



County of Sonoma
State of California

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ATTEST: May 9, 2023
M. CHRISTINA RIVERA, Clerk/Secretary
BY *Noelle Francis*

Date: May 9, 2023

Item Number: 69

Resolution Number: 23-0237

PLP20-0009 Chris Wendt



Majority Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Finding The Project Exempt From The California Environmental Quality Act (CEQA) And Approving Amendments To The Official Zoning Database To Immediately Rezone To Timberland Production Zone, And Approving The Cancellation Of An Existing Land Conservation Contract Conditional On The Rezone To Timberland Production Zone, And Approving A Phased Conditional Use Permit To Legalize Existing Resort Use For Property Located At 20111 Old Cazadero Road, Guerneville; APN 106-230-007 And 008, Supervisorial District No. 5.

Whereas, the applicant, The Wildwood Conservation Foundation, filed an application with the Sonoma County Permit and Resource Management Department to rezone 210 acres of land from RRD (Resources and Rural Development), B6 160-acre density, RC 50/50 (Riparian corridor with 50-foot setbacks to the TP (Timberland Production) B6 160-acre density, RC 50/50 (Riparian Corridor 50-foot setbacks district on property located at 20111 Old Cazadero Road, Guerneville; APN 106-230-007 and 008; Supervisorial District No. 5.

Whereas, the applicant has also petitioned to cancel the Land Conservation Contract recorded on February 16, 1971 at Book 2516, Page 582, of the Official Records of Sonoma County, and restricting property located at 20111 Old Cazadero Road, Guerneville; APN 106-230-007 and 008, (subject property) pursuant to Government Code Section 51282.5, permitting the immediate cancellation of a Land Conservation contract when the land it restricts is rezoned into Timberland Production Zone pursuant to the California Timberland Production Act, Government Code section 51100 et seq.

Whereas, the applicant has also applied for a conditional use permit to legalize the existing unpermitted structures on and resort use of the subject property.

Whereas, among other things, legalizing the resort use requires, in order: first rezoning the subject property to Timberland Production Zone, second, cancelling the Land Conservation contract restricting the subject property, and third obtaining a conditional use permit for the resort use; this is because resort use is not a compatible use for land

restricted by a Land Conservation Contract, but is a compatible use for land restricted by Timberland Production Zoning.

Whereas, the whole of the action is categorically exempt from the California Environmental Quality Act under the existing facilities exemption, Title 14, California Code of Regulations, CEQA Guideline 15301, as there is no proposed change to existing land use which has existed for the last forty years, and is a combination of timberland, conservation, and resort use; and under the common sense exemption, Title 14, California Code of Regulations CEQA Guideline § 15061(b)(3), because the project has no potential for causing a significant effect on the environment because it involves converting the restriction on the property from Land Conservation contract to Timberland Production Zone, where such change is statutorily exempt from CEQA, pursuant to California Government Code Section § 51119 and Title 14 California Code of Regulations CEQA Guideline § 15264, and issuing a conditional use permit to legalize long standing existing resort use of the property without any proposed expansion, negligible or otherwise, to that use, and maintaining the existing timberland and conservation uses of the property;

Whereas, in accordance with the provisions of law, and consistent with Government Code 65855, the Planning Commission held a public hearing on February 16, 2023, and February 23, 2023, at which time all interested persons were given an opportunity to be heard.

Whereas, the Planning Commission rendered a written recommend to the Board of Supervisors, Planning Commission Resolution No. ----, finding the project exempt from CEQA and approve the rezone to Timberland Production Zone.

Whereas, on March 14, 2023, the Board of Supervisors approved taking original jurisdiction over the proposed conditional use permit to allow all elements necessary to legalizing the current use of the property to be consolidated and heard as one item before the Board of Supervisors.

Whereas, all persons wishing to speak on this matter have had an opportunity to be heard by and submit oral and written comments to the Board of Supervisors pursuant to a noticed public hearing.

Now, Therefore, Be It Resolved, that the Board of Supervisors, finds the forgoing recitals are true and correct, and having considered all information in the record before it, including but not limited to the written recommendation from the Planning Commission, report from staff, and all public comments written and oral, and makes the following additional findings:

1. The state Timberland Productivity Act (Government Code §§ 51100 et seq.) (“TPA”) provides the criteria and mechanism for rezoning to the TP District. The TPA required applicable counties and cities to adopt an ordinance designating uses compatible with the primary use of land in TP zones, timber production and

harvest. In 1976 the Sonoma County Board of Supervisors adopted Ordinance 2119, creating the TP District in Sonoma County Code Chapter 26 (Zoning Code) and designating compatible uses in the TP District that were compatible with the primary use of timberland for production and harvest of trees. Ordinance 2119 provided that the permitted and conditionally permitted uses set forth for the TP District were designated as the compatible uses in the TP District. As enacted, “permanently located and improved private and public campgrounds, resorts and organized camps” are designated compatible use in the TP District that is allowed with a use permit; and

2. Immediately rezoning of the subject land, currently identified by APNs 106-230-007 and 106-230-008, from its current Resources and Rural Development (RRD) zone to the TP District would enable the applicant to continue to manage the project site as forest land and maintain existing compatible uses.
3. Under the Timberland Production Zone Act, timberland production zoning is a 10-year zoning term that automatically renews annually unless a notice of rezoning out of TP is recorded pursuant to state law.
4. The rezoning of the parcels to TP District is subject to the normal process for zone changes in that the proposed rezone first requires consideration by and recommendation from the Planning Commission before the Board of Supervisors may consider it, and here the Planning Commission has considered and recommended the proposed rezone.
5. The applicant property has concurrently petitioned the Board of Supervisors for immediate cancellation of the Land Conservation contract restricting the legal parcel, currently identified by APNs 106-230-007 and 106-230-008, conditioned on first obtaining and recording of a rezone of the property to Timberland Production in accordance with the TPA.
6. The applicant has also concurrently applied for a proposed use permit, the approval of which is conditioned on, among other things, the recordation of a Notice of Immediate Rezone to Timberland Production Zone, and subsequent recordation of a Certificate of Cancellation of Land Conservation Contract, for the parcels.
7. The Board of Supervisors approved taking original jurisdiction over the application for proposed use permit on March 14, 2023, which allows it to consolidate the proposed rezone, contract cancellation, and conditional use permit to be heard at one hearing.
8. All of the following state law criteria for rezoning to Timberland Production Zone have been met:

- a. A map has been prepared and submitted showing the legal description or the assessor's parcel number of the property desired to be rezoned;
 - b. A plan for forest management was prepared by registered professional forester (RPF) Matt Greene Forestry & Biological Consulting, dated April 2020 and on file with Permit Sonoma, which finds that the subject land is timberland as defined under state law; that timber on the site is growing between 24 and 33 cubic feet of timber per acre annually, exceeding state and local minimum stocking standards; and that timber may be harvested in the future as part of a variety of activities specified in the plan, including for commercial forest products; and
 - c. The project site was consistent with compatible uses at the time of application and, as recommended and considered by the Planning Commission, the rezone application would not be approved unless the Board of Supervisors adopts an ordinance to reinstate "resort" as a compatible use that is conditionally permitted in the TP District.
 - d. Placing the project site's approximately 210 acres of land into Timberland Production zoning meets the criteria of Government Code Section 51104(f) and (g) because the land contains the soils and climate capable of producing timber and is contiguous to timberland already zoned as timberland production and therefore is consistent with Government Code Sections 51113.5 and 51141.
 - e. Resort use is a compatible use in the TP District and the existing resort facility is compatible with the primary purpose of the TP District. The resort facility occupies less than three percent of the approximately 210-acre project site and would not conflict with forestland management on the remainder of the project site.
9. The proposed zone change to Timberland Production zoning district is consistent and compatible with the project site's Resources and Rural Development land use designation (RRD) in the Sonoma County General Plan. The change to Timberland Production zoning is consistent with the General Plan's RRD policy "to protect lands needed for commercial timber production under the California Timberland Productivity Act."
10. Pursuant to Government Code § 51282.5, the Board of Supervisors is required to approve the cancellation of a Land Conservation Contract when any owner of land petitions for such cancellation for land which is zoned timberland production pursuant to Government Code 51112 or 51113 and which has a

recorded notice of such zoning.

11. The applicant has petitioned for cancellation of a Land Conservation Contract originally recorded on February 16, 1971 at Book 2516, Page 582, of the Official Records of Sonoma County, and restricting property located at 20111 Old Cazadero Road, Guerneville; APN 106-230-007 and 008, consistent with Government Code Section 51282.5, and California Timberland Production Act, Government Code section 51100 et seq., which is conditional on the recordation of a Notice of Rezone to Timberland Production zoning as required by Government Code § 51282.5.
12. The applicant has applied for a use permit to legalize existing resort use of the subject property, which meets the requirements of the General Plan and Zoning Code as follows:

- a. General Plan Consistency findings:

The proposed Use Permit is consistent and compatible the Sonoma County with the project site's Resources and Rural Development land use designation (RRD) in the Sonoma County General Plan. The proposed resort/retreat use is consistent with the General Plan's RRD policy of permitting "Lodging, campgrounds, and similar recreational and visitor serving uses".

- b. Compliance with Zoning Code findings:

The proposed Use Permit is consistent and compatible the Sonoma County Zoning Code as Resort Use is an allowed land use in the Timberland Production Zoning District with the approval of a use permit per Section 26-22-30.1.

13. Fire Safe Standards Compliance.

- a. The County of Sonoma, like many other counties, in 2017 had a local fire safety ordinance that had been certified by the Board of Forestry. All local fire safety ordinances throughout the State expired on January 1, 2020.
- b. The Board of Forestry took action to stop certifying all local ordinances in the State, and focus edits efforts on updating its regulations as directed by the Legislature, including its requirements for existing roads outside of parcel boundaries.
- c. The Board of Forestry's process of updating its regulations is ongoing and involves input from the public and stakeholders statewide regarding potential requirements for existing roads outside of parcel boundaries,

and minimum road width standards for existing roads throughout California.

- d. The Board of Forestry's draft regulations have not been adopted and do not apply to the Project. Board of Forestry fire safe standards regulations in effect since July 2020 apply to the Project.
- e. CAL FIRE has delegated Inspection Authority to the Sonoma County Fire Prevention Division to inspect projects for compliance with fire safety laws. 14 CCR §1270.05(a)(3).
- f. The current Board of Forestry regulations authorize an applicant to request an exception to Standards. Exceptions to Standards are authorized by the Board of Forestry regulations as an alternative to a specific standard due to health, safety, environmental conditions, physical site limitations or other limiting conditions that provides mitigation of the problem. 14 CCR§1271.00. Upon request by the applicant, the Inspection Authority may grant an Exception to Standards where the exceptions provide the same practical effect as the Board of Forestry regulations towards providing defensible space. 14 CCR §1270.06. Same practical effect means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including: (a) access for emergency wildland fire equipment; (b) safe civilian evacuation; (c) signing that avoids delays in emergency equipment response; (d) available and accessible water to effectively attack a wildfire or defend a structure from wildfire; and (e) fuel modification sufficient for civilian and fire fighter safety.14 CCR §1271.00.
- g. Here, the Project applicant requested an exception to the Board of Forestry standards for the road width and dead-end road standards (14 CCR §1273.01 and §1273.08). The applicant included material facts and mitigation alternatives, documented with site maps.
- h. The Sonoma County Fire Marshal considered the applicant's request, including the following:
 - i. If the applicant were required to pay for the widening and upgrades to the existing Old Cazadero Road, or replacement of the bridge over Austin Creek or seasonal crossing to reconnect Cazadero and Guerneville, it would constitute a physical site limitation and result in environmental conditions from the significant amount of grading, paving, and roadwork to improve

the road outside of parcel boundaries as well as a significant financial burden to improve existing County Right-of-Way.

- ii. To allow for emergency wildfire equipment access concurrently with civilian evacuation, the application includes proposed signage to alert drivers along Old Cazadero Road to yield to emergency vehicle traffic in the event of emergencies to allow for safe emergency wildfire equipment access concurrently with civilian evacuation and to avoid delays in emergency response.
- iii. Wildwood acknowledges and appreciates the recent work done by Sonoma County TPW at its own direction and expense, to maintain and increase fire equipment accessibility along Old Cazadero Road for the safety of all residents and guests along the road, including those accessing Wildwood.
- iv. The project includes available and accessible water storage tanks and an existing swimming pool to effectively attack or defend a structure from wildfire.
- v. In close coordination with Wildwood's Conservation Easement partner, Golden State Land Conservancy, Wildwood has undertaken extensive understory management, removal of non-native fire hazardous vegetation, and laddering of preserved trees according to standards. Wildwood will continue to manage ongoing defensible space in the vicinity of inhabited buildings. The area around all buildings has been cleared of underbrush and defensible space and hard surfaces exist around all the buildings.
- vi. To retain the ability to communicate during power outages, especially fires, Wildwood is currently hosting the prototype GMSR radio repeater that is being used by the Department of Transportation and Public Works (DTPW) for their next-generation GMSR CONEX self-contained, fire-hardened repeaters. The prototype has been installed by DTPW and will be improved and maintained at the county's expense.
- vii. Wildwood has coordinated fire safe and vegetation management workshops with CAL FIRE and Sonoma County Fire Prevention staff that included participation by neighbors of the site.
- viii. The Fire Marshal also required conditions of approval related to a Fire Prevention Plan prepared by the applicant, employee training in the use of regulated materials to meet Fire Code requirements, and vegetation management to ensure defensible space.

- i. On February 7, 2023, Wildwood submitted an Emergency Action Plan that was reviewed by Monte Rio Fire Chief Steve Baxman and which identifies conditions under which an evacuation would be necessary, designates a clear chain of command, and determines appropriate evacuation procedures including the cancelling of event and the evacuation of guests from the property if a Voluntary Evacuation Order is issued.
- j. The County' Fire Marshal, acting as the Inspection Authority as officially designated by CAL FIRE, has determined those conditions of approval have the same practical effect as defined in the current regulations, thereby ensuring that the Project meets state law requirements.
- k. The Board of Forestry regulations, 14 CCR §1270.05(b)-(c) allow members of the public to report alleged violations to CAL FIRE to conduct an independent review and ensure compliance with state law.
- l. On September 9, 2021, the Sonoma County Fire Marshal submitted the approved Exception to Standard for this Project. CAL FIRE has not objected to the Fire Marshal's determination of same practical effect for this Project.

14. General Use Permit Finding.

- m. The establishment, maintenance, or operation of the use for which application is made, will not, under the circumstances of this case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the area of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area.

Be It Therefore Resolved, that the Board of Supervisor hereby:

- A. Approves and adopts Ordinance No. (_____)

"An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending the Official Zoning Database of the county of Sonoma, adopted by reference by Section 26-02-110 of the Sonoma County Code, by reclassifying certain real property from RRD (Resources and Rural Development), B6 160-acre density, RC 50/50 (Riparian Corridor with 50-foot setbacks) to TP (Timberland Production), B6 160-Acre Density, RC 50/50 (Riparian Corridor with 50-foot setbacks) zoning district for 210

acres of land located at 20111 Old Cazadero Road; APN 106-230-007 and 008.”

- B. Delegates to the Chair of the Board authority to execute documents necessary to effectuate the rezoning and recordation of a Notice of Immediate Rezoning to Timberland Production Zone; and
- C. Directs the Permit and Resource Management Department to record the Notice of Immediate Rezoning to Timberland Production Zone in a form approved by County Counsel, and to provide a copy of the recorded Notice to the Assessor’s Office.

Be It Further Resolved, that the Board of Supervisors:

- A. Approves the Petition for Cancellation of Land Conservation Contract for the Contract identified at Official Records of the Sonoma County Recorder at Book 2516, Page 582, which was recorded on February 16, 1971, as to the approximately 210 acres of land located at 20111 Old Cazadero Road and currently described by APN 106-230-007 and 008, and makes this approval conditional on the recordation of a Notice of Immediate Rezoning to Timberland Production Zone for the subject property such that the cancellation is not effective until after the Notice of Rezone to Timberland Production Zone is recorded.
- B. Delegates to the Chair of the Board authority to execute documents necessary to effectuate the Cancellation of Land Conservation contract and the recordation of a Certificate of Cancellation, in a form approved by County Counsel.
- D. Directs the Permit and Resource Management Department to record the Certificate of Cancellation for the Land Conservation Contract after, and in no case before, the Notice of Rezone to Timberland Production Zone is recorded, and to provide a copy of the recorded Certificate to the Assessor’s Office.

Be It Further Resolved, that the Board of Supervisors approves the requested conditional use permit, which shall not be effective unless and until a (1) Notice of Immediate Rezone to Timberland Production Zoning and (2) Certificate of Cancellation for Land Conservation Contract are recorded in that order, and all other conditions of approval are satisfied.

Be It Further Resolved, that the Board of Supervisors finds and determines that the whole of the action is categorically exempt from the California Environmental Quality Act under the existing facilities exemption, Title 14, California Code of Regulations, CEQA Guideline 15301, as there is no proposed change to existing land use which has existed for over forty years, and is a combination of timberland, conservation, and resort use, where no exceptions listed under Section 15300.2 apply; and under the common sense exemption, Title 14, California Code of Regulations CEQA Guideline § 15061(b)(3), because the project has no potential for causing a significant effect on the environment because it involves converting the restriction on the property from Land

Conservation contract to Timberland Production Zone, where such change is statutorily exempt from CEQA, pursuant to California Government Code Section § 51119 and Title 14 California Code of Regulations CEQA Guideline § 15264, and issuing a conditional use permit to legalize long standing existing resort use of the property without any proposed expansion, negligible or otherwise, to that use, and maintaining the existing timberland and conservation uses of the property;

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Aye

Rabbitt: Aye

Gore: Aye

Hopkins: Aye

Coursey: Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

So Ordered.

Conditions of Approval

Staff:	Chris Wendt	Date:	9 May 2023
Applicant:	The Wildwood Conservation Foundation	File No.:	PLP20-0009
Owner:	The Wildwood Conservation Foundation	APN:	106-230-007 & -008
Address:	20111 Old Cazadero Road		

Project Description:

Request for 1) a Zone Change from Resource and Rural Development (RRD) to Timberland Production (TP); 2) immediate cancellation of the existing Land Conservation Contract (Williamson Act) restricting APN 106-230-008 following recordation of Notice of Immediate Rezoning of 106-230-007 & -008 to Timber Production Zone t; and, 3) a phased Use Permit to legalize an existing retreat center operating year-round located on a +/- 210 acre parcel, following recordation of a Certificate of Cancellation for the Land Conservation Contract. The resort will operate Friday – Sunday with a maximum of 52 people onsite following the completion of Phase I, and a maximum of 60 people onsite following the completion of Phase II; and, open one weekend a month Thursday – Sunday with a maximum of 35 people onsite (both phases). Phase 1 will occur within 2 years from approval and Phase II will occur within 4 years from approval. Total number of people onsite during both phases is inclusive of guests and up to a maximum of 10 employees.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

General:

1. The applicant shall include these Conditions of Approval on a separate sheet of plan sets to be submitted for building and grading permit applications.
2. The Sonoma County Permit and Resource Management Department (PRMD) shall further be referred to as Permit Sonoma in these Conditions of Approval.
3. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
4. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a Use Permit has not been used within four (4) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

5. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of

property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

FEES:

6. Permit Processing & Development Fees. This "At Cost" Entitlement fee is not vested until all permit processing costs and development fees are paid in full. No grading or building permits shall be issued until all permitting costs and development fees are paid in full.
7. CEQA Filing Fee. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 for a total of \$50 made payable to Sonoma County Clerk and submitted to Permit Sonoma.
8. Condition Compliance Fee. At the time of submitting a building permit application, the applicant shall submit to Permit Sonoma a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy and operations being granted.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____
Contact Permit Sonoma Building Plan Check: (707) 565-2095 or PermitSonoma-PlanCheck@sonoma-county.org

9. The applicant shall apply for and obtain building related permits from Permit Sonoma for the construction, addition, conversion, alteration, and/or conversions of the existing and proposed buildings. The necessary applications appear to be, but may not be limited to, building permit applications for each individual structure on site. Construction inspections shall occur and the building permits finalized (or approved for occupancy) prior to occupancy of the altered structure.
10. The proposed uses and occupancies of all building areas shall be accurately identified on the proposed plans. Building areas and exterior areas shall identify all proposed uses and occupant loads associated with all proposed uses. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.
11. The means of egress from all proposed occupied areas within the facility (interior and exterior) shall comply with the applicable chapters and sections of the California Building Code (CBC), specifically CBC Chapters 10 and 11B.
12. The fire-resistance rating of existing and proposed walls separating the proposed occupancies from adjacent uses, structures, and property lines shall comply with the applicable sections of the CBC.

13. Minimum plumbing facilities for customers and employees, per the California Plumbing Code (CPC), shall be provided for all proposed building areas.
14. CALGreen documentation shall be provided and reviewed and approved by a Sonoma County approved 3rd party consultant for new and altered building areas.
15. The California Business & Professions Code requires plans and calculations affecting structural elements or required exiting provisions to be prepared by California licensed design professionals (architects, engineers). A design professional in responsible charge shall be designated for all building related permits, and this individual shall be responsible for reviewing and coordinating submittal documents prepared by others, in accordance with CBC Section 107.3.4.
16. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the CBC, as determined by the Permit Sonoma Building Division. Such accessibility requirements shall apply to all new construction, conversions of existing structures, interior and exterior routes of travel, accessible parking and loading zone(s), employee work stations, transient lodging, public and employee restroom facilities, and other accessible elements. At least one accessible route shall connect each story in multistory buildings and facilities.
17. A geotechnical report, in accordance with CBC Chapter 18, shall be submitted, providing recommendations for all proposed foundation areas, and justifying any proposed construction adjacent to suspected areas susceptible to landslides.
18. Plans shall be prepared in accordance with recognized architectural standards. The proposed Cover Sheet shall clearly indicate the proposed scope of work, including area tabulations of all new, existing, and altered building areas. All consultants and contacts shall be identified on the Cover Sheet. A sheet index shall be provided identifying all sheets within the proposed plan set. A 3" x 3" blank area shall be located in the same location of all proposed digital plan sheets. All applicable codes shall be identified. All sheets shall be the same size and format within the proposed digital plan set(s).
19. Plans and supporting documentation shall be of sufficient clarity to indicate the location, nature and extent of work proposed, and show in detail that it will conform to the provisions of all applicable adopted codes, ordinances, laws, rules, and regulations, in effect at the time of application.
20. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

CODE ENFORCEMENT

"The conditions below have been satisfied" BY _____ DATE _____
Contact Permit Sonoma Code Enforcement: (707) 565-1992 or PRMD-Enforcement@sonoma-county.org

1. This use has commenced prior to approval of this use permit. All preoperational conditions identified in this use permit and payment of all required fees shall be completed within 60 days of approval to operate. Additional time to comply with pre-operational conditions may be granted at the discretion of the Deputy Director. If any pre-operational condition is not met within the specified time frame, this permit shall not vest and shall be void and of no further effect.
2. This Use Permit shall not become vested until all violations are cleared and penalty fees paid. The determination of the amount of penalties will be determined by staff using the methodology

approved by the Board of Supervisors and may be appealed to a hearing officer in accordance with Section 1-7.1 (d) of the Sonoma County Code. The penalty appeal hearing shall not be conducted until payment of penalties is made in full. The determination of the hearing officer shall be final and only subject to judicial review.

Operational Conditions:

3. This use shall be constructed, maintained, and operated in conformance with all applicable county and state statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit condition and shall be subject to potential revocation.

GRADING & STORM WATER

"The conditions below have been satisfied" BY _____ DATE _____
Contact Permit Sonoma Engineering: (707) 565-2268 or PermitSonoma-Engineering@sonoma-county.org

21. Grading and/or building permits require review and approval by the Grading & Storm Water Section of Permit Sonoma prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____
Contact Permit Sonoma Engineering: (707) 565-2268 or PermitSonoma-Engineering@sonoma-county.org

Right of Way Requirements:

22. The Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
 - a. As necessary to create public right-of-way a total of twenty-five (25) feet wide on the Applicant's side of the road, as measured from the existing roadway centerline, for the full length of the property's frontage on Old Cazadero Rd. This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.
 - b. To contain all Public drainage facilities.
23. The Applicant shall dedicate right-of-way as roadway easement. The Applicant shall have prepared an easement deed, together with the required descriptions and shall submit them to the County Surveyor for review and approval. A copy of the recorded deed shall be submitted to the Land Development Section of Permit Sonoma prior to clearance of these conditions.

Intersections of Roads and Driveways:

24. The Applicant shall construct a driveway entrance such that it conforms to AASHTO standards and meets the following criteria to allow for the smooth and safe movement of passenger vehicles entering and exiting the public road (Old Cazadero Road) that provides access to the property. This condition shall be void if the existing entrance meets these requirements. A signed and stamped statement from a Registered Civil Engineer, licensed in the State of California, will be required to prove the driveway (project's entry to Old Cazadero Road) meets these requirements.
 - a. A minimum paved throat width of twenty-four (24) feet.

- b. Entrance curves having a minimum pavement radius of 25 feet; the entrance curves shall begin on a line that is a minimum of 12 feet distant from, and parallel with, the physical centerline of Old Cazadero Road. A 1:10 pavement taper shall be constructed on both sides of the entrance if required per County Code Section 13-32 (b). Entrance curve radii may be reduced with the approval of Sonoma County Fire Prevention.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with current AASHTO requirements for the speed traveled on Old Cazadero Road. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at all driveways.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. The entry shall intersect the public road as close to perpendicular as possible, but in no case shall the entry intersect the public road at more than 20 degrees from perpendicular.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 815, latest revision, for private road and driveway intersection details.
25. The Applicant shall maintain all existing and proposed vegetation fronting the site as well as within the public right-of-way to preserve the sight distance triangles necessary to achieve the minimum AASHTO required sight distance at any project driveway where it intersects a public roadway.
26. Driveway cross-drains (if any) within the County right-of-way shall be upgraded to a minimum 18-inch culvert under the driveway.

Emergency Vehicle Access:

27. The Applicant shall locate driveway gates a minimum distance of 30 feet from the edge of the pavement, in accordance with Standard Detail 242.
28. Per the revised proposal dated March 10, 2022, the Applicant shall install signage to remind drivers to comply with California Vehicle Code requirements to yield to emergency vehicles. Signage shall in general comply with California Manual on Uniform Traffic Control Devices (CA MUTCD) requirements and be reviewed and approved by Sonoma County Department of Transportation and Public Works (DTPW) and Sonoma County Fire Prevention. The signage shall be installed by County Road Crews at the Applicant's expense. The Applicant shall provide the following:
- a. A map with locations for proposed signage (3 maximum locations per discussion with County Fire Marshal). The map shall include latitude and longitude for the proposed sign locations.
 - b. A draft of language for the proposed signs with a designated sign type that matches CA MUTCD requirements.
 - c. Payment for County services to create the requested signs as well as to install them. County DTPW shall provide an estimate of the work based upon items a. and b. above upon written request from the Applicant. Payment shall be required prior to County DTPW completing requested work.

Fees:

29. The Applicant shall pay Traffic Mitigation fees to the County of Sonoma, as required by Chapter 26, Article 98 of the Sonoma County Code, prior to the use of this property associated with this land entitlement. Evidence of payment shall be submitted to the Land Development Section of Permit Sonoma prior to clearance of these conditions. Credit is granted for existing, legal uses.

Processing:

30. The Applicant shall obtain an Encroachment Permit issued by Permit Sonoma prior to constructing any improvements within County road right-of-way.

Completion of Required Improvements:

31. The Applicant shall complete construction of the required public improvements prior to use of an existing building which results from this application.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____
Contact the Project Planner: (707) 565-2543 or ross.markey@sonoma-county.org

PRIOR TO PERMIT ISSUANCE:

Water:

32. Prior to permit issuance, provide the Project Planner with current bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the active well water tested by a State-certified lab.

Applicant shall submit: A copy of the State Certified Lab report to the Project Planner for review.

If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. As an alternative to the well destruction, the applicant may initiate a permanent water treatment program subject to the following requirements prior to issuance of a building permit and/or commencement of project operation:

- a. A deed restriction running with the land and acceptable to Permit Sonoma and County Counsel notifying subsequent property owners that treatment of the water supply is required as a condition of this Use Permit in order to meet State and Federal MCL's and provide potable water to all plumbing fixtures.
- b. Proof of a contract with a qualified service provider shall be submitted for routine/diagnostic water testing, monitoring, maintenance, and record keeping of the water supply system. Initial water test results before and after the water treatment device shall be submitted to the Project Planner.

Septic:

33. Prior to permit issuance, the applicant shall have a **capacity/wastewater flow analysis and proper functioning of the wastewater system inspection** completed by a Registered Civil

Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Revised Use Permit.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the Permit Sonoma Well and Septic Section and may require both soils analysis, groundwater and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

Applicant shall submit: A final clearance *from the Well and Septic Section* that all required septic system testing and design elements have been met to the Project Planner.

Consumer Protection:

34. Prior to the issuance of permits, plans and specifications for the food facility that provides food or beverage to the public (staff & guests) must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 707-565-6565 for information and instructions.

Applicant shall submit: an e-mail of the approval from the Environmental Health & Safety Section or a copy of the Environmental Health Plan Check Approval to the Project Planner to verify compliance with requirements of the California Retail Food Code (CalCode).

35. Prior to the issuance of permits, plans and specifications for the public (staff & guests) swimming pool or spa must be submitted to, and approved by, the Environmental Health Section of the Health Services Department. This condition also applies to restrooms, showers, equipment rooms and fences associated with the pools or spa. Contact the Environmental Health Section at 707-565-6565 for information.

Applicant shall submit: A letter of approval from the Environmental Health Section to the Project Planner verifying compliance with requirements of the State of California regulations on public swimming pools and spas.

Solid Waste:

36. Prior to permit issuance, areas within refuse enclosures for *food facilities*, food retailers, inns and hotels, and *multiple housing units with seven (7) or more bedrooms*, shall:
- a. Drain to the sanitary sewer system or other appropriately permitted disposal facility.
 - b. Container areas shall not be less than ten feet (10') wide, seven and one-half feet deep and six feet (6') high.
 - c. Gates, if installed on the container area, shall be double doors, opening at the center and level with the access road,
 - d. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system.

- e. The trash enclosure shall be covered with a roof or awning. Overhead clearance and overhangs, wiring or other obstructions on the approach to the container area must be at least fourteen feet (14") high and at least nineteen feet (19') high at the location where the bins are tipped. The containers for refuse and recyclables shall be of sufficient size and adequate number to contain without overflowing all of the refuse and recyclables that are generated on the premises during the designated removal period per the Solid Waste Management Plan.

Applicant shall submit: A copy of a design and drainage for trash enclosures and recycling areas to the Project Planner for review and approval.

PRIOR TO OPERATION:

Water:

37. Prior to the issuance of building permits and project operation, the applicant shall provide proof of a current Water Supply Permit from the California State Water Resources Control Board, Division of Drinking Water, for 15 or more connections or the Division of Environmental Health for 5-14 connections (this process should begin as soon as possible, as the application, plan check and sampling may take some time).

Applicant shall submit: Proof a current Water Supply Permit to the Project Planner.

38. Prior to operation, the applicant shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association Certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2016 California Plumbing Code and subsequent editions adopted by Sonoma County.

Applicant shall submit: A copy of the Cross Connection Control Specialist's initial report to the Project Planner for review.

39. Prior to operation, backflow prevention devices shall be installed on the water supply system as recommended, after concurrence with the hazard evaluation and recommendations for cross connection control report by Permit Sonoma.

Applicant shall submit: A letter from the Cross Connection Control Specialist to the Project Planner stating that backflow prevention has been installed as recommended.

Septic:

40. Prior to operation, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the Permit Sonoma Well and Septic Section.

Applicant shall submit: A final clearance from the Well & Septic Specialist to the Project Planner, that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Consumer Protection:

41. Prior to the operation of any retail food facility, a Food Industry Permit must be obtained from the Environmental Health Division of the Health Services Department.

Applicant shall submit: A letter of approval from the Environmental Health Division to the Project Planner verifying compliance with requirements of the California Retail Food Code (CalCode).

42. Prior to the operation of any public swimming pool or spa, a Swimming Pool Permit must be obtained from the Environmental Health Division of the Health Services Department.

Applicant shall submit: a letter of approval from the Environmental Health Division to the Project Planner verifying compliance with requirements of the State of California regulations on public swimming pools and spas.

Solid Waste:

43. Prior to operation, areas within refuse enclosures for food facilities, food retailers, inns and hotels shall drain to the sanitary sewer system or other appropriately permitted disposal facility. The outside perimeter of the trash enclosure shall be graded to prevent storm water from draining into the sanitary sewer system. The trash enclosure shall be covered with a roof or awning.

Applicant shall submit: A copy of an approval letter from Sonoma County Environmental Health to the Project Planner.

OPERATIONAL REQUIREMENTS:

Water:

44. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association Certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.
45. A safe, potable water supply shall be provided and maintained.

Septic:

46. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
47. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
48. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by Permit Sonoma.

Consumer Protection:

49. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.
50. Obtain and maintain all required Public Swimming Pool or Spa Permits from the Sonoma County Environmental Health Division.

Noise:

51. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric ¹ , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 72 seconds in any hour.		

52. Special events were not requested in this Use Permit and therefore are not authorized by this Use Permit.
53. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.
54. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Planner within sixty days of notification from Permit Sonoma that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

55. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

56. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). "No Smoking" signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of "No Smoking" signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

57. A "Designated Smoking Area" may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

FIRE PREVENTION:

"The conditions below have been satisfied" BY _____ DATE _____
Contact Permit Sonoma Fire Prevention: (707) 565-2361 or PRMD-FireDesk@sonoma-county.org

58. Permitting or development approval is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:

(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)

- a. Organized shall comply with Group C requirements per CBC Sec. 314, 450; per CFC Sec. 105.6.47 (operational permits for tents), 307.4.2 (recreational fires, 403.13 and 405 (emergency preparedness requirements for organized camps), 3103 (temporary tents and membrane structures).
59. The subject property (*or properties*) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.
- a. A fire inspection shall be conducted by the Sonoma County Fire Prevention Division to determine if the subject property (*or properties*) is currently in full compliance with applicable Building Code regulations, Fire Code Regulations and Hazardous Materials regulations.
 - b. The Sonoma County Fire Prevention Division may charge and collect a fee for the inspection in an amount, as determined by the county, sufficient to pay its costs of that inspection.
 - c. The Building (s) shall be fire sprinklered and contain a fire alarm system consistence with the occupancy type. Existing sprinklered or non-sprinklered buildings shall be verified based on design to be in compliance with specific occupancy type.

Operational Permits:

60. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.
- a. Emergency responder radio coverage
 - b. Fire protection system
 - c. Hazardous material: storing, transporting on site, dispensing, using or handling hazardous materials

- d. Organized camp
 - e. Place of assembly
 - f. Private fire hydrant: service, use or operation
 - g. Residential occupancy housing 10 or more occupants
 - h. Special events
 - i. Temporary membrane structures, tents with an area in excess of 400 square feet
 - j. Wood product: storage of chips, hogged material, lumber or plywood in excess of 200 cubic feet
61. An annual schedule of special events shall be submitted to Sonoma County Fire for each calendar year, including the maximum number of participants, times and dates.
62. An annual fire safety inspection is required for any facility requiring a Fire Code Operational Permit. The county or fire district which inspects the facility may charge and collect a fee for the inspection from the owner of the facility in an amount, as determined by the county or fire district, sufficient to pay its costs of that inspection.

Emergency Planning and Response:

63. The facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2013 California Fire Code as adopted and amended by Sonoma County Code. Fire safety plans, emergency procedures, and employee training programs shall be approved by the fire code official.

Access:

64. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.

Water Supply:

65. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.
- a. Fire hydrants shall be installed as required by the California Fire Code as adopted and amended by Sonoma County Code.
 - b. Emergency water supply for fire suppression may be provided in a naturally occurring or manmade containment structure for projects not served by a municipal water system, as long as the specified quantity and delivery rate is immediately provided.

Vegetation Management:

66. To reduce the intensity of a conflagration by the installation of building fire protection features, the proposed project shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.
- a. In areas designated as high- or very-high fire severity areas, an approved a vegetation management plan and agreement to perform annual maintenance shall be provided by the applicant and approved by the County Fire Marshal.

Occupancy:

67. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____
Contact the Project Planner: (707) 565-2543 or ross.markey@sonoma-county.org

68. This Use Permit allows the applicant to operate a resort opening within the following Phases:

Phase I: *Within two years of use permit approval*

Prior to the operation of the retreat under Phase I

Construction: permits for the septic system, well, and required driveway encroachment; and the legalization of the following structures by building permit: Commons Building (including both floors), Guest Quarters, Tent Platforms, and pool facilities (pool, pool house, hot tub).

Operation: following the completion of Phase I a maximum of 52 people total (including guests and employees) may be allowed onsite, including guests and employees.

The resort will operate Friday – Sunday with a maximum of 52 people onsite, and, one weekend a month the resort will be open Thursday – Sunday with a maximum of 35 people onsite.

Phase II: *Within four years of use permit approval*

Construction: building permits required to legalize the following structures: Multipurpose Room, Carriage House Rooms A – G; Staff Cabins H, K, L & M; and the Yurt.

Operation: following completion of Phase II full occupancy will be allowed as follows:

The resort will operate Friday – Sunday with a maximum of 60 people (including guests and employees) onsite. One weekend a month the resort will be open Thursday – Sunday with a maximum of 35 people onsite.

69. This Use Permit (PLP20-0009) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
70. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

71. Prior to the issuance of permits to allow for new structures in addition to those shown on the approved PLP20-0009 site plan the applicant shall provide proof of consultation with the Golden State Land Conservancy (GSLC) who holds a Conservation Easement on the property (Doc. #2003091528). This consultation shall provide approval from GSLC for all new structures and/or development (building, grading, etc.) for the site.
72. All grading and building permit plans involving ground disturbing activities shall include the following notes:
- “If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify Permit Sonoma – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.
- If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”
- Building/grading permits shall not be approved for issuance by Permit Sonoma Project Review staff until the above notes are printed on the building, grading and improvement plans.
73. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project’s grading and landscape plans shall detail all tree protection implementation measures.
- Permit Sonoma shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). Permit Sonoma shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project’s landscape architect or contractor, that the tree protection measures were complied with.
74. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.
75. Applicant must obtain a recorded Certificate of Cancellation of Land Conservation Contract immediately cancelling the existing Land Conservation Contract restricting the property, or the existing contract must otherwise terminate, prior to commencing any use of the property that is

prohibited by or inconsistent with the Land Conservation Contract, or the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones, even where such use is authorized by the use permit.

76. Applicant may not obtain a recorded Certificate of Cancellation of Land Conservation Contract unless and until the applicant obtains a recorded Notice of Immediate Rezone to Timberland Production Zone. The purpose of this condition is to ensure that the requirements of (1) the California Land Conservation Act related to cancelling Land Conservation Contracts, and (2) the California Timberland Productivity Act of 1982 related to rezoning land to Timberland Production are all met prior to recording a Certificate of Cancellation of Land Conservation Contract and commencing uses authorized under the use permit,

9 May 2023
9:45 am

Wildwood Board of Supervisors Presentation - as of 27 April 2023

Ron Wood

Good day. I am Ron Wood, President of the Wildwood Board. Thank you for the opportunity to present to the Board of Supervisors. Thank you Chris for your work on this project.

I came to Wildwood for the first time in 2015. Wildwood was a sanctuary for me at a time when I needed it. I fell in love with the land of Wildwood and began my stewardship. It was because of my work on managing the land, that I was invited to join the board.

I'd like to begin my brief comments with our Mission Statement.

Wildwood is a sanctuary created and sustained by gay men for healing, transformation and spiritual growth. The Wildwood community will be a safe and sustainable oasis for all of the diverse members of the LGBT(Q) Community and any individual or group in agreement with our values. We welcome individuals of all ages, sexual and ethnic identities and levels of mobility; facilitate the expression of love, intimacy and the integration of mind, body and spirit; provide an environment for connecting with nature, with spirit and with each other: demonstrate by example the promotion of positive change in the world.

We would like our Use Permit to be approved so we can go on with the work we have been doing for over 20 years. Wildwood has been hosting personal growth events for the greater queer community and their allies for twenty years. HAI of Sonoma, CSS of Guerneville support our reopening and want to bring their Sonoma based businesses back to retreats in Sonoma County. We are a retreat center, not a resort.

For the past 20 years, under our conservation agreement with the Golden State Land Conservancy the income from the non-profit retreat Center funded our stewardship of the land. That income ceased in September 2019 when we were closed for not having a use permit. This was a huge surprise to me and the rest of the Board.

We have been running the Wildwood Retreat Center in compliance with Sonoma County requirements. For example, all of our buildings have been on the Property Tax rolls since 1977. For 20 years, we have consistently passed our Health Department inspections of our Kitchen, Pool & Hot Tub. We have paid our Hotel Occupancy Tax regularly as required.

Wildwood has received strong letters from our conservation partners. Opening the Retreat Center will enable Wildwood to fulfill our mission and put us back on the path to financial stability.

I would like to introduce my fellow board member, Leif Glomset

Hello Chairman Coursey, Lynda Hopkins and Board Members. My name is Leif Glomset. I serve on the board of the Wildwood Conservation Foundation. I am a retired architect, and took on the unpaid role of managing Wildwood's facilities 4 ½ years ago. When we learned of zoning and building violations, I authored the application to bring the foundation into compliance.

I would like to thank our planners, Chris Wendt and Ross Markey for assisting us in understanding the regulations through these years.

I would like to address some core concerns we have heard from the public. These concerns have included traffic and fire access on Old Cazadero Road. We are also thankful for Johannes Hoevertz' and Steve Mosiurchak's perspectives on these key issues.

We have changed our arrival & departure protocols. Before, arrivals were scheduled between 4-5 pm. We will now encourage guests to arrive between 10 am and 5 pm. Departures will now occur anytime during the final day.

Wildwood has prepared an Emergency Action Plan in coordination with Steven Baxman, Fire Chief for our Monte Rio Fire Protection District. This document is included in the staff report. It states that we will monitor weather alerts during fire season. In the event of a Red Flag warning, issued prior to an actual fire when dry hot winds and other conditions make a fire likely, we will assemble our guests, advise of the potential danger, and ask them to prepare to evacuate. Should a fire then be reported and a Voluntary Evacuation Notice announced, Wildwood will cancel events and direct our guests to leave at an orderly pace. If a mandatory evacuation notice is later issued, the road will have been cleared for neighbors and fire equipment.

Wildwood will pay for three signs on Old Cazadero Road instructing downhill traffic to yield to oncoming traffic. We have made our 20,000 gallon pool and 10,000 gallon water tanks available to fire equipment. We have offered CalFire sites on our property for their emergency water tanks and emergency area GMRS radio repeater in discussions with the county CalFire and State Fire Marshal.

We assure our neighbors that no logging trucks will result from our reopening, as was clarified in the rezoning conversations and stipulated in our Conservation Easement.

We have prepared architectural and engineering permit documents, and have begun plancheck review for reopening.

Thank you all for listening. We are excited to move Wildwood Retreat toward reopening, and are happy to answer any questions.