



AGENCY: City Council
MEETING DATE: January 14, 2019
DEPARTMENT: Community Development
PRESENTED BY: Marie Jones
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Provide Direction Regarding Mill Site Reuse Plan Local Coastal Program (LCP) Amendment Including: 1) Recommended Policy Changes from the Fort Bragg Sea Level Rise Study and the Tsunami Study; and 2) Recommended Policy Changes to the Safety Element of the Coastal General Plan

ISSUE:

The Community, City Council, the Planning Commission and staff have been engaged in developing a Reuse Plan for the Mill Site and Preparing a Local Coastal Program (LCP) Amendment for the Coastal Commission's consideration for the past two years. The effort to prepare the LCP Amendment for submission to the Coastal Commission is about 60 percent complete. In January of 2019, staff provided a preliminary schedule for meetings in 2019, the next three meetings from that preliminary schedule are excerpted below:

Meeting Topic	
Feb	• Direction from City Council and the Planning Commission Regarding: ○ Analysis and Recommendations of Mill Site Reuse Visitor Serving Facilities Study ○ Preliminary Feedback from Coastal Commission Staff Regarding Draft LCP Submittal <u>Element 2 – Land Use</u> of the Coastal General Plan. ○ Relevant Amendments to the CLUDC
March	• Direction from City Council and the Planning Commission Regarding: ○ Recommendations of Fort Bragg <u>Sea Level Rise Study</u> & <u>Tsunami Study</u> ○ <u>Element 7: Safety</u> of the Coastal General Plan ○ Preliminary Feedback from Coastal Commission Staff Regarding Draft LCP Submittal Chapter 9 - Sustainability of the Coastal General Plan. ○ Relevant Amendments to the CLUDC
April	• Direction from City Council and the Planning Commission Regarding Analysis and Recommendations of: ○ <u>Build Out Scenario for the Proposed Land Use Plan</u> ○ <u>Mill Site Reuse Utility Study</u> ○ <u>Mill Site Reuse Fiscal Impact Analysis</u> ○ <u>Mill Site Reuse Development Feasibility Analysis</u> • Direction from City Council & Planning Commission Regarding Revisions to the

As the Coastal Commission has not yet completed their review of Coastal General Plan's Element 2, nor have they provided the City with final guidance regarding their required buildout methodology for the non-Mill Site portion of the City, staff has brought forward the *Safety Element* of the Coastal General Plan for the City Council and Planning Commission's consideration at this meeting. This is the only element which has not yet been reviewed and revised by the Planning Commission and the City Council. The proposed modifications to the *Safety Element* (Attachment 1) have been informed in part through:

- 1) Completion of a Sea Level Rise Study (Attachment 2);
- 2) Review of the Tsunami Risk Study (Attachment 3); and
- 3) In consultation with DTSC and the Coastal Commission.

ANALYSIS:

SEA LEVEL RISE ANALYSIS & RECOMMENDATIONS

The following summary is excerpted from the attached Sea Level Rise Report 2018, please see Attachment 2 to view the entire report.

Per the State of California Sea-Level Rise Guidance (2018), the following steps were undertaken to evaluate the sea level rise consequences and risk tolerance of the Mill Site Land Use Plan in the attached SEA LEVEL RISE REPORT 2018 (Attachment 2).

- STEP 1: Identify the nearest tide gauge.
- STEP 2: Evaluate project lifespan.
- STEP 3: For the nearest tide gauge and project lifespan, identify range of sea-level rise projections.
- STEP 4: Evaluate potential impacts and adaptive capacity across a range of sea-level rise projections and emissions scenarios.
- STEP 5: Select sea-level rise projections based on risk tolerance and, if necessary, develop adaptation pathways that increase resiliency to sea-level rise and include contingency plans if projections are exceeded.

This framework was used to: 1) guide selection of appropriate sea-level rise projections; 2) develop necessary adaptation policies to increase resiliency to sea-level rise and 3) develop contingency policies if projections are exceeded or reached prematurely.

The nearest Tide Gauge for Fort Bragg is Arena Cove. Table 2 below illustrates the probabilistic sea level rise projections for Arena Cove California. These data are from Kopp et al, 2014 and Sweet et al (2007) per State of California Sea Level Rise Guidance (2018).

There is substantial agreement between sea level models in the Sea Level Rise (SLR) projections through 2050. However, after 2050, the differences in the projections vary greatly across both emission scenarios and individual scientific assessments. Therefore, there is uncertainty associated with any SLR projections for the latter half of this century and beyond. Thus, per the State Guidelines, when assessing longer-term risk after 2050, multiple sea level rise predictive models should be used for moderate SLR and extreme SLR (e.g., discrete, non-probabilistic scenarios), particularly if the useful lifespan for a facility is closer to 2100 or beyond. The H++ Scenario represents the most conservative discrete **non-probabilistic** scenario and assumes a very rapid loss of the Antarctic ice sheet; in other words scientists posit that the likelihood of this scenario coming to pass is extremely low (less than 0.5% likely) but they don't know exactly how low it is.

High Emissions Analysis. Based on Table 2, in the high emissions scenario, the most likely range of sea level rise is between 2.3 feet and 5.4 feet by 2150. Likewise, there is about a 5% probability that SLR could reach 7.3 feet and a 0.5% chance of sea level rise exceeding 12.6 feet by 2150. If high emissions result in the extreme H++ scenario (Sweet et al 2007), which is extremely unlikely and assumes a very rapid loss of the Antarctic ice sheet, sea level rise by 2150 could be as high as 21.5 feet.

Low Emissions Analysis. Based on the table above, in a low emissions scenario Fort Bragg has a 50% probability of experiencing at least 1.9 feet of sea level rise by 2150. Furthermore, the most likely range of sea level rise is between 0.9 feet and 2.3 feet by 2150. Likewise, there is about a 5% probability that SLR could reach 5.1 feet and a 0.5% chance of sea level rise exceeding 10.7 feet by 2150. The H++ scenario is not possible in a low emissions scenario.

Table 1: Projected Sea Level Rise (in feet) for Arena Cove/Fort Bragg, CA

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)				H++ scenario (Sweet et al. 2017) *Single scenario	
		MEDIAN	LIKELY RANGE	1 - IN-20 CHANCE	1 - IN-200 CHANCE		
		50% probability sea-level rise meets or exceeds...	66% probability sea-level rise is between...	5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...		
				Low Risk Aversion		Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.3	0.2	0.5	0.5	0.7	1
	2040	0.5	0.3	0.7	0.9	1.2	1.6
	2050	0.7	0.5	1	1.2	1.8	2.6
	2060	1	0.6	1.3	1.7	2.5	3.7
	2080	1.5	1	2.2	2.8	4.3	6.4
	2100	2.1	1.3	3.1	4.1	6.7	9.9
	2120	2.6	1.8	3.8	5	8.2	13.9
	2140	3.2	2.1	4.8	6.5	11.1	18.7
	2150	3.6	2.3	5.4	7.3	12.6	21.5
Low emissions	2080	1	0.6	1.6	2.1	3.6	
	2100	1.3	0.7	2.1	3	5.4	
	2120	1.5	0.9	2.5	3.6	7.1	
	2140	1.8	0.9	3.1	4.6	9.4	
	2150	1.9	0.9	3.4	5.1	10.7	

*Most of the available climate model experiments do not extend beyond 2100. The resulting reduction in model availability causes a small dip in projections between 2100 and 2110, as well as a shift in uncertainty estimates (see Kopp et al. 2014). Use of 2110 projections should be done with caution and with acknowledgement of increased uncertainty around these projections.

Table 3, next page, illustrates the vulnerability of various physical assets given different sea level rise scenarios. **Green squares** indicate that the asset will not be affected by sea level rise within the timeframe specified in the column. **Yellow squares** indicate that the asset has an increased risk of episodic flooding due to SLR combined with storm surge and or kind tides. **Red squares** indicate that the asset could be inundated within the timeframe specified given the probability that the scenario occurs. The “X” indicates the likely life expectancy of the asset.

Table 3: Sea Level Rise Valnerability: Proect Life Expectancy, Sea Level Rise Timing Under Different Scenarios & Probabilities

	Project Life Expectancy ¹	High Emmissions SLR Scenario					H++ Scenario
		Likely Range (83% chance)			1:20 Chance	0.5% Chance	
		2050	2100	2150	2150	2150	2150
Sea Level Rise (ft)		1	3.1	5.4	7.3	12.6	21.5
Build Assets -Outside of City Limits but within the City's Municipal Services District (Noyo Harbor)							
Wood Buildings: Hotels, Restaurants, Retail, Residential Rentals, Industrial facilities, etc.	75+		X				
Concrete Buildings	30	X					
Mobile home park	30	X					
Roads (local harbor)	50		X				
Transmission lines (Harbor)	15	X					
Water distribution pipelines (harbor)	50		X				
Sewer lines (harbor)	50		X				
Built Assets - Inside City Limits							
Ocean Lake Senior Housing -Manufactured Homes	50		X				
GP Mill Site	130			X	X	X	X
WWTF	60		X				
Madson Hole: raw water supply	30		X				
Sewer Lift Station at Pudding Creek	50		X				
Storm drains	15	X					
Pudding Creek dam	50		X				
Hazardous material sites - Ponds 6, 7 & 8	150			X	X	X	X
Mill Pond Dam - upon seismic retrofit	150			X	X	X	X
Fort Bragg Landing Beach Berm	150			X	X	X	X
Natural Assets							
Pudding Creek Beach, Noyo Beach, Fort Bragg	NA						
Streams & Rivers – Pudding Creek, Noyo River	NA						
Steelhead habitat	NA						
Wetlands	NA						
Access and Recreation							
Pudding Creek Beach, Glass Beach, Noyo Beach, Fort Bragg Landing Beach	NA						
Noyo Headland Park (Coastal Trail), Pomo Bluffs Park, MacKerricher Park	30	X					
Pudding Creek Beach parking, Noyo Beach Parking	30	X					
Highway bridges – Pudding Creek Bridge, Noyo Harbor Bride, Hare Creek Bridge	100		X				
Highway 1	100		X				
Fishing area at jetty	50		X				
Surfing areas	NA						

¹. *Survey on actual service lives for North American buildings*, Jennifer O'Connor Forintek Canada Corp. 2004

As illustrated in Table 3, much of the Noyo Harbor may begin to be affected by Sea level Rise in 2100, with significant permanent flooding by 2150, if CO2 emissions are not curbed (83% probability model). While the Noyo Harbor is located outside of City Limits, the North Harbor is served by City water and sewer and is an important economic driver for our community.

Within City Limits, Noyo Beach, Pudding Creek Beach, Fort Bragg Landing & Glass Beach, Pudding Creek Dam and Noyo Harbor Jetty are threatened by permanent Sea level inundation by 2150, in the most likely sea level rise scenario (83% confidence), if CO2 emissions are not curbed.

In the 1 in 200 scenario (12.6 feet of sea level rise) the beach berm would start to be impacted by sea level rise, especially during surging storms and king tides.

In the least likely and most catastrophic scenario, the H++ scenario, the Mill Pond Dam, Fort Bragg Landing Beach Berm and Ponds 6, 7 and 8 could be impacted and possibly even inundated by SLR, necessitating an adaptive strategy for this area. An adaptive strategy could include: 1) removal of ponds 6 & 7; and 2) removal of Pond 8 or dam stabilization for Pond 8 to withstand sea level rise.

Staff recommends that the following adaptation policies be added to the Safety Element to address these recommendations and the assets at risk in Fort Bragg from Sea Level Rise.

Policy SF 5.1 – Consider best available science regarding Sea Level Rise projections when considering projects with long lifespans and/or critical infrastructure projects in areas of the City that may be vulnerable to Sea Level Rise by 2150, in the worst case (H++) scenarios (see Map SF-4). Analyze the impacts of and potential flooding issues resulting from Climate Change and rising sea levels on proposed projects located within the 150-year Sea-Level Rise Inundation Area (see Map SF-4).

Program SF 5.1.1: Water Supply Resilience. When considering upgrades to the Noyo River fresh water intake and/or pumping station, consider the cost benefit analysis of the project location given predictions of future sea level rise. Consider and explore fresh water pumping locations further up the river, if the combination of sea level rise and low flows on the Noyo will result in a compromised water supply within the life expectancy of the proposed improvement.

Program SF 5.1.2: Mill Site Lowland Area Project Review. Consider the effects of long term SLR (150 year time horizon) and project life expectancy for all projects located within the Lowland Area of the Mill Site, including projects related to creek daylighting, mill pond dam removal or stabilization, beach berm stabilization or removal, trail access, infrastructure improvements, etc.

Program SF 5.1.3 – Ocean Lake Senior Housing Resilience. Consider the effects of sea level rise and the risks associated with periodic flooding of Ocean Lake when considering proposals for new development at this location.

Policy SLR 5.2 - Planning for Noyo Harbor Sea Level Rise Resilience. Work with the County of Mendocino to improve harbor resilience to Sea Level Rise and discourage long term investment after 2100 in areas vulnerable to impacts.

Program 5.2.1: Explore the feasibility of establishing an alternative access road to the North Harbor.

Program 5.2.2: After the year 2100, consider establishing a moratorium on new water and sewer connections in the North Harbor to discourage future development.

Program 5.2.3: Consider rezoning portions of the Urban Reserve on the Mill Site with “Ocean Dependent” zoning, to provide an upland area suitable for harbor activities such as fish processing, boat building, etc.

Program 5.2.4: On a regular basis, work with Mendocino County and resource agencies to establish collaborative approaches to develop adaptive strategies to address the effects of Sea Level Rise in the Noyo Harbor.

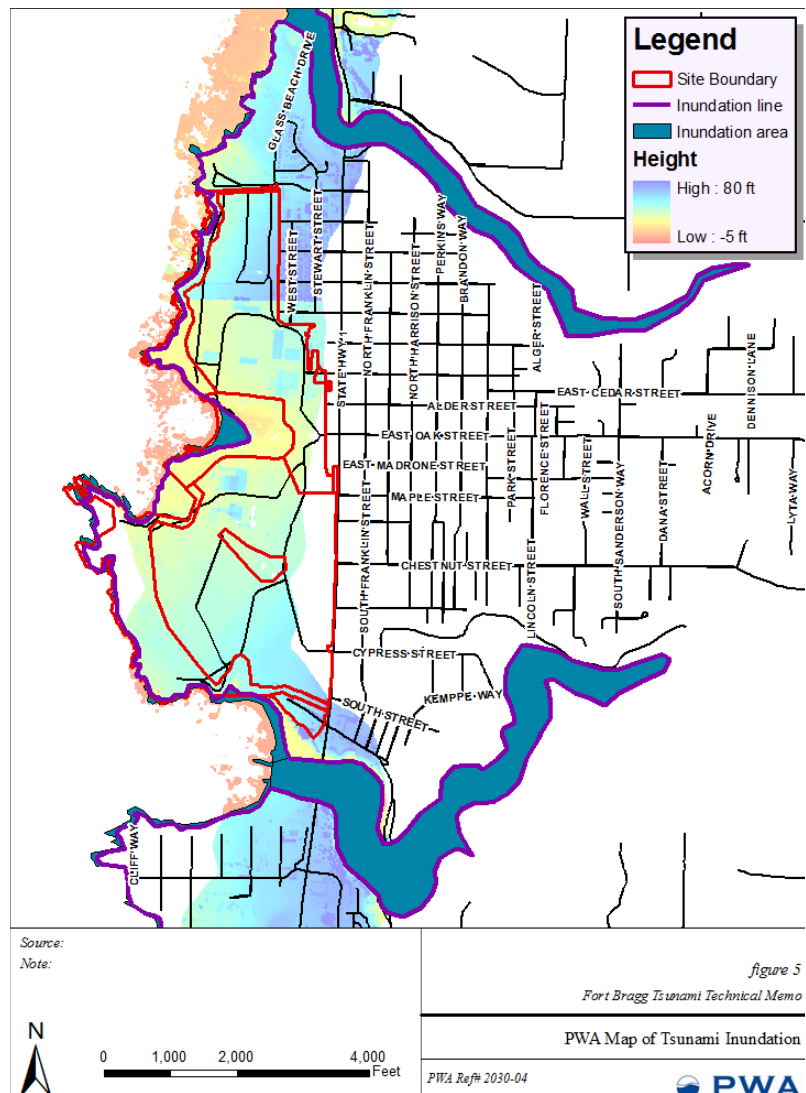
TSUNAMI STUDY ANALYSIS AND RECOMMENDATIONS

The Tsunami Study (Attachment 3) found that Fort Bragg and Noyo Harbor has historically experienced larger tsunami impacts than most of the California Coast. However, most of the historic tsunamis have occurred during mid to low tide, thereby reducing the overall impact. Low lying areas in and around Fort Bragg especially Soldier Bay, Noyo Harbor, and Pudding Creek are particularly susceptible to tsunami hazards as documented by recent State mapping efforts. However, since much of the City is located on sea cliffs that range in height from 40 to 70ft the overall tsunami risk is reduced for most of the city. The Fire Station has a low risk exposure to the tsunami hazards. The Tsunami Inundation Risk areas are mapped in dark blue in the Tsunami Inundation Map to the right. The rainbow colored areas illustrate relative land height above sea level (not tsunami risk).

As the velocity associated with a tsunami is likely to increase cliff erosion, development and infrastructure near the cliff edges may be susceptible to erosion impacts even though they are at low risk of wave run-up and flooding impacts.

Staff recommends the following additional policies to address the Tsunami risks identified in the study:

Policy SF-2.7. Limit Development in Tsunami Inundation Areas on the Mill Site. Limit uses and development in the Tsunami Inundation Area on the Mill Site to those that support and protect passive recreation, ESHAs and open space. Require the installation of Tsunami Warning signs in all areas subject to Tsunami inundation.



Program SF-2.5.2: Periodically update the tsunami inundation zone map (Map SF-3) for land use planning. Maps should identify generalized tsunami inundation zones on a probabilistic basis (e.g., 100-year event).

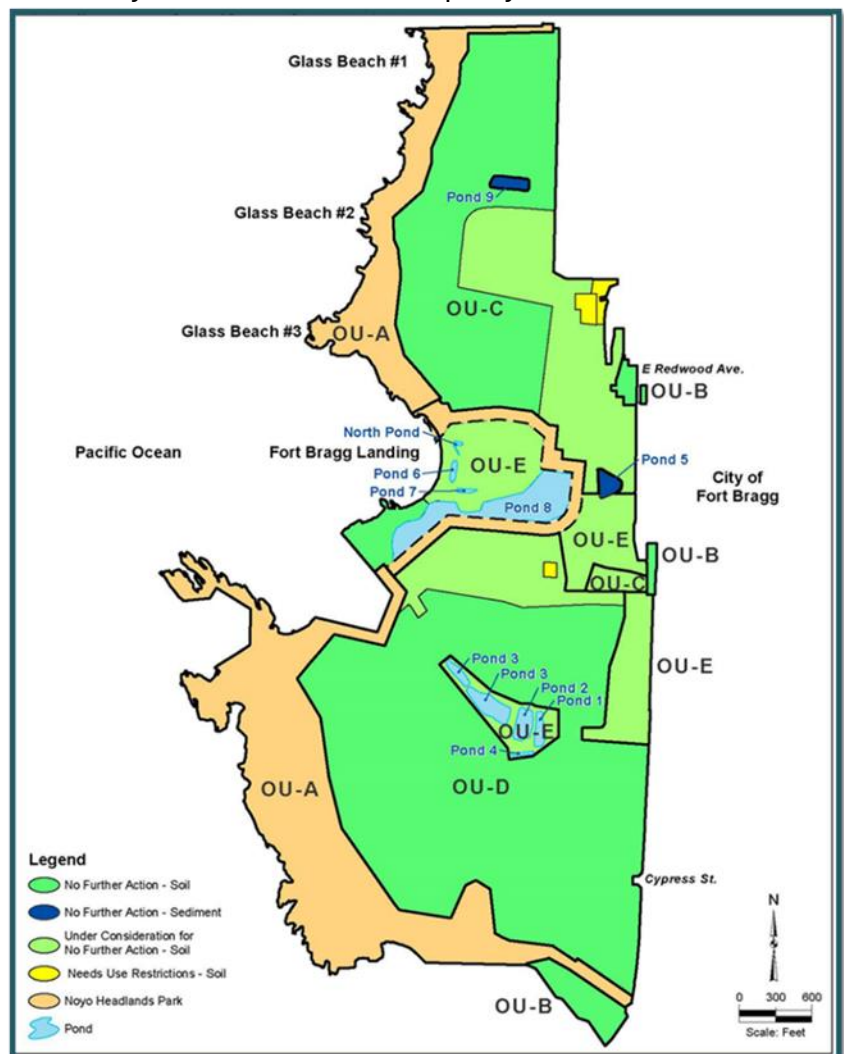
City Council may want to prohibit the siting of new critical facilities in Tsunami run up areas (see below). However, if the tsunami inundation area is revised this could impact the feasibility of rebuilding the fire station.

Policy SF-2.6: Avoid **(or Prohibit?)** siting new critical facilities, including fire and police stations and hospitals in tsunami inundation zones to the maximum extent feasible. If it is necessary to site such facilities in tsunami inundation zones to provide adequate population protection, new critical facilities shall be located and configured to be functional immediately after a 100-year tsunami event.

Additionally, the Coastal Commission is completing a new comprehensive tsunami risk analysis for the entire California Coast, which will be released at the end of 2019. This study may identify additional Tsunami Risks for Fort Bragg, which may necessitate additional policy recommendations for the LCP Amendment.

MILL SITE REMEDIATION

The Mill Site has been remediated per the regulations of the California Department of Toxics and Substances Control. DTSC's oversight of the Georgia-Pacific Mill Site cleanup began in 2006, with cleanup efforts initially focused on the removal of contaminated soil and fly ash. In 2007, fuel pipelines and soil contaminated with petroleum from OU-E were removed, as was the pile of fly ash located near the South Ponds (Ponds 1-4). In 2009, 14,000 cubic yards of soil [contaminated with polychlorinated biphenyls (PCBs), lead, and dioxin] were removed from OU-A, prior to the development of Noyo Headlands Park and Coastal Trail. In 2008 and 2009, over 1,000 cubic yards of soil contaminated with lead and PCBs were removed from OUs C and E. This work included bioremediation (using microbes for cleanup) of approximately



40,000 cubic yards of soil contaminated with petroleum. This cleanup achieved residential cleanup goals. As of 2018, 97% of the site was fully remediated to a residential standard. Nevertheless, compliance with DTSC's soil management plan is required for some areas of the site as illustrated in Map SF-5 above.

Staff, in consultation with DTSC, recommends the inclusion of the following four policies to ensure safety related to the remediation. These policies address are as follows:

Policy SF-8.1 Mill Site Deed Restrictions. Georgia-Pacific shall establish a deed restriction prohibiting the domestic use of groundwater for the entire Mill Site.

Policy SF-8.2 Mill Site Soil Management Plan. All development projects shall comply with the Mill Site Soil Management Plan (SMP) as prepared by DTSC. The SMP provides the basis for the following:

1. Identifies potential hazards related to geologic and soils conditions;
2. Identifies areas with potential soil issues and identifies specific land use restrictions, and associated measures and procedures to follow within these areas during ground disturbing activities if unknown contaminants are uncovered during excavation and construction,
3. Maps all land use covenants (LUCs) within the Mill Site and identifies development restrictions

Policy SF-8.3 Mill Site Worker Health and Safety. The Soil Management Plan (SMP), approved by the Department of Toxic Substances Control (DTSC), shall be provided to all project developers within the Mill Site. Where applicable, the developer's general contractor shall prepare a construction worker health and safety plan containing worker health and safety requirements based on any known and potential conditions identified in the SMP (e.g., remaining foundations, discovery of ash or petroleum, etc.).

Policy SF-8.4 Land Use Covenants. Development shall be consistent with all land use covenants (LUCs). Development in areas with Land Use Covenants (see Map SF-5) may proceed subject to the requirements of the LUCs and associated Soil Management Plan (SMP) controls.

City Council and the Planning Commission may want to add a policy to address other remediation issues of the Mill Site. Please see Attachment 4 to view a resolution adopted by the City Council in 2017. This resolution could be used to inform the development of additional policy language. Some issues that the City Council and Planning Commission may want to consider before developing new policy language regrading Mill Pond remediation include:

1. It may be wise to delay developing new policy language on this topic until DTSC releases the final Feasibility Study. This would inform City Council and the Planning Commission of DTSC's preferred remediation strategy.
2. Remediation of the Mill Pond will have to meet the requirements of many existing Coastal General Plan policies, as detailed in the matrix that staff developed for DTSC in 2018. Care should be taken when crafting any new policies to ensure that they do not conflict with existing Coastal Act policies in the City's certified LCP.

SAFETY ELEMENT POLICY REVIEW

As you review the Safety Element (Attachment 1) please use the following color coding to identify why the policy revisions are recommended.

- All policies in **Purple text** are modified from the draft Specific Plan and incorporated into the Coastal General Plan Safety Element.
- **Blue text** denotes staff's recommended changes related to new State requirements from the Coastal Commission or other State agencies or changes in state law. The Coastal Commission requires that all new LCP Amendments address, through new policy language, new Coastal Commission requirements/priorities that have developed over time through case law, new statute and or Coastal Commission interpretation of the Coastal Act. Staff has reviewed The Coastal Commissions Local Coastal Program Update Guide (2013), to identify new policy language for the City's LCP to meet these requirements. The new required policy language is noted in the attached documents in Blue Text. These policies are provided for City Council and the Planning Commission review and direction.
- **Green text** denotes staff's recommended changes to create: 1) internal consistency within the Coastal General Plan; 2) the adoption of policies already approved by City Council in the Inland General Plan (updated in 2014); and 3) recommended changes by staff.

Many changes were made to the Safety Element, and it is best to view them within the context of the element itself.

RECOMMENDED ACTION:

Provide direction to staff regarding proposed policy changes to the Safety Element.

ALTERNATIVE ACTION(S):

None.

FISCAL IMPACT:

The City was awarded a Community Development Block Grant (CDBG) in the amount of \$50,000, a Coastal Commission grant of \$100,000, and a \$48,000 MCOG grant for this LCP amendment. Additionally the City has a General Plan Maintenance Fund, funded through building permit fees, that may be used for costs associated with the LCP Amendment.

As City Council and the Planning Commission further refine a final Land Use Plan and LCP Amendment, staff will prepare a fiscal analysis to identify if the overall Mill Site Reuse will have a net positive fiscal impact on Fort Bragg.

CONSISTENCY:

The City's 2014 Economic Development Strategy specifically includes rezoning and the eventual reuse of the Mill Site as a high priority project. The project must comply with the City's Coastal General Plan in order to be certified by the Coastal Commission. This may require modification of one or more policies of the Coastal General Plan prior to submittal of an LCP amendment.

IMPLEMENTATION/TIMEFRAMES:

There are a number of next steps for the Mill Site LCP amendment process, which will necessitate

ongoing meetings and workshops to obtain additional input, collaboration and direction from the City Council, Planning Commission and the community in order to complete the task list included in the first part of this report.

LCP Amendment Task	Status
Prepare a Land Use Plan (zoning map) for the LCP amendment.	Drafted 10/2018
Prepare supporting maps, including: parcel lines, existing development, wetlands, transportation and access constraints.	Completed 10/2018
Revise the Coastal General Plan to include relevant policies for the LCP amendment.	80% Complete
Revise the Coastal Land Use and Development Code to include relevant policies for the LCP amendment.	50% Complete
Determine the “maximum buildout” scenario for the proposed Land Use Plan based on development regulations (height limits, parking requirements, floor area ratios, lot coverage, open space requirements and setbacks) for each zoning district.	Completed 10/2018 Will need to be revised if the Land Use Plan is revised
Prepare a summary of current lower cost visitor serving facilities, including: room inventory, revenue per available room, occupancy rates, etc.	Completed 9/2018
Climate change study: sea level rise and bluff top vulnerability & impact of Mill Site development on Climate Change.	Completed 11/2018
Tsunami study.	Completed 2007
Visual Analysis of Land Use Plan and analysis of how the Citywide Design Guidelines would be revised and implemented on site to reduce visual impacts.	Completed 12/2018. Will need to be revised if the Land Use Plan is revised.
Prepare an analysis of the City’s capacity to serve future development, including: water, sewer, drainage, etc.	Underway. Will need to be revised if the Land Use Plan is revised.
Prepare a Fiscal Impacts Analysis of the fiscal impact (revenues and expenses) on the City of the proposed buildout of the Mill Site. This analysis will explore total potential revenues and expenses related to the buildout of the Mill Site.	Spring 2019

Prepare a Feasibility Study for the Mill Site Buildout. This analysis will explore the cost of development and anticipated revenues and determine in a general sense if development on the Mill Site is feasible.	Spring 2019
Transportation study, including availability of parking to serve coastal access and the effects of the project on the capacity of Highway 1 and Highway 20 both within and outside of City Limits.	Summer of 2019 Will be prepared once Land Use plan is finalized and traffic volumes are up in the summer.
Botanical Analysis.	Summer 2019
Prepare and submit the LCP Amendment application with all attachments and analysis.	4/2018 –6/2019
Coastal Commission Review & Analysis of LCP Amendment. One year statutory review period.	6/2019 – 5/2020
Submission of “Friendly Modifications” by the Coastal Commission to the City of Fort Bragg.	6/2020
City consideration of “Friendly Modifications” and negotiations with Coastal Commission regarding modifications. Six month statutory	6/2020 –12/2020
Adoption of LCP Amendment by Coastal Commission and City of Fort	1/2021 – 3/2021
New regulations and policies become law and applicants can submit development project permit applications for review and consideration by the Planning Commission.	4/2022

ATTACHMENTS:

1. Safety Element of the Coastal General Plan
2. Mill Site Reuse Plan Sea Level Rise Analysis, 2018
3. Tsunami Analysis
4. Resolution of the Fort Bragg City Council

NOTIFICATION:

1. Georgia Pacific Site Plan Notify Me Subscriber List
2. Georgia Pacific Site Remediation Notify Me Subscriber List
3. Dave Massengill, Georgia Pacific Corporation
4. Sherwood Valley Band of Pomo Tribal Chairman Mike Knight & THPO Tina Sutherland
5. Cristin Kenyon, California Coastal Commission