

Recommendation for Zone Change, Cancellation of Existing
Land Conservation Contract, and Phased Use Permit

PLP20-0009

20111 Old Cazadero Road, Guerneville

APNs 106-230-007 & 008

May 9, 2023

Chris Wendt

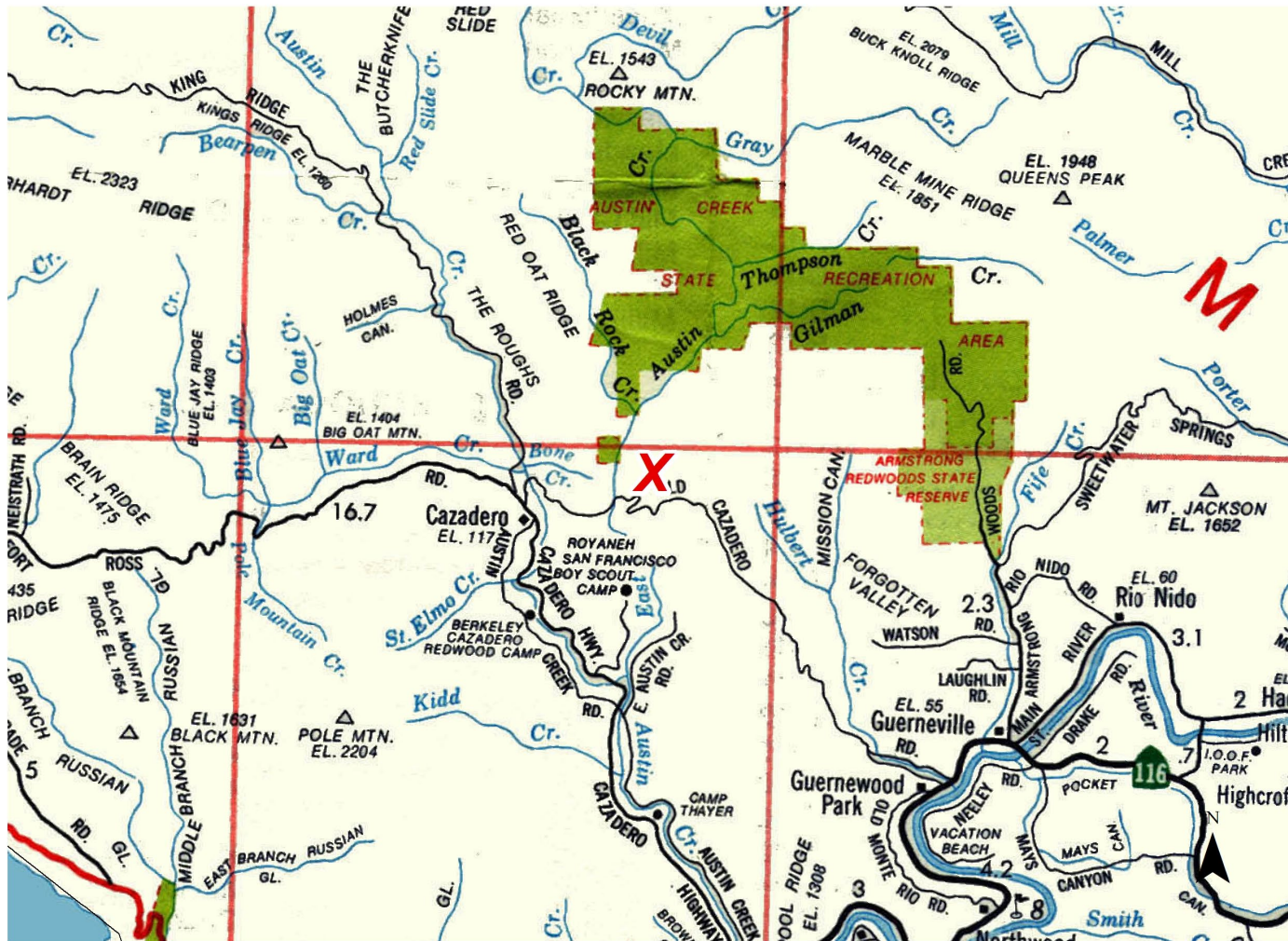


Project Description

Recommendation to adopt a resolution that:

- (1) Approves an ordinance for immediate rezoning of the property from Resources and Rural Development RRD to Timberland Production TP consistent with PC's recommendation.
- (2) Approves petition for immediate cancellation of the existing Land Conservation Act contract, conditioned on recording notice of TP zoning.
- (3) Exercises original jurisdiction over use permit.
- (4) Approves a phased Conditional Use Permit to allow the resumption of operation of an existing retreat center located on the +/- 210 acre parcel, condition on contract cancellation
- (5) Finds project exempt from CEQA

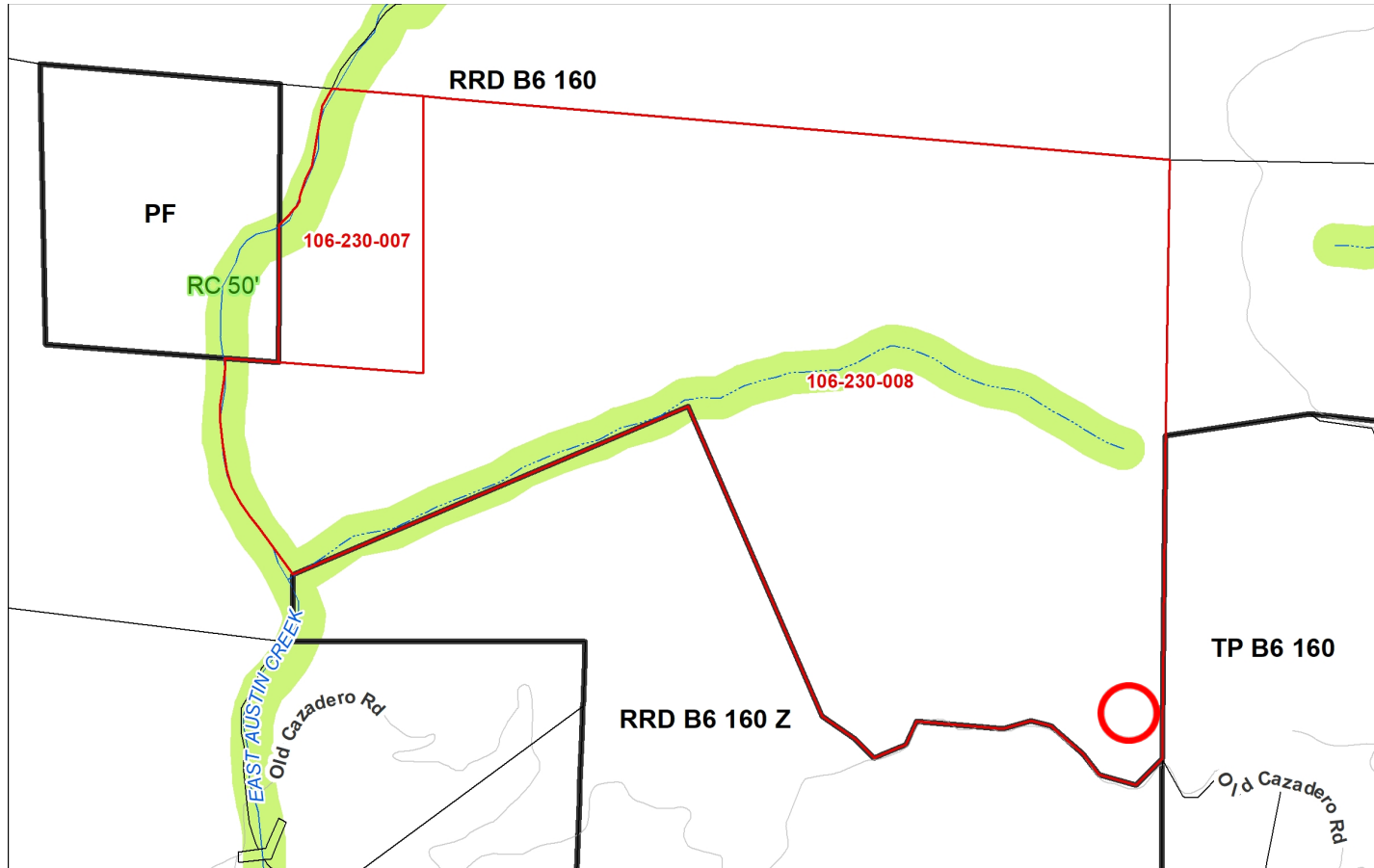
Vicinity Map



Aerial Photo



Zoning Map

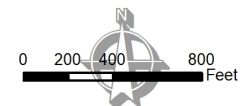


Zoning and Combining Districts

- Zoning by Area
- RC Riparian Corridor Width 50'

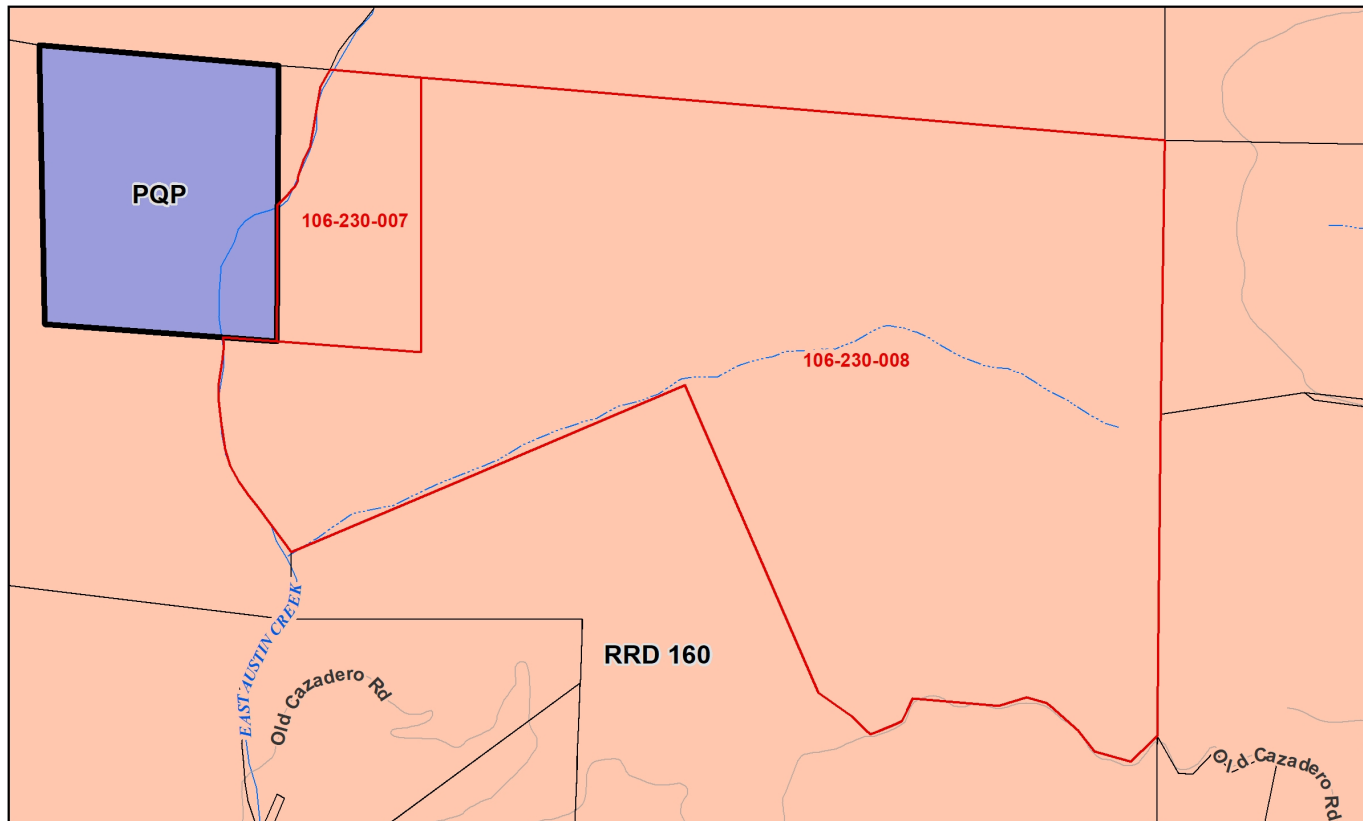
Base Map Data

- Subject Parcel
- Parcel
- Perennial Stream
- Intermittent Stream





1 inch equals 800 feet

General Plan Land Use Map



General Plan Land Use

-  Resources & Rural Development
-  Public / Quasi-Public

Base Map Data

-  Subject Parcel
-  Parcel
-  Street
-  Perennial Stream
-  Intermittent Stream



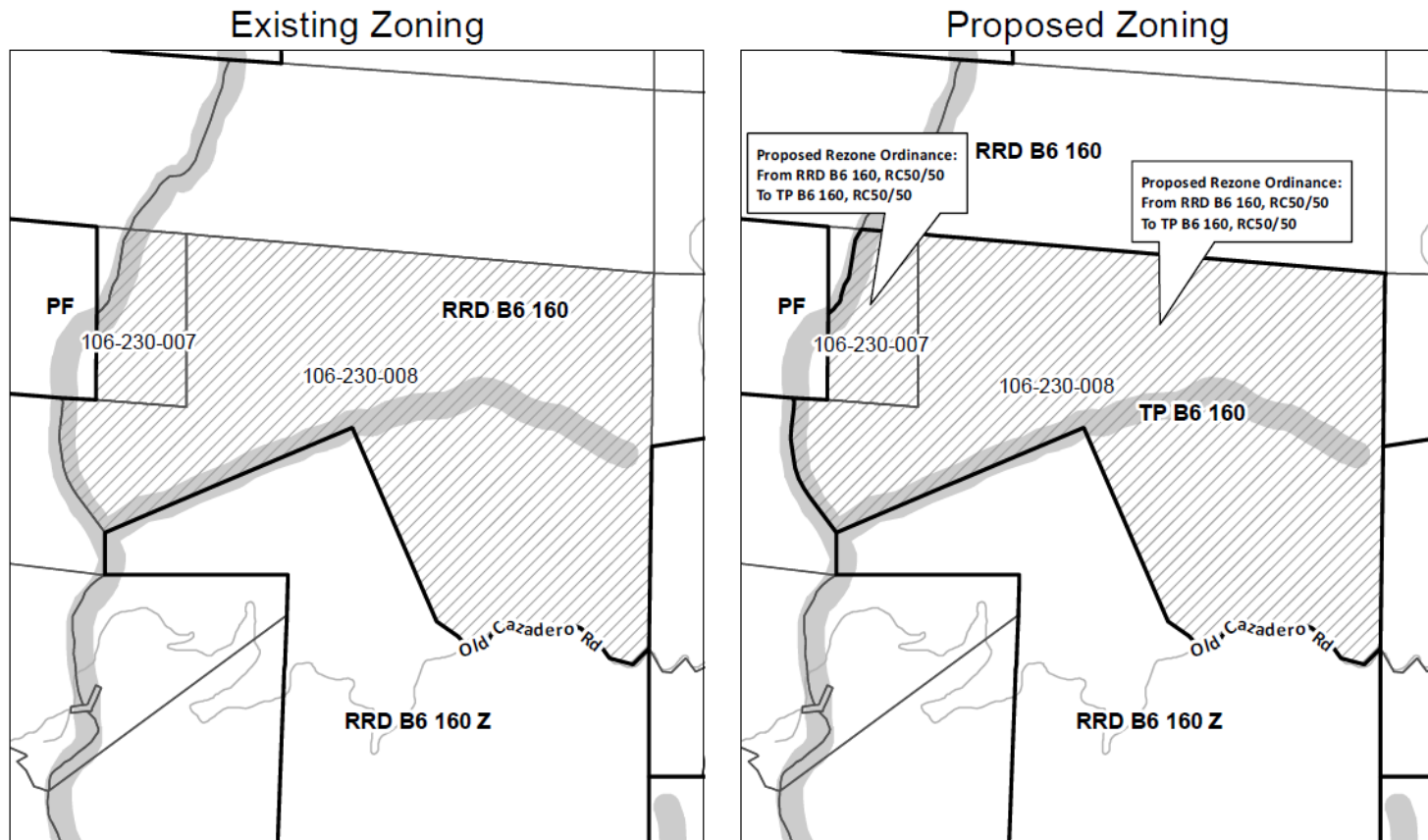
1 inch equals 800 feet

Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Project Background

Date	Project Event/Milestone
06 Apr. 2007	Transient Occupancy Tax certificate #216 issued for Wildwood
22 Feb. 2017	Official complaint opened with Permit Sonoma Code Enforcement
13 Aug. 2019	Applicant meeting with Permit Sonoma Code Enforcement staff
16 Sept. 2019	Notice to Cease / Stop Order issued by Permit Sonoma Code Enforcement
4 Dec. 2019	Applicant meeting with Supervisor Hopkins, County Counsel, and Permit Sonoma Code Enforcement
13 Feb. 2020	Application Submitted
12 Mar. 2020	Application deemed “Complete”
03 Jun. 2020	Referral to prominent agencies
24 Mar. 2021	Application placed “On Hold” to give applicant time to review SRA Fire standards
08 Dec. 2021	Application resumes processing
07 Jul. 2022	Planning Commission Hearing CANCELLED
03-06 Feb. 2023	Public Notice: 8 proximity posters, notification of interested parties, and Press Democrat notice.
16 Feb. 2023	Planning Commission Hearing for Zone Change to TPZ
23 Feb. 2023	Second Planning Commission Hearing for Zone Change to TPZ
14 March 2023	Board of Supervisors Hearing to take Use Permit under Original Jurisdiction
9 May 2023	Board of Supervisors Hearing

Existing and Proposed Zoning Maps

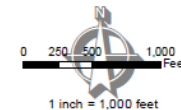


Base Map Data

-  Subject Parcels
-  Parcel
-  Basezoning by Area
-  Street

Zoning Combining Districts

-  RC Riparian Corridor



FILE: PLP20-0009
 APN: 106-230-007 & -008
 Ordinance No. TBA
 Sectional District Map No. TBA

Permit and Resource Management Department
 Project Review Section



2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



Phased Use Permit

Phase 1

Phase 2

Resort would be allowed to be open Thursday through Sunday with a maximum of 35 people on site for one weekend a month during both phases.

Required:

- Construct septic system
- Construct driveway encroachment
- Legalize Commons Building, Guest Quarters, Tent Platforms, Pool House, Pool, and Hot Tub structures.
- Following completion, a maximum of 52 people total may be allowed on site Friday through Sunday.

Required:

- Legalize Multipurpose Room, Carriage House Rooms A—G, Staff Cabins H—M, and Yurt.
- Following completion, a maximum of 60 people total may be allowed on site Friday through Sunday.

Wildwood Site Map



Wildfire Risk

Existing:

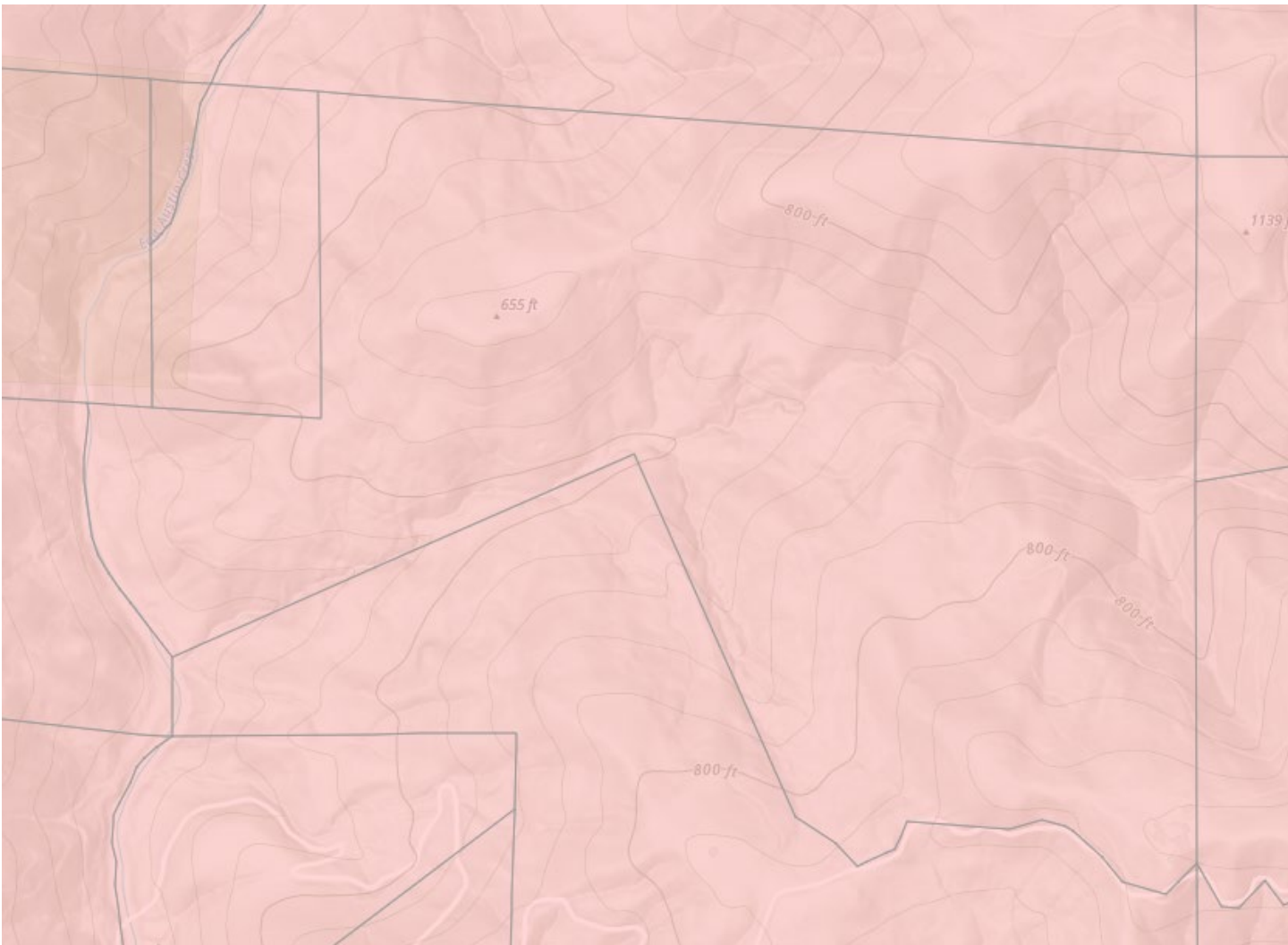
- Emergency water supply provided by an existing pool and two 5,000-gallon water tanks.
- GMRS radio system to be improved and maintained by SPI – this system will aide in emergency communication with members of the public during power outages and in areas with limited mobile phone service.
- Acknowledgement of recent work done by SPI 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.

Wildfire Risk cont'd

Proposed:

- Installation of three signs along Old Cazadero Road to alert drivers to yield to emergency vehicle traffic to better facilitate emergency equipment access and evacuation and to help avoid delays in emergency equipment response.
- Ongoing vegetation management of defensible space in coordination with the Golden State Land Conservancy.
- Wildwood's Forest Management Plan proposes the creation of fuel breaks, maintaining site roads, and general vegetation management plans.

Water Supply



- Class 1
- Class 2
- Class 3
- Class 4

Land Conservation Contract (Williamson Act)



Conservation Easement

- Both parcels (APNs 106-230-007 & -008) are under a conservation easement held by the Golden State Land Conservancy (GSLC).
- Recorded easement requires the whenever Wildwood applies for any required permits that the GSLC shall be notified in writing by the applicant.
- GSLC supports the proposed project and the recorded easement allows for the operation of the previously operation resort use.

Environmental Analysis

- CEQA Guidelines, Section 15301. **Existing Facilities.** The resort and associated structures (listed in Table 1) are existing, and the project proposes no expansion of those facilities or uses and is therefore categorically exempt, where no exceptions listed under Section 15300.2 apply.
- CEQA Guidelines, Section 15264. **Timberland Preserves.** Local agencies are statutorily exempt from the requirement to prepare an Environmental Impact Report or negative declaration to zone a parcel as timberland production under Government Code Section 51119, California Timberland Productivity Act of 1982.
- CEQA Guidelines 15061(b)(3) **Common Sense** where for the foregoing reasons it can be seen with certainty that the project has no potential for causing a significant effect on the environment as *there is no change in use and the change from one restriction (Land Conservation Contract) to another (TPZ zoning) presents no reasonable possibility that the project would have a significant effect on the environment.*

Public Comments

Staff has received public comment that include concerns regarding traffic, unpermitted structures, Fire Safe Regulations, septic system capacity, and water availability.

Traffic

- Driveway improvements required
- Traffic Mitigation Fee required
- Wildwood has advocated for additional vegetation management, fire prevention education, and the reconnection of Old Cazadero Road to the town of Cazadero.
- Wildwood proposed signage along Old Cazadero Rd. to alert drivers to yield to emergency vehicles during an emergency.

Unpermitted Structures

- Wildwood proposes to legalize existing unpermitted structures in 2 phases to bring them into compliance with California Building Code and Sonoma County Zoning Code requirements.

SRA Fire Safe Regulations

- Wildwood has prepared an exception to Department of Forestry and Fire Protection SRA Fire Safe Standards for road width and dead-end road standards that demonstrates the same practical effect as meeting BOF SRA Fire Safe Regulation standards

Septic System Capacity & Water Availability

- Applicant shall be required to provide wastewater system designed to support the proposed use prior to building permit issuance or project operation. A septic permit application has been submitted for review on May 19, 2022.
- Water shall be provided by an existing onsite well which was finalized on April 19, 2022. A permit from the California Division of Drinking Water shall be obtained prior to project operation.

Staff Recommendation

Staff recommends that the Board of Supervisors adopt a resolution to (1) rezone from Resource and Rural Development (RRD) to Timberland Production (TP), (2) cancel the Land Conservation Contract, (3) Exercise Original Jurisdiction over and approve use permit subject to conditions of approval, (4) Find the project exempt from CEQA, and (5) take related actions including direction to staff and delegation of authority to the Chair to execute necessary documents prior to recordation.

Questions?





End Presentation

Timberland Production Zoning

Timberland Zoning Criteria per California Government Code Section 51113	Staff Comments
A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned. (See Assessor's Map at Attachment H to Board Packet)	Requirement met
A plan for forest management shall be prepared or approved as to content, for the property by a registered professional forester (RPF). The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan. (See Attachments B, G, and J to Board Packet)	Requirement met
The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located. (See Attachment G to Board Packet)	Requirement met

Timberland Production Zoning cont'd

Timberland Zoning Criteria per California Government Code Section 51113	Staff Comments
The parcel shall be timberland, which is defined as land that is "...devoted to and used for growing and harvesting timber and compatible uses, and which is capable of growing and average annual volume of wood fiber of at least 15 cubic feet per acre." (See Attachment G to Board Packet)	Requirement met
The parcel shall be in compliance with the compatible use ordinance adopted by the board or council pursuant to Government Code Section 51111.	Requirement met