problems
- Recognition that sea level rise and climate change are going to have dramatic and very rapid impacts
- People should keep in mind that projections for the north coast and along the Mendocino coastline are somewhere between 2 and 8 feet rise over the next 100 years
  - Has already begun inch by inch
- Will impact low areas on hwy 1, homes and businesses that are located along the bluffs, harbors
  - Ramifications for power grids, transportation lines that will be far beyond just the coastal areas
  - Will impact the entire county
  - We are going to have about 3-4 years to work on this, many of you are old enough to have participated in the previous updates
- Peter is very happy that GRI- a volunteer organization with limited resources- sees the importance of this
- We are happy to get this going and garner public engagement
- We look forward to an ongoing role in the long term
- At the end of the discussion there will be an opportunity for how this public engagement can continue after this meeting
- Comments from City & County officials on the LCP public engagement process. (30-40 minutes)
  - Julia Krog- director of planning and building services
    - Born and raised in downtown Elk
    - Our office is very excited about this opportunity to update the local coastal plan
      - Has not been updated since it was certified in 1992
    - Covered under the awarded almost 2.2 million competitive grant
    - County has also applied for a grant with the National Fish and Wildlife foundation which would cover the sea level rise analysis that is necessary for this update
      - Would require match of funds- will apply for that from the CCC (non competitive)
      - Little over \$200,000 study all together
      - Will provide background update
      - Waiting to hear back on those grants, once that is awarded there will be an RFP(request for proposals)
    - Getting a lot of questions about how the grant will be handled

- Will keep it in house, will not hire a consultant
- Will be led by herself,
- Interim Assistant Director Nash Gonzalez
- Chief Planner Michael McGuinnis
- And several planners that will be part of the overall management team
- Will be hiring consultants to prepare the required technical studies to support the update
- Plans do not currently involve re-zoning of properties or changing any land use designation
  - Focused on policy and implementation measures
  - Will not be soliciting individual property owners about change their plan or zoning
- Tasks within the grant application
  - 1. Execution of the grant agreement January 15th 2023
    - Includes baseline information to ensure adequate reporting of expenses incurred
    - More labor intensive: Including tasks, what we intend to accomplish, benchmarks and timelines and cost of each task
    - Lots of this is already in the grant application but the CCC did add special conditions during their award of the grant that will need to be addressed
    - If anyone has comments on the tasks they should email Julia directly
  - 2. RFP for technical studies
    - Really based off of the LCP update guide
    - This helped frame what the technical studies will include
      - Agricultural and forestry resources
      - Circulation and transportation- looking at whether or not hwy 1 capacity can handle future traffic demands
      - Visual resources- possibly considering modifications to designated highly scenic areas and conditionally highly scenic areas
      - Water and sewer availability, will include updating the 1982 coastal groundwater study- hopefully will inform updates to the coastal groundwater development guidelines which affect what kind of groundwater analysis you need to do when you are building
      - Coastal access and visitor serving facilities



- Through the email or written correspondence to the office
- Office will hold several kickoff meetings throughout the coastal zone
  - prior to sending off RFPs for technical studies
  - Will be publicly noticed
  - Expected in Jan/Feb of 2023
  - To solicit initial comments from the public
  - Will try to do traveling meetings to cover more of the coastline/capture the diverse needs
- Stakeholder engagement (Task 5) will also include holding meetings up and down the coast, expected to take 3 months as part of the update process
- **If the public has any questions please email them to Julia directly**
- Much of the agreement is template language, ensuring adequate reporting of our expenses- we will also include planned work program, schedule and budget for each of the tasks
- Engaging with City of Fort Bragg staff to address the special condition from the grant award
  - Ensuring we are coordinating with them as part of the blue economy award they received from that grant as well
- Comments from Other County Representatives:
  - Ted- lots of people have been reaching out to me about this which is great but I want to make sure Julia is included because she is the lead on this
    - thank you GRI for organizing
  - Dan Gjerde- I appreciate the opportunity to update the coastal plan, which is 30 years old
    - Linda Roofing was involved last time in the Cities which is more ten years more current than the counties
  - Darci Antel- thank you Peter for bringing everyone together, I am also here to listen and learn
  - Peter- thank you to the county officials and Julia in particular for giving us that update
- A big component of this is the project that the City of Fort Bragg is undertaking as well:
  - Tess Albin Smith- Sarah McCormick has been very active with getting that huge grant
    - She has been giving the city council updates but I'm not really sure on how we fit into the county
    - I have been on the coastal cities league of cities group
    - We have been following the statewide LCP process
    - There was a bill to make this process an annual thing, but it is down to every ten years as needed
    - So glad we are doing this now because we absolutely are behind

- There is an awful lot of joint, harbor v city issues that will be coming up- issues such as sea level rise
  - I have a huge background in reading and writing EIRs so I am looking forward to getting involved in the public process
- Jessica Morsell Haye
  - The focus of our application was on the Noyo Harbor Blue Economy
  - This is a regional effort
  - About the sphere of influence and collaborations between the city and the harbor
  - Project will be led by Sarah McCormick and Anna Newman
  - Project Director is Sarah McCormick, Anna Newman will oversee Implementation
  - Sarah McCormick is currently working on a public outreach plan
    - She is not sure yet what that plan will be, they are looking at possible plans
    - E.g. they could come to a GRI meeting and get input
  - There are more specifics in the application
- Julia- Sarah and I had several phone calls before the submittal of both of the grants, cities grant will feed into the fishing village update
  - The work that the City is doing will impact the County's LCP
  - The harbor is a melting pot of the jurisdictions coming together
  - Coastal Commission, County, and City, all in a small area
- Jason- here to listen and learn and looking forward to the work
- Norman de Vall ([notes can be found here](#))
- Q&A and Comments from meeting participants. (30-40 minutes)
  - Questions from the chat:
  - Ariana Bayer: Is there information about salinification of the water table and wells of coastal properties?
    - Will be part of two studies- one on water and sewer availability (which also includes private wells) and one on sea level rise
  - Karen Bowers: Will any of this work have an impact on housing needs on the coast?
    - Coastal act mandate does not have to do with housing
    - Coastal commission is not concerned about developing additional housing
    - We are looking at ways that we can streamline development and lower barriers to property owners who are hoping to develop
    - Will also be looking at vacation rentals, whether or not they are taking away from the housing stock- the county will be looking into potential regulations

- Dan- not sure if it's part of the grant application but mitigation banking has been discussed over the years e.g. the Caltrans Noyo bridge, off site mitigation for the railing at the time that would have blocked the view
- They have been granted permission to construct mitigations up and down the coast, which I would argue is much more cost effective than limiting the mitigation to the footprint of a given project
- Dan- unrelated to the Coastal plan update the city and county are attempting to negotiate a universal tax share agreement closer than the city and county have been before
- Where appropriate the cities could see some advantage to annexing property adjacent to the city for housing
- Peter- what's different now than in the past is that we are talking about climate change and sea level rise implications in all of these LCP updates
- One of the things happening in CA now is that as the science is identifying particularly vulnerable areas that are impacted by sea level rise and climate change governments are being asked to intervene
- In a number of communities that have done LCP updates they have recognized that it is important in land transactions where properties are changing hands that there be notice and alert so if you own a property on the bluffs and as a result of climate change etc you have to disclose to the buyer that their home is in danger
- In other areas, there was a report on national public radio this week that three tribes have been awarded 75 million to move their villages away from the coast as mitigation for climate change or sea level rise
- Will those considerations be built into this process?
- Julia- yes, certainly coastal erosion- this is the separate grant the county is doing to study sea level rise (see above)
  - The goal of this is to develop a potential roadmap
  - The results of that resiliency strategy will be incorporated into the LCP update
- Tess- I just want to spin off of stuff that Julia said, as we all know the CCC is tasked with preserving access to the coast, that is one of their first very controversial missions when they first were formed
  - City and County will both be addressed
  - Houses falling into the ocean because they are built right on the edge is a big issue right now, especially in southern California
  - We are a little bit higher but not that high
  - Sea level rise will affect city and county housing setback plans the same
  - We will be involved in joint planning for that

- Vegetation issues- we have a lot of dead and dying decadent trees here
    - The climate is changing which will also affect vegetation
    - The harbor developments- annexing has its good points and bad points, it doesn't pencil out right now
    - Would involve a lot of sea level rise issues where we need to address future housing, I think this will be a joint city county because the cities roads are also affected
  - Jessica- the city does not anticipate the rezoning of the millsite being folded into this LCP amendment
    - The focus here is the blue economy and the focus up on the millsite for BE is aquaculture/education which is already enabled within the current zoning
    - So the broader rezoning will be a separate amendment
    - The blue economy visioning will impact housing in that housing is a part of every single conversation
    - This whole visioning session is a real holistic kind of view of how to create a successful industry
    - So yes housing will be a part of the conversation, it is a top priority and has to be folded into every conversation the city has at this point, but it will not be as tangible as rezoning right now
- Would it be possible to see the grant steps in writing, Julia?
  - yes
- Anyone wishing to provide comments can send comments to me directly at [krogj@mendocinocounty.org](mailto:krogj@mendocinocounty.org)
- Jim Schoonover: I didn't hear anything about Adaptation Planning, which I have read is to be part of the process and might require land use and zoning changes. Where does that fit into the process?
  - Julia Krog: For the County, a Sea Level Rise Resiliency Strategy will be prepared. The County has pursued two grants for this with the National Fish and Wildlife Foundation and will match that grant with funds from the Coastal Commission non-competitive grant. These are independent grants of the LCP update grant but the Strategy will be used to inform the LCP update. The overall goal of the Sea Level Rise Resiliency Strategy is to develop a roadmap for future project development in Mendocino County by establishing baseline conditions, forecasting potential impacts from sea level rise in multiple scenarios and timescales, and developing a list of priority resilience or mitigation projects for which future funding can be pursued.



- Peter- the coastal commission has made it clear that grantees can seek additional funding, can the city and county agree that you are liable to find things that might need future funding and would you go back to the coastal commission with a proposal later on if you felt that was true?
- Julia- yes we would and I think what's going to be beneficial to that is well is that at the same meeting that our grants were awarded, they increased the amount of the non competitive grants which will be beneficial for those things that need fleshing out
- Jary: Will the county's plans fit into the city's updates for the LCP? Sarah McCormick spoke to some of us several weeks ago suggesting that even though the cities focus down at the harbor was the focus of their grant, somehow the planning for sea level rise on the headlands would be covered in the counties plan. Peter showed us a map in which the Cities LCP did include the harbor- are there any provisions now for how the county planning would cover the headlands area?
  - Julia- what Sarah was probably referring to is the sea level resiliency grant
  - This work will cover the city of Fort Bragg as well as the county unincorporated area
  - The county doesn't have any jurisdiction to make any changes to the cities LCP but it could influence what the city wishes to pursue in the future
- Julia explained how the city will feed into the county's plan with harbor zoning. Will the county's update feed into the city's plan for the Noyo Headlands? I understood Sara McC. to suggest something like that in a meeting several weeks ago?
  - Hi Jerry, it's not clear to me how a County update would impact the City's proposal for the Noyo Headlands, because the Noyo Headlands is already inside City Limits. While the Noyo Harbor is mostly located outside of City Limits, for many reasons property owners in Noyo Harbor may benefit from being annexed into City Limits.
- George Reinhardt: A concern I have is that the January 15th date is so close we might not have sufficient public input prior to it being sent out. Can any of the planners allay this concern?
- Mary Rose: Back in the mid 1990's the County was up against needing to update its General Plan. I was on the Executive Committee working with the Chair of the BOS, Air Resources Board, Farm Bureau etc. that created a process to engage stakeholders - citizens, government, and the private sector in that task. Public stakeholder engagement that we came up with started with building of partnerships, education to prepare stakeholders and sessions included small table discussions-- were 3 sessions : It was called the Mendocino County Living Communities Conferences. I also worked with BOS Chair Peterson on doing radio outreach. Therefore I offer that model as a public engagement model.

- The county is still working on developing public engagement because the grant was awarded two weeks ago, some stakeholder tasks are built in but the grant application didn't have it spelled out
- The county will be preparing our own public and stakeholder engagement plan for throughout the process
- We are also acknowledging that the public will have opportunities to engage at any time by submitting comments through our office, through the dedicated email, can be to me for now
- If folks want to be included in the stakeholder list they can request that form the county
- Peter- I think it's really critical that there is a single, well known, point of contact to funnel concerns and questions
  - The sooner the city and the county can designate the people for this the better
- Karen Bowers: Do you anticipate any change to the borders of the Coastal Zone?
- Mary Rose: The Mendocino Living Communities Conferences took place over 3 years and dealt with the complexities of focusing on the tasks with background education for engagement and partnership building and reaching consensus
- Rixanne: I have a side issue, which is the change in CCC policy that disallows citizen groups from appealing a Coastal Permit Administrator's decision directly to the CCC. We used to be able to do this because the County charges a high fee for appeals. Now we have to appeal to the County which costs \$1616. This puts a definite damper on citizen appeals. Please look into reestablishing a no-cost appeal in the Coastal Zone or direct appeal to the CCC. thanks.
  - Rixanne: A lot of this discussion has been on climate change and sea level rise and I appreciate that that is probably the most important issue discussed today
  - I represent the Sierra Club in many discussions about coastal dev permits
  - We used to be able to appeal decisions that were made directly to the coastal commission
  - That was because counties- not only ours- can charge a very high fee for appeals which will put a damper on citizens groups which don't usually have a lot of money
  - Julia- I'm not sure about any recent changes, if we are hearing about something I would assume it is a recent appeal that was not in an area that is appealable to the coastal commission
  - Rixanne- how can we tell what areas are appealable?
  - Julia- it is written into the code, they are typically areas that are west of the county road, highly scenic, or wetlands I believe they are also in the coastal act as well but I can't quote you off the top of my head

- Jennifer Kroger: I work with [Hubs and Routes](#), there is an opportunity for public engagement this Sunday at the Caspar Community Center. I would encourage others to look to our work for maps and other materials that may be useful and may help lessen workload.
- Jim Tarbell: 30 years ago there were Citizen Advisory Committees for each community along the Coast. Do you see this happening again?
  - Julia: If you look in the current coastal element there was four citizens advisory committees that were created as part of the 1980s general plan that was done
  - Those translated into 12 specific policy development areas
  - I believe the board set those up
  - The county plans to be touring those 12 different advisory areas and ensuring that we are engaging with folks in each of those previously established CAC areas, not planning on establishing CACs
  - I do not have the original information, it is probably in the file boxes and we will probably be looking into it while we figure out setting up the public plan
  - Jessica Morsell: what were the Citizen Advisory Committees tasked with?
- Mary Rose: How are the youth going to be engaged in the process - It is their future Can there be a separate outreach to the youth
  - I don't see a lot of young people on this chat
  - The youth, its their future, they are busy working 2-3 jobs
  - I remember being at one rally where some young people said we don't know how to participate, and how do we get involved
  - It's really complex, there is a lot of information, its overwhelming for citizens that are not already engaged
- Rixanne: One other issue to clarify. The County maintains that the permitting does not have to follow the Restrictions placed on a property by the CCC, but can simply say that the CCC restriction does apply but is not a County issue. We would like this clarified in the new LCP. (no need to discuss online here)
  - Rixanne, here is the link to the appeal chapter in County Code that relates to Coastal Commission appeals:  
[https://library.municode.com/ca/mendocino\\_county/codes/code\\_of\\_ordinances?nodeId=MECOCO\\_TIT20ZOOOR\\_DIVIIMECOCOZOCO\\_CH20.544AP\\_S20.544.020COCOAP](https://library.municode.com/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOOR_DIVIIMECOCOZOCO_CH20.544AP_S20.544.020COCOAP)
- Suggestions from participants for next steps regarding public education & engagement. (20 minutes)
  - Special thanks to league of women voters, sierra club, everyone for getting the word out

- The great showing today surely illustrates the amount of interest in county land planning and these crucial issues
- Our climate crisis working group decided that this was crucial enough to spend our meeting time on it
- Many people in the GRI are interested and see this as vital, I imagine that the LWV, the Sierra Club, the Democrats, etc. are also of a similar nature
- Maybe we can throw this out and ask for suggestions and recommendations from folks about where this should go in terms of a continuing discussion going forward
- There is still an opportunity to talk about how public engagement will manifest so this is an opportunity if you have thought about this to articulate some of your thoughts and recommendations
- One of mine is that it's important that both the city and counties engaged develop a single point of contact where people can send questions and concerns and they know that they will be responded to
- There is an awful lot to argue for setting up citizens advisory committees
- Dorine: I just want to say that I remember the CAC process, and the committees absorbed a lot of the hostility from the community and expended a lot of emotional capital in making compromises and struggling to see each others viewpoints, then the first committee was dissolved and we started from scratch, then that committee was dissolved
  - In my opinion it was a pretty destructive process
  - Not saying we shouldn't have committees but it needs to be managed in a much more positive way
- Jessica: The question of dates and timeline has come up a couple of times, on FBs application there is an attachment with projected timelines, under community and stakeholder outreach the development of the communication plan is slated for January of this year
  - The implementation is from June 2023 to June 2026
  - There are timelines for all the different tasks
- What would the duties and responsibilities be?
  - Make sure that we start categorizing those things that will be addressed by the LCP and those things that will need to be addressed by a future update
  - Making sure that the LCP updates are integrated fully into the land use and environmental regulation
- When is it going to be possible and how can we prepare ourselves to be good partners with the city and the county in terms of assisting in the development of these updates?
- Who wants to be involved?
  - Cindy Plank

- Ariana Bayer
  - Mary Rose
  - Karen Bowers
  - Sarah Bodner
  - Lee and Dorine
  - Elizabeth Swenson
  - Peter McNamee
  - George Reinhardt
  - Eileen
  - Judy Tarbell
  - Mary Walsh
  - Norman de Vall
  - Merry Winslow
- Should the GRI form a working group?
- Karen Bowers would like to be added to the GRI Mendocino Vision group
- Let's follow up with an email and people can express their interest
  - Should these meetings continue and if so, when and who should host?
  - Should citizens commission(s) be appointed and if so, who & when?
  - Peter will email the people above who are interested and we are working under the assumption that other groups are interested in this work as well
  - Norman- the advantage of a town meeting is that community members can hear each other, I hope that having an access point, that there is a chance for people who would like their thoughts to be shared could make them publicly available so it's not just a one way trip from public to county
  - Julia- I think Norman you may have missed my discussion of our community meetings up and down the coast as part of this process
  - That would be an opportunity for the county to give feedback in a communal space- will not flow in one direction
  - Norman- the comments made to the county by email etc- will those be recorded? Do they become part of the record? YES as part of the LCP process you are required to submit all public comments to the Coastal Commission
  - Jade- procedural question from the chat, is someone going to copy the chat text out and send it to everyone?
    - Yes, Michelle will copy the chat and is taking notes
  - Mary- I am really concerned about youth, we are not attractive to youth, and I think the county has to take a role in engaging the young workers, the young families. We have not solved it on our organization levels, we're gray hairs, were aging out, and somehow this has to be brought into a bigger picture not just all of us who have been doing this

- How do we get to the youth? Where they work? The schools? Faith- based spaces? The bars? I really don't know but it is their future, they are living and working in this community
- Strategic questioning- not saying this is what we want to do why don't you join us but going to them and asking how we can help/what they need
- Jade- not sure if people are aware of this but the last point in a child's education when they learn about state and local politics and history is in the third grade so if you want to educate young people perhaps the county might get together with the Mendocino County Office of Education and see if there is funding for a class that could involve students in the actual process of doing this planning either as an elective or after school special
- Has the county talked to the Library about having these materials available?
  - Julia: certainly, the revised draft etc will definitely be available on the website, at our local planning offices, and we can make them available at the local libraries
  - Peter- the libraries are a huge public resource for so many of us and they do such a great job, if they can be roped into the process of helping to educate the public on this it would be invaluable
- Cindy Plank- in 2020 California set up the state seal of civic engagement which is meant to encourage students in elementary and secondary schools to become civically engaged
  - The state seal is for Juniors and Seniors in high schools
  - One of the criteria is participation in one or more informed civic engagement projects that address real world problems
  - This is perfect for our process here
  - The LWV has been working with the county office of education and high schools all over our county to inspire them to be more civically engaged, especially in the voting piece
  - We have been giving to seniors and hoping to expand to all high school students with the help of the MOE little packets of info including civic engagement resources, how to register and pre register pocket constitution etc.
  - This is right up our ally as far as trying to inspire students, young people, diverse inclusion in civics and public participation so please lean on us as much as you can and we will respond
- Peter- thank you to everyone who participated today and for taking time on your Saturday to participate in this discussion