



GOLDEN STATE LAND CONSERVANCY

February 21, 2022

RE: Wildwood Retreat Center, 20111 Old Cazadero Road, Guerneville, CA 95446

Tennis Wick
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Mr. Wick:

The Golden State Land Conservancy (GSLC) has held a conservation easement on the above property since May 5, 2003. I understand that the landowners are currently applying for a use permit from the county.

Based on annual site visits over the past 19 years and interactions with the management staff, I can say for all of the time GSLC has held our conservation easement, Wildwood has been an excellent steward of the land. They have been proactive in seeking guidance on any activities that may drift into easement restrictions. They have done an amazing amount of maintenance on trails and fire access roads. GSLC currently manages over 35,000 acres over 65 projects throughout California and I would put Wildwood as one of the best-managed properties we currently protect.

I'd be happy to talk further about the great job they are doing at Wildwood Retreat. My direct phone number is below.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Deprey".

Marc Deprey
Executive Director





GOLDEN STATE LAND CONSERVANCY

June 15, 2021

Mr. Ron Wood
Wildwood Conservation Foundation
P.O. Box 78
Guerneville, CA 95446

Dear Ron,

After I talked with you I had a chance to see just how close the Walbridge fire came to your property and I think you should be very glad it only came so far. The trail grading was very well done will open things up for you. Like I said, if someone wants to donate a small 4X4 truck to your foundation, it could be put to good use.

The area mid way on the main trail that you said was being cut down because of "firs" — can you tell me more why that area was cut? Most of the trees were smaller and their stumps are still in ground. What is the plan for that area? Forestry is allowed in the easement area as long as it does not produce merchantable timber, does not affect the health of the forest and "maintains" the forest's "natural state." Firs are a part of the forest landscape there and unless they are producing dangerous conditions, they should be allowed to grow. Please respond to me in writing about the current forestry operations in the Wildwood Preserve

Other than the above being adequately explained within the easement's restrictions, I observed no violations of the conservation easement during my visit.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc J.", is written over the typed name.

Marc Deprey
Executive Director



GOLDEN STATE LAND CONSERVANCY

July 27, 2020

Mr. Ron Wood
Wildwood Conservation Foundation
P.O. Box 78
Guerneville, CA 95446

Dear Ron,

It is gratifying to know that you have taken my suggestions on ranch maintenance to heart and have accomplished so much in such a short period of time. The improvements are numerous and well executed. I have monitored this property for almost 17 years and I have never seen it in better overall shape than I did during my recent monitoring visit on July 10. Congratulations to you and the crew for all the hard work. It shows!

I'd be happy to testify to the general overall health of the conserved lands as well as your efforts to maintain it based on conservation principles and practices. I observed no violations of the easement's restrictions during my visit.

Please feel free to ask any questions you may have about the easement and its restrictions. My direct line is below.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marc J.", is written over the typed name.

Marc Deprey
Executive Director



GOLDEN STATE LAND CONSERVANCY
DONATED CONSERVATION EASEMENT MONITORING REPORT

Property Name: Wildwood Retreat / 034-WILD

Name of Monitor(s): Marc Deprey **Monitoring Date:** 7/17/2019 **Date of Report:** 7/18/2019

Property Acreage: 210 **Property County:** Sonoma **CE Date:** 5/7/2003

Current Property Status: As of July 16, 2019 the current owner listed for this property was Wildwood Conservation Foundation, whom GSLC currently has on record. There were no building permits or requests for subdivision filed with Sonoma County.

—Renee Deprey, GSLC Monitoring Coordinator

1. Site Visit Participants and their relationship to the Property or GSLC: Marc Deprey, GSLC ED, and Ron Wood, President, Wildwood Retreat

2. Any Specific Conservation Assets? If so, how were they monitored? None listed in CE.

3. GSLC CE Responsibilities:

1. Maintain Wildwood's forestland in a natural state and condition.
2. Maintain the Baseline Report for Wildwood.
3. Maintain Wildwood in no more than one parcel and prohibit subdivision.

4. Number of Photos and Photo Notes: 16 photos were taken from various GPS'd photo points. Photo point map is up-to-date.

After a review of the CE restrictions and prohibitions provided me, I observed the following during my visit:

5. Weather conditions during Monitoring Visit: Clear and dry. Toured by UTV.

6. Overall Property Condition: It was good to meet the new president of the retreat. He really wants to improve access and overall condition of the property. This past winter had quite an effect on the property. A number of trees fell on the fire roads and trails, which did limit my access. They do not have the equipment to maintain this trail system. They have no ATV, and only one chain saw that was not working. Large trees were downed from the weather. It would require some heavier equipment to deal with. There was also a fair amount of erosion too. I recommended that they contact the Regional Natural Resource Control District for ideas on maintaining trail and fire road access for fire protection. Forest Unlimited planted 1,624 Redwood seedlings this past year.

7. Overall Assessment of Compliance to Easement's Restrictions: Excellent, very willing to listen to restrictions and follow them. Very cooperative relationship established.

8. Any possible Violations observed? No violations of the easement's restrictions were observed.

9. Overall Recommendations for follow-up? In FLUP letter, outline what is allowed re: standard forest practices. Give LO support for further actions to support the forest and protect it from fire and disease.

10. Memo to next year's Monitor: Bring Chainsaw!!

Respectfully Submitted,


A handwritten signature in black ink, appearing to read "Marc Deprey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marc Deprey
Executive Director



*This map for photo point location only.
Not a surveyed representation.*

Wildwood Retreat
Photo Point Map
08/02/18

 034-WILD



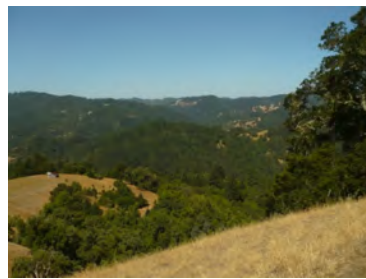
034MV2019 01N.jpg



034MV2019 01E.jpg



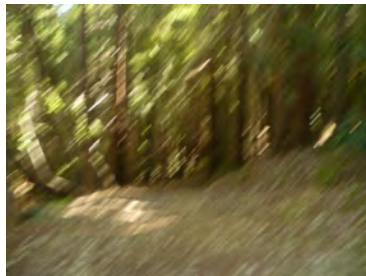
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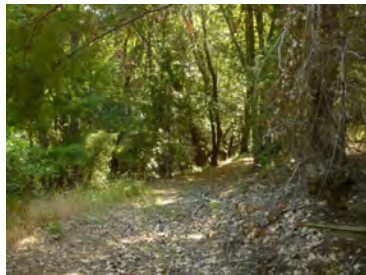
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034MV2019 06N.jpg



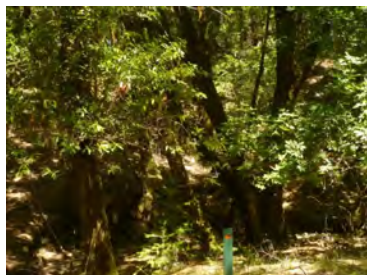
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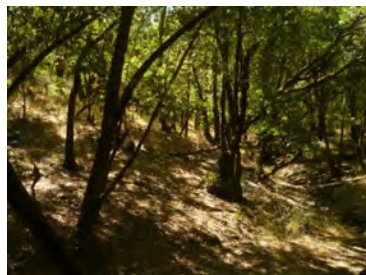
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034MV2019 14N.jpg



034MV2019 14E.jpg



034MV2019 14S.jpg



034MV2019 14W.jpg



GOLDEN STATE LAND CONSERVANCY

August 12, 2019

Mr. Ron Wood
Wildwood Conservation Foundation
P.O. Box 78
Guerneville, CA 95446

Dear Ron,

Thanks for the tour of Wildwood Retreat on July 17. Most Landowners this year are preparing for fire suppression access. As we talked about the trail, there is obviously some need to clear the old logging roads so fire vehicles can access the property in an emergency. I hope you are able to make some headway with this as fuel levels mount.

I saw no violations of the easement's restrictions during my visit. Please let me know if you need any additional information on the easement's restrictions. We will surely stay in touch.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Deprey".

Marc Deprey
Executive Director