

Jennifer Faso

From: Felicity Gasser
Sent: Friday, April 21, 2017 3:19 PM
To: Jennifer Faso
Subject: RE: Referral for CPH17-0004; 22064 & 22055 Kelly Ct., Jenner

Hello Jennifer,

CDC staff has reviewed this referral and has no questions, comments or mitigations regarding this project.

Felicity Gasser
Sonoma County Community Development Commission
707-565-7507

From: Danielle Letourneau
Sent: Wednesday, April 19, 2017 4:16 PM
To: Becky VerMeer <Becky.VerMeer@sonoma-county.org>; 'Timber Cove FPD' <dennism@wildblue.net>; Albert Lerma <Albert.Lerma@sonoma-county.org>; Suzanne Smith <suzanne.smith@scta.ca.gov>; Steven Schmitz <steven@sctransit.com>; Susan Upchurch <Susan.Upchurch@sonoma-county.org>; 'Timber Cove County Water District (admin@tccwd.org)' <admin@tccwd.org>; 'Ellie (ellie@unicycler.com)' <ellie@unicycler.com>; 'Rue Furch (pqrst@monitor.net)' <pqrst@monitor.net>; Tribal Consult Cloverdale Rancheria; 'Tom Lynch' <tlynch@sonic.net>; Dean Parsons <Dean.Parsons@sonoma-county.org>; Jennifer Barrett <Jennifer.Barrett@sonoma-county.org>; Jo Ann Barker <JoAnn.Barker@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; Christine Sosko <Christine.Sosko@sonoma-county.org>; James Tyler <James.Tyler@sonoma-county.org>; Jennifer Lyle <Jennifer.Lyle@sonoma-county.org>; Leslye Choate <Leslye.Choate@sonoma-county.org>; Felicity Gasser <Felicity.Gasser@sonoma-county.org>; John Haig <John.Haig@sonoma-county.org>; Nick Stewart <Nick.Stewart@sonoma-county.org>; Jacob Newell <Jacob.Newell@sonoma-county.org>; Mark Cleveland <Mark.Cleveland@sonoma-county.org>; Steve Ehret <Steve.Ehret@sonoma-county.org>; fireprevention <fireprevention@sonoma-county.org>; James Williams <James.Williams@sonoma-county.org>; Robert O'Dell <Robert.ODell@sonoma-county.org>; Steve Mosiurchak <Steve.Mosiurchak@sonoma-county.org>; John Lowry <johnlowryca@gmail.com>; Pamela Davis <p.davis479@gmail.com>; Nancy Cave <Nancy.Cave@coastal.ca.gov>; Sara Pfeifer <sara.pfeifer@coastal.ca.gov>; Stephanie Rexing <stephanie.rexing@coastal.ca.gov>; Cynthia Lee <Cynthia.Lee@waterboards.ca.gov>; Janice Thomas <janice.thomas@waterboards.ca.gov>; Brendan O'Neil <brendan.o'neil@parks.ca.gov>; Gary Shannon <gary.shannon@parks.ca.gov>; Mona Dougherty <MDougherty@waterboards.ca.gov>; Chris Wright <ChrisW@drycreekrancheria.com>; Buffy McQuillen <bmcquillen@gratonrancheria.com>; Tribal Heritage Preservation Officer (THPO) <thpo@gratonrancheria.com>; Lorin Smith <lorin@stewartspoint.org>; Reno Franklin <reno@stewartspoint.org>; Brenda Tomaras <btomaras@mtowlaw.com>; Marjie Majia <margiemejia@aol.com>; Stephanie Reyes <slreyes@middletownrancheria.com>; Scott Gabaldon <scottg@mishewalwappotribe.com>; Michael Mirelez <mmirelez@tmdci.org>; Cathy Schezer <schezer@comcast.net>; Tina Romeo <timbercovehomes@gmail.com>; Hannah Faire Scott <hannah@coastwalk.org>; Una Glass <unaglass@coastwalk.org>
Cc: Jennifer Faso <Jennifer.Faso@sonoma-county.org>
Subject: Referral for CPH17-0004; 22064 & 22055 Kelly Ct., Jenner

Good Afternoon,

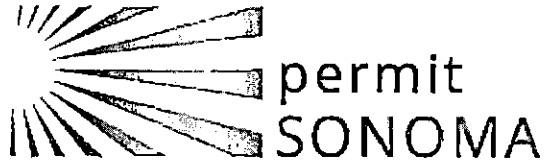
See attached Referral for the project referenced in the subject line.

Please contact the project planner with questions or comments by May 10, 2017 at Jennifer.Faso@sonoma-county.org

Thank you,

Danielle Letourneau
Planning Secretary
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
(707) 565-1935

*OFFICE HOURS: PRMD's Public Lobby is open Monday through Friday
from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.*



CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
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MAY 11 2017

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



May 10, 2017

Jennifer Faso
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Sonoma County Coastal Development Permit CPH17-0004 at 22055 and 22064 Kelly Court, Jenner (APNs 109-390-024 (-034) and -028), Timber Cove, Sonoma County

Dear Ms. Faso,

Thank you for allowing Coastal Commission staff the opportunity to comment on the proposed development at 22055 and 22064 Kelly Court in Timber Cove, Sonoma County. Residential development of these parcels, including residential structures and a well for irrigation purposes, was approved by the County through Coastal Development Permit CPH15-0006 in February, 2016. Prior to submitting this CDP application in 2015, the applicant decided to postpone their request for a second well and later apply for a second CDP. The CDP application currently under review, CPH17-0004, proposes the installation of a second well on the parcel, along with a pump, and a water supply line. Based upon the referral, the proposed development appears to be inconsistent with Sonoma County's certified Local Coastal Program (LCP) for the reasons listed below. In short, the proposed development raises consistency issues with LCP policies regarding utilization of water resources. Additionally the requested development appears to be one portion of a larger proposal; thus, the referred project appears to be piecemeal development.

Water Resources

As this parcel is zoned Rural Residential (RR), which allows for residential use, it should not require any water resources in addition to those provided by the Timber Cove County Water District. A water connection for domestic use and a well for applying water for landscaping are already provided at the site as a result of approval of CPH15-0006. This proposal, which would supplement existing water supply for cited landscaping water needs, would exceed normal domestic water use for a residential parcel already served by adequate water resource allocations for both domestic and landscaping uses.

According to the October 11, 2016 Groundwater Investigation study provided by the applicant, "Timber Cove Water District has adequate resources for domestic usage within the District" service area. However, the Land Use Plan (LUP) element of the LCP states that "the Sea Ranch, Fort Ross Highlands, Duncan Mills and Pacific View Estates are the only areas with adequate water for all existing and planned development." Similarly, LCP Administrative Manual includes the statement that "prior to the approval of a coastal permit for construction of any additional house at Timber Cove, the Sonoma County Environmental Health Department shall review the

Timber Cove water system and determine that the water supply, storage, and distribution facilities are adequate for future development.” Mention of this review was not included in the Groundwater Investigation. Has such discretionary review for this project already occurred? If so, what were the findings regarding the adequacy of water supply, storage, and distribution to these particular parcels and proposed uses?

LUP Policy VII-31 requires monitoring of “the level of groundwater in all community or mutual water wells annually in early September to determine the effects of withdrawal.” The Groundwater Investigation study does not provide adequate data about water supply or levels of the existing well at 22055 and 22064 Kelly Court. Without this information, it would be impossible to analyze whether a second well would be appropriate. In fact, the Investigation does not seem to take into account that the proposed well would be a secondary well onsite.

Finally, the study states that “the residence will be subject to strong winds which evaporate water, requiring the use of more water to maintain plantings.” The County should require the applicant to utilize landscaping that is appropriate to the area in terms of wind resistance and drought tolerance, and that does not require the use of more water to sustain plantings. In addition, the project should incorporate windbreaks, barriers, or wind screens using the landscape architecture features approved by the County in the first CDP to alleviate some of the wind stress. Also, irrigation systems and plans should be conducive to environmental conditions, such as wind regimes and water availability. This may require that the applicant irrigate using a wind sensor system and consider including drip irrigation and mulch rather than above ground spray to limit loss to evaporation and dependence on water resources.

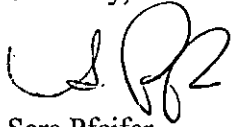
In short, proposing to pump a new well in an area with potentially constrained water supplies in order to irrigate landscape plantings in a wind-stressed residential zone would be a low priority use of water supplies; Development should only be permissible if there is adequate water for the appropriate priority uses in the coastal zone. An additional well may not be justified if the only development rationale offered for the proposed well is to allow for the maintenance of decorative vegetation.

Piecemeal Development

Multiple residential structures and one well have already been approved on this property. The applicant provides no additional detail as to the need for a secondary well, apart from citing the need for additional water for maintaining landscape vegetation, given the vicinity’s high evaporation rate. The incremental review of projects associated with this parcel is of concern, as it limits the analysis of the permitted development’s cumulative impacts. As such, Coastal Commission staff would recommend that the County consider denying this project if the second well is proposed merely for the currently proposed use. At this juncture, given that the applicant will be both connected to the Water Districts system and one well is already permitted onsite, the applicant could devise a landscaping plan using drought and wind-tolerant plantings to landscape their property using already-approved water resources.

If you have any questions regarding these comments, please contact me at sara.pfeifer@coastal.ca.gov or (415) 904-5255.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Pfeifer', written in a cursive style.

Sara Pfeifer
Sonoma County Planner

Cc:

Kathryn W. Holmes, applicant

William Gilmore, architect

CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219



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CA 940
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Jennifer Faso
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

95403-282399



Jennifer Faso

From: THPO@gratonrancheria.com
Sent: Tuesday, May 02, 2017 2:36 PM
To: Jennifer Faso
Subject: 22055 & 22064 Kelly Ct., Jenner
Attachments: County of Sonoma, 22055 & 22064 Kelly Ct., Jenner, APN 109-390-024 (109-390-034) & 103-390-028.pdf

Dear Jennifer Faso,

The Federated Indians of Graton Rancheria, a federally recognized Tribe and sovereign government has received your correspondence requesting information on a project located at 22055 & 22064 Kelly Ct., Jenner. The Tribe has reviewed the location of the project and we have determined it is not in our traditional ancestral territory, therefore have no comments on this project, at this time. We appreciate the opportunity to review the project proposal. If you have any additional questions regarding this letter please feel free to email my office at thpo@gratonrancheria.com or call the office at (707) 566-2288.

Sincerely,
Buffy McQuillen
Tribal Heritage Preservation Officer (THPO)
Native American Graves Protection and Repatriation Act (NAGPRA)
Office: 707.566.2288; ext. 137
Cell: 707.318.0485
FAX: 707.566.2291

Antonette Tomic
THPO Administrative Assistant
Federated Indians of Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928
Office: 707.566.2288, ext. 143
Fax: 707.566.2291
atomic@gratonrancheria.com

 please consider our environment before printing this email.

Federated Indians of Graton Rancheria and Tribal TANF of Sonoma & Marin - Proprietary and Confidential

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Jennifer Faso

From: Brenda L. Tomaras <btomaras@mtowlaw.com>
Sent: Wednesday, April 26, 2017 4:24 PM
To: Jennifer Faso
Subject: Lytton Rancheria Response for CPH17-0004

Ms. Faso,

This shall serve as the Lytton Rancheria's acknowledgment of receipt of the above-referenced referral for AB52 purposes. Based on the information provided, the Tribe is not requesting further consultation.

Thank you.

Brenda L. Tomaras
Tomaras & Ogas, LLP
10755-F Scripps Poway Parkway #281
San Diego, CA 92131
(858) 554-0550
(858) 777-5765 Facsimile

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