



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 6/12/2023

To: The Board of Supervisors of Sonoma County
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: Cecily Condon, (707) 565-1958
Vote Requirement: Majority
Supervisorial District(s): Fifth

Title:

PLP20-0009; Zone Change to Timberland Production at 20111 Old Cazadero Rd., Guerneville - Second Reading

Recommended Action:

The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Supervisors adopt an ordinance to effectuate the rezone of real property at 20111 Old Cazadero Road from Resources and Rural Development (RRD) to Timber Production (TP) and find the forgoing project Exempt from the California Environmental Quality Act.

Executive Summary:

On May 9, 2023, The Board of Supervisors adopted a resolution to:

- A. Rezone the site to TPZ.** Accept the Planning Commission's recommendation, make necessary findings for, and approve the application for immediate rezone from RRD Resources and Rural Development to TP Timberland Production, adopt an Ordinance to effectuate the rezone to TP, and direct the recordation of Notice of Rezone to Timberland Production;
- B. Cancel Land Conservation Contract.** Make necessary findings for and approve the petition for cancellation of the existing Land Conservation contract, (Recorded February 16, 1971, at Book 2516, Page 582) conditioned on recordation of the Notice of Rezone to Timberland Production, and direct recordation of a Certificate of Cancellation after recordation of the Notice of Rezone to Timberland Production;
- C. Exercise Original Jurisdiction & Approve Use Permit.** Exercise original jurisdiction and make necessary findings for and approve a phased Use Permit, subject to conditions of approval, to allow the legalization and resumption of operation of an existing retreat center located on the +/- 210-acre parcel as a compatible use under Timberland Production zoning, with ongoing timberland production and conservation uses.
- D. Find Project CEQA Exempt.** Find the forgoing project Exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, CEQA Guideline 15301, 15061(b)(3), 15264 and Government Code 51119, for existing uses where there is no or negligible expansion of existing use, where no exceptions listed under Section 15300.2 apply, and where there is an immediate rezone to TP and cancellation of a Land Conservation contract, and where it can be seen with certainty that the

project has no potential for causing a significant effect on the environment.

This item is limited to adoption of the Ordinance previously introduced by resolution on May 9th to rezone the property at 20111 Old Cazadero Road to Timber Production and reaffirm the CEQA determination that the project is exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, CEQA Guideline 15301, 15061(b)(3), 15264 and Government Code 51119, for existing uses where there is no or negligible expansion of existing use, where no exceptions listed under Section 15300.2 apply, and where there is an immediate rezone to TP and cancellation of a Land Conservation contract, and where it can be seen with certainty that the project has no potential for causing a significant effect on the environment.

Discussion:

To complete the action previously introduced, the attached Ordinance upon adoption will reclassify the following real property 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 with 50-foot setbacks) for 210 acres of land, located at 20111 Old Cazadero Road; APN 106-230-007 and 008. File No. PLP20-0009. The Director of the Permit and Resource Management Department is directed to reflect this amendment in the OZD of the County as shown on Exhibit A to the Ordinance. The Board previously made all necessary findings by resolution to support the project and property rezone. This proposed ordinance adoption completes the requested rezone. The ordinance will be published once before the expiration of fifteen (15) days after its passage.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

May 9, 2023. Board approved PLP20-0009 by adopting a resolution to rezone the site to TPZ, cancel the Land Conservation Contract, exercise original jurisdiction, and approve the use permit, and find the project exempt from CEQA.

FISCAL SUMMARY

Not Applicable

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

- Att 1 PLP20-0009 Adopted Resolution (First Reading) 05/09/2023
- Att 2 PLP20-0009 Ordinance
- Att 3 PLP20-0009 Ordinance Exhibit A

Agenda Date: 6/12/2023

Related Items “On File” with the Clerk of the Board:

Not Applicable