

From: [Tom Kovach](#)
To: [Chris Wendt](#)
Cc: [Wood](#)
Subject: Letter of Support for Wildwood Conservation Foundation, March 14 Board Calendar
Date: Friday, March 10, 2023 2:28:37 PM

EXTERNAL

Hello:

I am the executive director for the Body Electric School. Over our 39 years and hundreds of different venues, Wildwood has been outstanding in helping provide a safe, welcoming space for us. Our community is very eager to return to Wildwood and its unique beauty. So many people in our community have had transformative experiences at Wildwood.

We fully endorse the Resolution of the Planning Commission and the recommendation of approval for rezoning and technical changes along with the application for a Conditional Use Permit.

We request the Board to pass these items so the good work of Wildwood can continue to positively impact lives.

Tom Kovach
Executive Director
Body Electric School
www.bodyelectric.org
405.313.3001



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From: musclebearcop@yahoo.com
To: [Chris Wendt](#)
Cc: wood@wildwoodfoundation.org
Subject: Support for March 14 Board Calendar, Wildwood Conservation Foundation
Date: Wednesday, March 8, 2023 11:43:43 AM

My name is Retired Sgt. Richard Ernst and I live at 18655 Old Cazadero Road. I have lived here since July of 1995. I strongly support the Resolutions of the Sonoma County Planning Commission finding the project exempt from CEQA and recommending approval of requested zoning and technical changes, along with the Wildwood application for a Conditional Use Permit.

I spent 25 years with the SFPD, first as a reserve and then as a full time officer starting in 1999. In 2007 I was promoted to Sergeant and worked in the Southern district until 2019 when I retired. When I finished training in 2000, I worked for the traffic bureau for 10 hours a week. There were only 5 of us in a department of over 2000 officers who had this offer and most had at least 10 years of experience. I was given this because of my knowledge of traffic laws even as a recruit. After I became a Sergeant, I was involved in traffic planning for large scale events such as parades and protests down Market Street as well as street closures due to events such as presidential visits or street fairs. Such events often involved street shut downs as large as a mile of Market Street and involved hundreds of thousands of people. I also have training for large scale evacuations due to terrorist incidents, Hazmat incidents or acts of nature. I have participated in evacuations of thousands of people from an area as large as 9 city blocks.

During the time I have lived on Old Cazadero Road (over 26 years), I have never experienced any major traffic problems due to Wildwood traffic and Wildwood has been open most of the time I have lived up here. While I understand that people are concerned about the level of traffic congestion on Old Cazadero Road, especially in an emergency, based on my training and experience those fears are completely unfounded. In an emergency situation all traffic should be directed out of the area and alternative emergency routes out of the area should be utilized. Even if Wildwood were completely occupied and all of the residents were here (since many are only here part time), the number of potential evacuees is probably less than 100 individuals on the upper part of Old Cazadero. This is a very small number of people to evacuate and the upper part of Old Cazadero Road is more than capable of handling that number.

Having said that I am also willing to work with Wildwood and the other residents of Old Cazadero to come up with evacuation plans so that everyone would be ready in case such an evacuation is necessary.

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From: [ACNewland](#)
To: [Chris Wendt](#)
Cc: wood@wildwoodfoundation.org
Subject: Support Letter for March 14 Board Calendar, Wildwood Conservation Foundation
Date: Saturday, March 4, 2023 8:44:26 AM

Hello:

I am Anthony Newland. PhD.D., a long time supporter and participant in Trail and Forest Conservation and Self Help programs at the Wildwood Conservation Foundation, 2011 Old Cazadero Road, Guerneville; APNs 106-230-007 and 008.

For almost 50 years Wildwood has provided conservation action and compassionate self help programs for the community.

I strongly support the Resolutions of the Sonoma County Planning Commission finding the project exempt from CEQA and recommending approval of requested zoning and technical changes, along with the Wildwood application for a Conditional Use Permit.

I understand that the Board of Supervisors will consider these items on their March 14, 2023 calendar. I request Board passage of these items, so that the work of Conservation and Community Education can continue.

Anthony C Newland, PhD.D.
acnewland@aol.com
415 332-9060

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From: [Jackson Peyton](#)
To: [Chris Wendt](#)
Cc: [Leif Glomset](#)
Subject: Support for Wildwood Conservation Foundation Proposed Resolution P PLP20-0009
Date: Friday, March 3, 2023 9:36:32 AM

H. Jackson Peyton, Psy. D.
7528 Leland Street
Sebastopol, CA 95472
Jacksonpeyton@gmail.com

3 March 2023

Attention: Chris Wendt, Planner
Via email Chris.wendt@sonoma-county.org

Re: Wildwood Conservation Foundation Proposed Resolution P PLP20-0009 ; To be considered on March 14, 2023

Dear Mr. Wendt and the Sonoma County Board of Supervisors:

I am writing to express my support for finding Wildwood Conservation Foundation project exempt from CEQA and recommending approval of the zone change to be replaced by Timberland Production Zoning to the Board of Supervisors as requested by Wildwood Conservation Foundation, for property located at 20111 Old Cazadero Road, Guerneville; APNs 106-230-007 and 008.

Further, I am supporting the recommendation that the Board of Supervisors find the project to be exempt from CEQA and approve the proposed amendments to the zoning code regulations (Chapter 26 of the Sonoma County Code) and official zoning database to correct technical errors, eliminate outdated references, resolve inconsistencies, and to efficiently satisfy conditions of prior project approvals.

Finally, I support strongly Wildwood's application for a Conditional Use Permit allowing Resorts and Camping.

As a resident of Sonoma County, I have benefited directly from visits to the Wildwood Conservation property. It is an important site historically for GLBTQ individuals and an important venue for all citizens of the County.

Please vote yes to these resolutions and to the application for a Conditional Use Permit. Feel free to contact me if you would like additional information about why I support Wildwood Foundation's requests.

Sincerely,

H. Jackson Peyton, Psy.D.
Licensed Psychologist

--

Jackson Peyton
Licensed Psychologist
(202) 441-5524

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From: [Greta Henderson](#)
To: [PlanningAgency](#); [Chris Wendt](#); [Ross Markey](#)
Cc: [Douglas Johnson](#); [Alina Haigler](#); [Sara Finn](#); [allietyler](#); [Rod Hanson](#); [Harry Haigler](#); [Juli O'Malley](#); [Nick Henderson](#); [Patrick Finn](#); [Caitlin Cornwall](#); [Pat Gilardi](#); [Jacquelynn Ocana](#); [Larry Reed](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Kevin Deas](#); [Evan Wiig](#); [Greg Carr](#); [Lynda Hopkins](#); [Elise Weiland](#)
Subject: PLP20-0009 Wildwood Retreat
Date: Monday, February 20, 2023 7:49:58 PM

Regarding PLP20-0009 Wildwood Retreat Public Hearing Scheduled for February 23, 2023 at 1pm

On February 16, 2023, Sonoma County Planning Department presented an argument in favor of rezoning the Wildwood property at 20111 Old Cazadero Rd.

The argument was built on CA Government Code 51110, stating that CA's intention was to rezone all Williamson Act parcels to TPZ.

However, Code 51110 was misconstrued by the Sonoma County Planning Department.

Code 51110 was drafted for CA County Assessors to identify timber properties pursuant to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, where the best use of the land was for timber production. Upon determining these properties, rezoning would need to take place ON OR BEFORE September 1, 1976. The county assessor did not identify Wildwood as a suitable TPZ zoned property in 1976. Therefore code 51110 has no merit now in 2023.

Even if code 51110 was applicable in this case, there are several other Government Codes at conflict with the proposed WW rezoning.

Code 51115 states that parcels zoned as timberland production shall be zoned so as to restrict their use to growing and harvesting timber and to compatible uses. And that on or before October 1, 1976, the board or council shall adopt a list and a detailed description of additional compatible uses for parcels zoned as timberland production.

A future rectification of codification error 6335 to include resorts does not meet these requirements. If a resort was not listed as a compatible use ON OR BEFORE October 1, 1976, it shall not apply.

Government Code 51104 defines TPZ compatible use as the following:

"Compatible use is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

- (1) Management for watershed.
- (2) Management for fish and wildlife habitat or hunting and fishing.
- (3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.

- (4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
- (5) Grazing.
- (6) A residence or other structure necessary for the management of land zoned as timberland production.”

As presented above, a resort is not listed as a compatible use.

Code 51115.5 states that timber operations not be a nuisance.

A rezoning to TPZ would allow for a waiver of the California Quality Control Act, endangering the environment and people alike. As code 51115.5 further states:

- (a) Notwithstanding any other provision of law, timber operations conducted within a timber production zone pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (Chapter 8 (commencing with Section 4511) of Division 4 of the Public Resources Code) shall not constitute a nuisance, private or public.
- (b) This section is not applicable with respect to any timber operation which (1) endangers public health or public safety or (2) prohibits the free passage or use of any navigable lake, river, bay, stream, canal, or basin, or any public park, street, or highway.

What clause keeps Wildwood or future owners from producing and transporting lumber from the site property? What penalties will occur if violated? None.

As we’ve all discussed on February 16, 2023, a logging vehicle would present a significant public safety issue for all other vehicular and pedestrian traffic on this narrow one lane road.

Please vote no on rezoning WW to TPZ and help keep our family and animals safe.

Regards,

The Hendersons
18779 Old Cazadero Rd

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From: [Ron Wood](#)
To: [Leif Glomset](#); [Chris Wendt](#)
Subject: Fwd: PLP20-0009 Wildwood Retreat
Date: Friday, February 17, 2023 7:46:41 PM

Ron Wood
President
Wildwood Conservation Foundation

[707.632.5200](tel:707.632.5200) o
[650.918.6169](tel:650.918.6169) c
www.wildwoodfoundation.org
www.instagram.com/Wildwood.Foundation
www.facebook.com/WildwoodRetreat

Begin forwarded message:

From: Michael Nicholls <mcnicholls@me.com>
Date: February 17, 2023 at 17:57:37 PST
To: planningagency@sonoma-county.org
Subject: **PLP20-0009 Wildwood Retreat**

To Whom It May Concern:

I support the recommendation by Permit Sonoma that the Planning Commission adopt a resolution that (1) concurs in staff's determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Government Code section 51119 and CEQA Guidelines § 15264, and (2) recommend that the Board of Supervisors approve the request for zone change from RRD (Resources and Rural Development) to TP (Timberland Production), after such time as the Board may adopt an ordinance correcting codification errors and reinstating resorts as a conditionally allowed use in the TP District.

Michael C Nicholls
Cazadero CA

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From: [Alina Haigler](#)
To: [Chris Wendt](#)
Subject: PLP20-0009 Wildwood Retreat Public Hearing Scheduled for February 16, 2023 at 1pm
Date: Thursday, February 16, 2023 8:01:20 AM

EXTERNAL

Dear Sonoma County planning staff and board members,

My name is Alina Haigler, and I live at 19711 Old Cazadero Road. I am writing to you this morning because I can't be at the hearing on Thursday. My husband was recently diagnosed with a pancreatic tumor and we are just starting our very difficult road for treatment and will be with clinicians in San Francisco this week.

I oppose the recommendation from staff to allow the Wildwood resort to be rezoned from RRD to TP. There are myriad reasons why this is a bad idea. Old Caz Rd. is a one lane, dead-end road meant for a neighborhood that is not going to support the added traffic. Added traffic will negatively impact safety during emergencies. No traffic studies have been done and CEQA has been waived. A resort operating in a high severity fire zone amidst an ongoing drought hosting 40-50 people a weekend in addition to the 10 staff members does not seem to be a responsible action for the county to allow.

Sincerely,

Alina Matutes Haigler

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From: [Craig Wilkinson](#)
To: [Chris Wendt](#)
Subject: Regarding Permit Sonoma File No. PLP20-0009
Date: Wednesday, February 15, 2023 4:59:08 PM

We are property owners along Old Cazadero Road.

We strongly believe the meeting scheduled for February 16, 2023 should be postponed because of the failure to properly notify the local residents and community with posted notices and proper notice in the local printed newspapers.

California Attorney General Bonta's has issued guidelines regarding development in urban and wildland interface environments. The proposal is in direct conflict with these guidelines.

No traffic study has been conducted.

No Environmental Impact Study has been conducted.

The property failed Sonoma County water tests for their well.

The increase in vehicle traffic up a lengthy single lane road that does not provide proper widths as stated in current code is not safe or a practical situation to approve a zoning change. This puts all local property owners and their families and pets at risk.

This will result in more requests for assistance from our local emergency responders.

We request this meeting and any decisions be postponed until proper notification has been made.

Craig Wilkinson
14450 Camino del Arroyo
Guerneville, CA 95446

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From: [allietyler](#)
To: [Chris Wendt](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: RE: Interpretation of dispute
Date: Wednesday, February 15, 2023 2:44:51 PM

Chris,

And feel free to call me Allie, but, and this is a bit of a reiteration of a previous email, but as I mull this over, not being in this field and trying to make sense of it, if proposed usage is not relevant to the consideration of this rezoning, what is?

I can't figure this out. What is the case for rezoning an historically zoned RRD property, that was even put into a land trust, into a TP property if not for future usage?

If future usage is not relevant to this hearing, what is?

What is the acceptable criteria?

I can not figure this out. Please help me.

Thank you,

Allie

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Chris Wendt <Chris.Wendt@sonoma-county.org>

Date: 2/15/23 08:28 (GMT-08:00)

To: allietyler <allietyler@gmail.com>

Subject: RE: Interpretation of dispute

Mr. Tyler,

The associated Use Permit for the resort use is to be taken up at a Board of Supervisors hearing through a county process called original jurisdiction at the request of District 5 Supervisor Hopkins and thus why the Planning Commission hearing is solely for a recommendation of a rezone. Additionally, the public has been properly notified through the Press Democrat on February 6th and through several postings along Old Cazadero Road. You are more than welcome to make public comment during the upcoming hearing regarding your concerns. I cannot weigh in with my personal opinion or discretion and have to act within my capacity as a planner but you have every right to make your opinion heard during public

hearing. Again, I will include this comment into the record and I appreciate your participation in the process.

Chris Wendt

Planner III, Project Review

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1511 | Office: 707-565-1900



From: allietyler <allietyler@gmail.com>

Sent: Tuesday, February 14, 2023 5:34 PM

To: Chris Wendt <Chris.Wendt@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>

Cc: finnsmith@sonic.net; hhaigler@uci.edu; alinahaigler@gmail.com; rodh@sonic.net; dsj.csr@gmail.com; juliomalley@gmail.com; mpenzel@gmail.com; nhenderson878@gmail.com; hazylo@monkeybrains.net; laurie@monkeybrains.net; allietyler@gmail.com; patrick@sonomalandworks.com; jaysun@gmail.com

Subject: Interpretation of dispute

Chris,

I urge you to read my statement again, if this is your official response, I suggest you skipped over half of my statement.

"NEIGHBORHOOD/PUBLIC COMMENTS

Staff has been in contact with neighbors within the vicinity of the project site. Neighborhood comments include concerns regarding traffic, unpermitted structures, Fire Safe Standards, septic system capacity, and water availability. The neighborhood comments are focused on

operation of the resort and will be addressed when a public hearing is held to consider the use permit application."

This is what you gathered from my comment and others?

I have to spell this out: there is no decoupling from this rezoning and the future plans of Wildwood. This rezoning, as I stated numerous times in my statement, is for the sole purpose OF HAVING A RESORT.

Otherwise, why bother?

You can not separate the two. I am surprised you are attempting to. That is truly shocking. But given the multiple unexplainable exemptions, perhaps surprise shouldn't be my first response.

Would not Wildwood have to have a reason for canceling their land conservancy contract and request a rezoning? Is your position they do not?

Chris, are you suggesting to me in anyway that motivation has no factor here?

It is obvious what the motivation is. For you to submit that in some fashion this is immaterial makes no sense in the real world.

The exemptions are in place, the rezoning is the crux to push this through. Postponing this to "usage" is not acceptable. "Usage" is the purpose of the "rezoning". Do not separate the two.

Also, you have not addressed the County's failure to notify the community. The County's failure to exercise due process of notification should be enough to postpone this hearing. Please address this.

I am pretty sure the aggregate of our tax paying dollars up here outnumber Wildwood. I would appreciate balanced diligence and a respectable response.

Respectfully

Allie

Sent from my Verizon, Samsung Galaxy smartphone

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From: [allietyler](#)
To: [Chris Wendt](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: Removed postings
Date: Wednesday, February 15, 2023 1:56:23 PM

Chris,

I ran into a neighbor today at the bottom of the hill and was told they saw the postings walking their dogs and the next day they were gone.

If I were the County I would be very interested in the removal of those postings. Because that would defeat the purpose of having an informed public present at this rezoning hearing.

I sent you a picture of what appears to be a ripped off poster on pole numbered 7709.

By chance, were the County's postings this color shown in the photo I am resubmitting? A kind of salmon pink?

I would not know as they were not up long enough for me to see them. An experience most other residents have had.

Did the County use the US Postal Service to notify residents because I received nothing in the mail. Does notification really amount to some ripped off posters and an obscure mention in the Press Democrat?

I would not find this approach acceptable in my meager little life, I am sure the County does not either and will reschedule due to failure of proper diligence.

Thank you,

Allie

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Douglas Johnson](#)
To: [Rodh](#); [Chris Wendt](#); [Ross Markey](#)
Cc: [Caitlin Cornwall](#); [Pat Gilardi](#); [Jacquelynne Ocana](#); [Larry Reed](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Kevin Deas](#); [Evan Wiig](#); [Greg Carr](#); [Alfred Tyler](#); [Laurie Hall](#); [Patrick Finn](#); [Alina Haigler](#); [Tom Sara Finn](#); [Juli O'Malley](#); [Nick Henderson](#)
Subject: Re: Wildwood resort For Zoning Board Consideration; PLP20-0009
Date: Tuesday, February 14, 2023 7:08:17 PM

To all concerned:

I am confused to learn that the Staff of the Planning Commission finds that "The neighborhood comments are focused on operation of the resort and will be addressed when a public hearing is held to consider the use permit application." This appears to be an attempt to decouple the rezoning question from the land use question, which is tantamount to saying, "Once we rezone this parcel, we will then accept public comments on the land use."

Let me state for the record:

- 1) Zoning is the first level of land use governance. All other questions regarding land use follow the zoning designation.
- 2) The entire purpose of zoning is to establish land use boundaries that are aligned with that zone.
- 3) It is misguided to declare that land use questions are not relevant to the zoning question before us.
- 4) It is improper to defer those questions to a necessarily different context: a new zoning designation.

Please let me know if I am missing something here,
Doug Johnson

On Tue, Feb 14, 2023 at 4:05 PM Rodh <rodh@sonic.net> wrote:

I found this at the end of a nine page document that was sent with nine other documents. Document is titled "staff report".

NEIGHBORHOOD/PUBLIC COMMENTS

Staff has been in contact with neighbors within the vicinity of the project site. Neighborhood comments include concerns regarding traffic, unpermitted structures, Fire Safe Standards, septic system capacity, and water availability. The neighborhood comments are focused on operation of the resort and will be addressed when a public hearing is held to consider the use permit application.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution that (1) concurs in staff's determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Government Code section 51119 and CEQA Guidelines § 15264,

and (2) recommends that the Board of Supervisors approve the request for zone change from RRD Resources and Rural Development to TP Timberland Production, after such time as the Board may adopt an ordinance correcting codification errors and reinstating resorts as a conditionally allowed use in the TP District.

Rod Hanson
707 632-5931

> On Feb 14, 2023, at 3:16 PM, Douglas Johnson <dsj.csr@gmail.com> wrote:

>

> To all who may be concerned,

>

> I am writing in response to the rezoning proposal PLP20-0009 regarding the property known and operated as Wildwood Retreat and other names.

>

> For the record and first and foremost, the meeting scheduled to be held Feb. 16th, 2023 should be postponed due to insufficient public notice. As of today, there has been no publication of this meeting in the local paper, the Press Democrat, and there has been no visible posting of this meeting in the local community. A small number of previously interested persons (ie; from the cancelled July 2022 meeting) have been notified by email, but that does not constitute public notice.

>

> With regard to the rezoning proposal PLP20-0009, the request is to change from RRD, Resources and Rural Development to TP, Timber Production. For the parcels involved in this request, the RRD designation limits the property to a single family dwelling. This RRD zoning is consistent with most of the region and is true of my property and that zoning is highly valued by myself and my family and my neighbors, with the long term notable exception of Wildwood.

>

> I would like to call out that the purpose of this rezoning request PLP20-0009 is clearly not to produce timber, but rather to justify the long-time misuse of this property as a resort/retreat that has housed dozens of people and hired/housed employees such as cook/chefs, housekeeping, etc. for decades. This misuse has been documented and highlighted in the multiple zoning and building code violations that spanned May, August and October of 2019. These include VBU19-0641 = construction of spa and pool, VBU19-0642 = conversion of farmhouse to meeting room (temple), VBU19-0644 = cabin construction and VBU19-00643 = conversion of chicken coops to habitable space. Yes, chicken coops as resort cottages. All of this unpermitted development is in clear violation of RRD zoning. It would be a travesty to "legalize" these years of blatant code and zoning violations with the wave of a rezoning wand.

>

> On August 22, 2020 my home was destroyed by the Walbridge Fire. We live at the far end of Old Cazadero Rd. and my parcel was ironically used by bulldozers and firetrucks during those hellish weeks to defend the towns of Guerneville, Guerneville Park and Rio Nido by traversing this ridge as a fire access road. I have been rebuilding our home in the years since and have been held to the highest standards of building codes for our county including significant efforts such as interior fire sprinklers, Title 24 energy efficiency plans/execution, CalGreen construction waste management to name a few. The list of requirements to be fully compliant with Sonoma County building codes is long and as much

as the effort cost us in time and money, we do support the intent of these codes as they are designed to save lives and preserve our environment. I do this in full respect of the RRD zoning requirements.

>

> In the nearly 4 years since the initial zoning and code violation notices given to Wildwood, they have been granted multiple waivers that exempt them from the standard practices that should govern even single family dwelling construction, not to mention multiple unit resort tenancy. This is particularly appalling to me as I bear the cost and responsibility of adhering to Sonoma County building codes and I do so in full respect of the RRD zone we live in. How could anyone justify grandfathering the Wildwood illegal structures as "pre-existing" when they never should have existed to begin with? This is a green light to land abuse and the fact that Wildwood got away with it for so many years is hardly justification.

>

> In addition to the proposed abuse of "pre-existing" justification for rezoning, there are at least three major areas of concern with regard to operating a resort on the Wildwood property, regardless of zone.

>

> First, the life safety of all residents (including the proposed "up to 60 guests" of Wildwood) would be seriously jeopardized in the event of a wildfire event such as the Walbridge Fire that took my home. The road to the Wildwood Resort/Retreat is a narrow, single lane road with very few pull-outs for cars to pass should they meet head on half way down the hill. I cannot imagine how Sonoma County Fire District and/or CalFire could consider this anything but a deadly disaster waiting to happen. If two cars cannot pass one another on this road, what happens when it's an out-of-town guest fleeing a fire and they meet a fire truck coming up the hill to try and save them? And what if it's 20 or 30 cars all heading down the hill at the same time? Unthinkable.

>

> Second, the well that was drilled on the property is insufficient to support even a single family dwelling. In spite of the poor recharge rate of that well, the Department of Drinking Water (DDW) has given Wildwood a waiver for use as an SFD under current RRD zoning. The recharge rate test failed at the minimum 10GPM rate that they would like to see for a domestic well providing water for a single family dwelling. It cannot possibly support a 60 person resort. Myself and my neighbors have very real concerns that their overuse of the well will have an impact on the watershed and possibly cause us loss of well recharge capability.

>

> Third, the septic system at Wildwood has been virtually non-existent and non-compliant. Given the very poor percolation of our soils in the region, I cannot imagine what a system would look like that could support a 60 person resort. Myself and my neighbors have very real concerns about groundwater contamination should such a large system be approved and installed.

>

> In summary, and reflecting on all the issues stated above, I strongly oppose the rezoning proposal PLP20-0009 for changing the RRD designation of Wildwood resort to a TP designation. It is an affront to myself and my neighbors that the planning commission would approve "legalizing" the blatantly abusive and illegal misuse of the Wildwood Retreat property. It is designated RRD, it should remain RRD and the structures should be returned to a single family dwelling as it was 30 some years ago.

>

> Sincerely,
> Doug Johnson
> 19980 Pool Ridge Rd.

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From: [Douglas Johnson](#)
To: [Caitlin Cornwall](#); [Pat Gilardi](#); [Jacquelynn Ocana](#); [Larry Reed](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Kevin Deas](#); [Evan Wiig](#); [Greg Carr](#); [Ross Markey](#); [Chris Wendt](#)
Cc: [Alfred Tyler](#); [Laurie Hall](#); [Patrick Finn](#); [Alina Haigler](#); [Tom Sara Finn](#); [Rod Hanson](#); [Juli O'Malley](#); [Douglas Johnson](#); [Nick Henderson](#)
Subject: Wildwood resort For Zoning Board Consideration; PLP20-0009
Date: Tuesday, February 14, 2023 3:16:37 PM

To all who may be concerned,

I am writing in response to the rezoning proposal PLP20-0009 regarding the property known and operated as Wildwood Retreat and other names.

For the record and first and foremost, the meeting scheduled to be held Feb. 16th, 2023 should be postponed due to insufficient public notice. As of today, there has been no publication of this meeting in the local paper, the Press Democrat, and there has been no visible posting of this meeting in the local community. A small number of previously interested persons (ie; from the cancelled July 2022 meeting) have been notified by email, but that does not constitute public notice.

With regard to the rezoning proposal PLP20-0009, the request is to change from RRD, Resources and Rural Development to TP, Timber Production. For the parcels involved in this request, the RRD designation limits the property to a single family dwelling. This RRD zoning is consistent with most of the region and is true of my property and that zoning is highly valued by myself and my family and my neighbors, with the long term notable exception of Wildwood.

I would like to call out that the purpose of this rezoning request PLP20-0009 is clearly not to produce timber, but rather to justify the long-time misuse of this property as a resort/retreat that has housed dozens of people and hired/housed employees such as cook/chefs, housekeeping, etc. for decades. This misuse has been documented and highlighted in the multiple zoning and building code violations that spanned May, August and October of 2019. These include VBU19-0641 = construction of spa and pool, VBU19-0642 = conversion of farmhouse to meeting room (temple), VBU19-0644 = cabin construction and VBU19-00643 = conversion of chicken coops to habitable space. Yes, chicken coops as resort cottages. All of this unpermitted development is in clear violation of RRD zoning. It would be a travesty to "legalize" these years of blatant code and zoning violations with the wave of a rezoning wand.

On August 22, 2020 my home was destroyed by the Walbridge Fire. We live at the far end of Old Cazadero Rd. and my parcel was ironically used by bulldozers and firetrucks during those hellish weeks to defend the towns of Guerneville, Guerneville Park and Rio Nido by traversing this ridge as a fire access road. I have been rebuilding our home in the years since and have been held to the highest standards of building codes for our county including significant efforts such as interior fire sprinklers, Title 24 energy efficiency plans/execution, CalGreen construction waste management to name a few. The list of requirements to be fully compliant with Sonoma County building codes is long and as much as the effort cost us in time and money, we do support the intent of these codes as they are designed to save lives and preserve our environment. I do this in full respect of the RRD zoning requirements.

In the nearly 4 years since the initial zoning and code violation notices given to Wildwood, they have been granted multiple waivers that exempt them from the standard practices that should govern even single family dwelling construction, not to mention multiple unit resort tenancy. This is particularly appalling to me as I bear the cost and responsibility of adhering to Sonoma County building codes and I do so in full respect of the RRD zone we live in. How could anyone justify grandfathering the Wildwood illegal structures as "pre-existing" when they never should have existed to begin with? This is a green light to land abuse and the fact that Wildwood got away with it for so many years is hardly justification.

In addition to the proposed abuse of "pre-existing" justification for rezoning, there are at least three major areas of concern with regard to operating a resort on the Wildwood property, regardless of zone.

First, the life safety of all residents (including the proposed "up to 60 guests" of Wildwood) would be seriously jeopardized in the event of a wildfire event such as the Walbridge Fire that took my home. The road to the Wildwood Resort/Retreat is a narrow, single lane road with very few pull-outs for cars to pass should they meet head on half way down the hill. I cannot imagine how Sonoma County Fire District and/or CalFire could consider this anything but a deadly disaster waiting to happen. If two cars cannot pass one another on this road, what happens when it's an out-of-town guest fleeing a fire and they meet a fire truck coming up the hill to try and save them? And what if it's 20 or 30 cars all heading down the hill at the same time? Unthinkable.

Second, the well that was drilled on the property is insufficient to support even a single family dwelling. In spite of the poor recharge rate of that well, the Department of Drinking Water (DDW) has given Wildwood a waiver for use as an SFD under current RRD zoning. The recharge rate test failed at the minimum 10GPM rate that they would like to see for a domestic well providing water for a single family dwelling. It cannot possibly support a 60 person resort. Myself and my neighbors have very real concerns that their overuse of the well will have an impact on the watershed and possibly cause us loss of well recharge capability.

Third, the septic system at Wildwood has been virtually non-existent and non-compliant. Given the very poor percolation of our soils in the region, I cannot imagine what a system would look like that could support a 60 person resort. Myself and my neighbors have very real concerns about groundwater contamination should such a large system be approved and installed.

In summary, and reflecting on all the issues stated above, I strongly oppose the rezoning proposal PLP20-0009 for changing the RRD designation of Wildwood resort to a TP designation. It is an affront to myself and my neighbors that the planning commission would approve "legalizing" the blatantly abusive and illegal misuse of the Wildwood Retreat property. It is designated RRD, it should remain RRD and the structures should be returned to a single family dwelling as it was 30 some years ago.

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Doug Johnson
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From: [allietyler](#)
To: [Chris Wendt](#); [Ross Markey](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [jaysun@gmail.com](#); [Patrick Finn](#)
Subject: Regarding rezoning PLP20-0009 AKA Wildwood
Date: Monday, February 13, 2023 9:46:14 AM

Good morning, Chris. The following is my statement in regards to rezoning Wildwood Timber Production.

When the property now known as Wildwood was purchased many years ago, it was put into a land conservancy to ostensibly preserve the land and the forest in its natural state and to avoid the tax burden. This is a burden I and my neighbors have to carry.

Then an illegal resort of sorts was set up, at first with good intentions with well meaning goals and achievements that allowed it to continue.

However, Wildwood eventually shifted economic focus and hosted HAI (Human Awareness Institute), doubling or more their previous traffic and turning Old Cazadero into a nightmare of a drive.

So, on one hand, Wildwood received a tax break for being an environmental haven and then on the other hand, operated an illegal out of code resort in direct contrast to the agreement signed on to.

With unpermitted septic and water, out of code structures, indeed structures that are out of zoning compliance, Wildwood operated these events imposing their traffic on the entire community, with no outreach or concern for impact. The impact of their non-compliant septic on the environment is not known.

Now, Wildwood is requesting a zone change to skip out of the zone and code limitations of an RRD designation. All this rezoning does, from RRD to TBZ, is create the conditions to allow previous out of code and illegal operations to continue under the cover of now being up to code.

This is the only purpose for this rezoning proposition. No other motivation exists.

There will be no timber harvested on this property.

The sole purpose is to legalize previous illegal structures and activities that went on for decades and are now, for an unexplained reason, being considered "pre-existing".

Using this rezoning to reestablish an operation that never should have existed appears to make a mockery of County codes and regulations.

Wildwood wishes to continue and even expand its operations, bringing 60 or so people up and down a narrow one lane road with at least 33 blind turns, inexperienced drivers up an 8 mile dead end road.

There are significant life threatening scenarios under these conditions in just a mild wildfire, which is why Wildwood has requested exemptions from CalFire standards.

To allow and permit this future resort requires this rezoning. And much more. It requires a CEQA exemption, which has already been granted under dubious reasoning, IE "grandfathered in".

Wildwood has NO STANDING to be grandfathered in.

What has to be explained is by what precedent can an illegal and out of code operation be grandfathered in to avoid California environmental standards.

How can an out of code illegal operation be considered "pre-existing" and grandfathered in? Doesn't the illegality of the operation negate any notion of "pre-existing"?

How can a septic system designed for 70+ people a week that filters into the watershed of Austin Creek get exempted from CEQA? What is actually washing into the watershed? We will never know.

To allow and permit this future resort requires a traffic impact study waiver, which has been granted.

To allow and permit this future resort requires a waiver on water production as Wildwood failed the recharge test for their well for even a single family dwelling. And 60 plus guests are expected? Plus staff?

It will also require exemptions from California fire access standards as having that many people up an 8 mile dead end road is a true hazard not just for them but for property tax paying residents who may have to flee.

In fact, State Attorney General Bontas's March '22 stated guidelines for urban encroachment into wildland areas encourages the opposite of the proposed plans for Wildwood.

This rezoning proposal is opening the gate in direct opposition to safety and environmental guidelines passed down from the State AG.

Given the nature of Old Cazadero Rd, the AG's standards make sense, given its 33 plus blind turns and being under the minimum width for vehicle passage in countless areas, requiring backing up and positioning most are unaccustomed to, especially in the surge of an emergency, only a traffic study exemption and a CalFire exemption could make this possible.

The reason so many exemptions and this rezoning are necessary is because Wildwood, as a resort, does not belong in this delicate landscape, per the State and County codes and regulations and the State Attorney General's guidelines.

The truth is, Wildwood, as a resort, can not pass one condition for operating as a resort as they

have illegally in the past and expect to continue, with this rezoning and exemptions, for the future.

Continued operation depends entirely on this rezoning as Wildwood's plans fail every single code requirement for these properties.

It is vital for county decision makers to apply equity and fairness across the board, that all full tax paying residents are treated equally and fairly under county ordinances and permitting.

This land up here is RRD for a reason. The homeowners up here pay a steep price to live in such a place, there is a lot to manage to make a life up here, and we all have to pass certain standards to do so.

As well, our property value is based on being surrounded by like-zoned properties.

There is a reason for RRD. Even the Attorney General of California has put limits on growth into wildland areas, as mentioned above.

If this rezoning is approved, it opens the gate for an operation that is patently out of code and not allowed anywhere else.

Let me put this in perspective. Wildwood has 210 acres, appropriately zoned for a one family home. They want to turn their property into a legitimate resort to house at full capacity over 70 people.

I have 196 acres. It is zoned RRD as well, but could I change that to TBZ and host 60 people a week up here plus staff?

If I wanted to do that would I get a waiver for each step of the process? Waive the traffic study, waive the water production, waive the fire access standards, and waive CEQA as I drain into multiple watersheds?

No, of course not. But if I did that out of permit, out of code, illegally, for 30 years, could I be grandfathered in?

Could I use this case with Wildwood as precedent to do so???

If there are going to be codes and standards and regulations, it is best they apply to all, for the full faith tax paying citizens have in their tax funded government, decisions made have to be sensical.

This is a long message. And the reason is, is because there exist so many points of concern.

Another of which is where does it end? Does Wildwood get this property zoned accordingly and sell it to a resort company that seeks to develop it? What then?

If this rezoning goes through, be sure it is to allow Wildwood to act as a resort in a delicate natural area that is not zoned for such activity.

It would be a radical departure from county norms and PRECEDENTS requiring major

exemptions and a rezoning.

It would position this property to be sold for further development if desired, incurring further unknown traffic increases and emergency situation complications.

I should add there has been little community outreach from the County to the residents here in regards to the rezoning hearing. There are no postings along Old Cazadero Rd about this rezoning hearing, I have only received email from the County when prompted by another resident.

I am concerned the proper and expected effort to inform the community has not been made. This should warrant a rescheduling of the hearing.

To summarize

- 1) WW operated for over 20 years an illegal resort on land that was put into a land conservancy.
- 2) WW has been granted a CEQA waiver despite having no standing.
- 3) WW seeks rezoning to Timber Production despite no plans to produce timber, but simply to legitimize their historic out of compliance structures and activities.
- 4) WW has received a waiver for a traffic impact study.
- 5) WW needs an exemption for water production.
- 6) WW needs an exemption from CalFire as hosting dozens of people up at the end of a dead end road fails fire standards and endangers residents.
- 7) WW's proposal is in direct opposition to the Attorney General's guidelines for development into wildlands.
- 8) What are the limits for further growth of Wildwood given that previous limits were not a deterrent? New owners? More plans? More traffic?
- 9) Proper notification of this rezoning hearing was not completed as zero fliers are posted on Old Cazadero Rd and residents are not aware of this hearing. Failure of due diligence should warrant a rescheduling.

In conclusion, Wildwood should NOT be rezoned to Timber Production as the sole reason to do so is to allow operations and activities that clearly fail every permit, code, ordinance, and regulation the State and County apply to everyone else.

Thank you for your time,

Alfred Tyler
23333 Old Cazadero Rd

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From: [allietyler](#)
To: [Chris Wendt](#); [Ross Markey](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: Re: lack of notification in Press Democrat
Date: Monday, February 13, 2023 5:13:35 PM

Good evening Chris and Ross,

It appears that proper notification has not been applied in the Press Democrat as well as we can find no instance of public notification there.

Unless Wildwood has been given a public notification exemption, there are grounds here for a rescheduling of this rezoning hearing.

Proper notification has simply not been met.

Thank you for your time,

Alfred Tyler
23332 Old Cazadero Rd

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Sara Finn](#)
To: [Chris Wendt](#)
Cc: [allietyler](#); [Ross Markey](#)
Subject: Fwd: Wildwood resort For Zoning Board Consideration. PLP20-0009
Date: Tuesday, February 14, 2023 6:06:40 AM

To all
Trying again to send

Begin forwarded message:

From: Sara Finn <finnsmith@sonic.net>
Subject: Re: Wildwood resort For Zoning Board Consideration. PLP20-0009
Date: February 13, 2023 at 9:01:23 PM CST
To: Ross Markey <Ross.Markey@sonoma-county.org>, ChrisWendt@sonoma-county.org

On Feb 13, 2023, at 8:53 PM, Sara Finn <finnsmith@sonic.net> wrote:

Hello Ross,

First of all this "virtual" meeting must be cancelled and rescheduled for the reasons articulated by Ali Tyler.

Please forward this email to zoning board.

To say WW is an "existing facility" is erroneous and disingenuous for the following reasons:

1. An illegitimate entity may not become legitimate or grandfathered in just because it exists
2. WW did an end run by obtaining permits for kitchen and food service

This initially should have required a health official to inspect before issuing any permit

3 How is it possible that the health dept. inspectors over all these years were enabling an unlawful operation to continue? The presence of so many illegal, substandard unpermitted structures in a RRD zoning should have raised flags. I submit that corporate Sonoma County is responsible for not doing due diligence. The public not calling in a complaint was a reason I was given. Why then do building and health inspectors routinely red tag illegal building and activity without public outcry? This is no excuse. To wit; see a violation and interdict. But no, not for WW.

4 WW and Sonoma County are acting in direct contradiction to Ca. Atty. Gen. Bonta's March '22 guidelines regarding developments in the urban-wildland interface that discourages-mandates a suspension of all such developments in Ca. High fire areas

5. How many waivers (EIR, Traffic study and more), considerations and rewards will be gifted to an operation "facility" that never knew a legitimate day. Wildwood was never legitimate and therefore has no "standing" and should never be offered such favoritism and support from the county. Establishing WW as a legal facility will be a threat to the safety of its neighbors. Picture the Spector of 10,000 extra cars and trucks piloted by inexperienced drivers trying to navigate a substandard one lane road without turnouts and some 35 blind turns Pedestrians, children and dogs will also be subjected to these hurried, harried and fatigued guests. Sadly, these confused drivers often freeze when encountering other vehicles and refuse to backup. They can't use turnouts because there aren't any. The panic intensifies when they encounter logging trucks and trucks with trailers. In the past, these guests have traveled in groups. Picture 10 or so cars try to back up when encountering a ten wheeler. IT DOESN'T WORK WELL! WW and the county's proposal fails the common sense test and betrays the public's trust and safety.

6 Allowing this resort to receive waivers, and the support of the county in such an outrageous bending and re-invention of the rules threatens the integrity of the entire PRMD zoning process and is unfair.

I refer you to Ali Tylers summation on the subject in your possession Please pay special attention to the suggestion that WW's RRD zoning with the Williamson and Golden State Covenants forbid not only development, but also harvesting trees for timber. How is it then possible to consider a TIMBER PRODUCTION ZONE when harvesting timber is forbidden? This is a despicable consideration that defies reason. What is the legal precedent for such gymnastics? Please exercise your first and most important consideration... PUBLIC SAFETY!

Thank You
Tom Finn,

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From: [allietyler](#)
To: [Chris Wendt](#); [Ross Markey](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: Interpretation of dispute
Date: Tuesday, February 14, 2023 5:34:15 PM

Chris,

I urge you to read my statement again, if this is your official response, I suggest you skipped over half of my statement.

"NEIGHBORHOOD/PUBLIC COMMENTS

Staff has been in contact with neighbors within the vicinity of the project site. Neighborhood comments include concerns regarding traffic, unpermitted structures, Fire Safe Standards, septic system capacity, and water availability. The neighborhood comments are focused on operation of the resort and will be addressed when a public hearing is held to consider the use permit application."

This is what you gathered from my comment and others?

I have to spell this out: there is no decoupling from this rezoning and the future plans of Wildwood. This rezoning, as I stated numerous times in my statement, is for the sole purpose OF HAVING A RESORT.

Otherwise, why bother?

You can not separate the two. I am surprised you are attempting to. That is truly shocking. But given the multiple unexplainable exemptions, perhaps surprise shouldn't be my first response.

Would not Wildwood have to have a reason for canceling their land conservancy contract and request a rezoning? Is your position they do not?

Chris, are you suggesting to me in anyway that motivation has no factor here?

It is obvious what the motivation is. For you to submit that in some fashion this is immaterial makes no sense in the real world.

The exemptions are in place, the rezoning is the crux to push this through. Postponing this to "usage" is not acceptable. "Usage" is the purpose of the "rezoning". Do not separate the two.

Also, you have not addressed the County's failure to notify the community. The County's failure to exercise due process of notification should be enough to postpone this hearing. Please address this.

I am pretty sure the aggregate of our tax paying dollars up here outnumber Wildwood. I would

appreciate balanced diligence and a respectable response.

Respectfully

Allie

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Harry Haigler](#)
To: [Chris Wendt](#)
Subject: PLP20-0009 hearing Thursday Feb. 16, 2023
Date: Tuesday, February 14, 2023 10:19:12 AM

EXTERNAL

As a resident who uses Old Cazadero Road to access my home, I strongly oppose Wildwood's request for rezoning. If their request is granted there will be a huge increase in traffic on the single lane poorly maintained Old Cazadero Road, a road that never was designed or intended to carry commercial traffic.

Harry Haigler
!9711 Old Cazadero Road
Guerneville, Ca 95446

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From: [Alina Haigler](#)
To: [Chris Wendt](#)
Subject: PLP20-0009 Wildwood Retreat Public Hearing Scheduled for February 16, 2023 at 1pm
Date: Thursday, February 16, 2023 8:01:20 AM

EXTERNAL

Dear Sonoma County planning staff and board members,

My name is Alina Haigler, and I live at 19711 Old Cazadero Road. I am writing to you this morning because I can't be at the hearing on Thursday. My husband was recently diagnosed with a pancreatic tumor and we are just starting our very difficult road for treatment and will be with clinicians in San Francisco this week.

I oppose the recommendation from staff to allow the Wildwood resort to be rezoned from RRD to TP. There are myriad reasons why this is a bad idea. Old Caz Rd. is a one lane, dead-end road meant for a neighborhood that is not going to support the added traffic. Added traffic will negatively impact safety during emergencies. No traffic studies have been done and CEQA has been waived. A resort operating in a high severity fire zone amidst an ongoing drought hosting 40-50 people a weekend in addition to the 10 staff members does not seem to be a responsible action for the county to allow.

Sincerely,

Alina Matutes Haigler

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February 13, 2023

Sonoma County Planning Commission and Board of Supervisors

Chris.Wendt@sonoma-county.org

Planner III Project Review

County of Sonoma

707-565-1511

Ross.Markey@sonoma-county.org

Supervising Planner

County of Sonoma

707-565-2543

WW PLP20-0009

Wildwood Project at 20111 Old Cazadero Road

Guerneville, California

Dear Mr. Wendt, Mr. Markey and Sonoma County Planning Commission and Board of Supervisors,

My name is Greta Henderson. I'm a Geologist, GIT and own property on upper Old Cazadero Road, Guerneville. I am writing to you on behalf of myself and my family regarding Wildwood's proposed rezoning from Rural Development (RRD) to Timber Production (TP), cancelation of the Williamson Land Act and the issuance of a Use Permit for a 60 person per weekend (Friday through Sunday) resort.

We are a young couple with property on Old Cazadero Road. I was born in raised in Guerneville and we presently have a 3-month-old baby.

Old Cazadero road is one of the worst roads in the county. It's an unmaintained narrow one-lane road with no turnouts and 33 blind turns. Our neighbor Pat has already suffered one hospitalization on this road from a head on collision resulting from another party speeding along a blind turn. How many more people, children and animals will be at risk by allowing Wildwood to rezone to TPZ and build the 60-person resort they are planning?!

In addition, we would like to draw attention to the lack of proper notification for this rezoning hearing. There was zero mention of the hearing in any public print, nor was there any postage along Old Cazadero Road. We only heard of this hearing through the goodwill of another neighbor. Sonoma County Project Planner Ross Markey failed to notify adjacent property owners of this hearing, even after stating on 8/22/22 the following:

"I have added you and other neighbors of Wildwood who have reached out to me to the contact list for this project. I will be sure to notify you prior to any public hearings scheduled for this project in the future."

Failure of due diligence should warrant a rescheduling.

Presented below is our public comment in opposition to Wildwood rezoning to TPZ.

Thank you,

The Henderson's

18779 Old Cazadero Rd

Site Setting

In 2019, Old Cazadero Road, Guerneville was described by Linda Hopkins in a conversation with Alina Haigler, Harry Haigler and Tom Finn as "being one of the worst roads in Sonoma County".

Wildwood resides 5.2 miles up Old Cazadero Road, a narrow, poorly maintained, one-lane county road with not a single paved pullout. It begins approximately 1 mile west-southwest of the town of Guerneville and runs approximately 5.2 miles north to a locked gate adjacent to 20111 Old Cazadero Road, Site Vicinity Map, Figure 1. As of 2/13/23 only partial repaving has been conducted resulting in about ¼ of the one-lane road being repaved. Road work commenced approximately 8/1/22 and has not resumed. We were told by the county worker working on the project that what was done, is likely all we are getting, and that the county can only allocate so much money to repairing our damaged road.

Most drivers visiting Wildwood are unfamiliar with the road and the blind turns, do not know the turnouts and are uncomfortable backing up or making room on the road for another vehicle to pass. Even with recent vegetation clearing, there are times when one or both cars must scrape a bush and/or get uncomfortably close to the cliff edge to let another vehicle pass.

Old Cazadero Road provides the only ingress and egress for most parcels above the Cherry Street and Old Cazadero Road intersection. In 2019, a significant slide destroyed the section of road proximate to 18500 Old Cazadero Road. It was expressed to us by Johannes Hoevertsz, via an email dated March 16, 2022 (Appendix A), that Sonoma County Department of Public Works (TPW) applied for a FEMA grant to properly repair this section. The initial application was denied, which resulted in Sonoma County resubmitting the project again to FEMA for reconsideration. However, it has been over 3 years with only surface repairs made, and no indication of when permanent repairs are expected. A full report on the hazards of this section of road was emailed to TPW director Johannes Hoevertsz on January 18, 2022, and is also attached at the end of this document. This section of road is currently the only ingress and egress that most residents on the upper section of Old Cazadero Road have available to them.

Site History

Wildwood previously operated as a nonpermitted resort, hosting small gatherings for self-identified homosexual men in the 1970's. In present years (6 years) they have changed direction and partnered up with the Human Awareness Institute (HAI) a self-love organization promoting intimacy, love and sexuality to all sexual orientations. To accommodate the much larger number of guests, Wildwood constructed numerous nonpermitted structures and illegally graded a new second entrance into their property from an adjacent neighbor's parcel to the east. A grading permit was not obtained, and a lack of erosion control would have resulted in environmental impacts such as sediment runoff. In 2019 Sonoma County filed numerous violations against the property and initiated a cease and desist order.

According to nearby property owners, Alina and Harry Haigler, in April of 2020 Wildwood started a fire on the Wildwood property from an out of control burn pile on a windy day which spread uphill. Wildwood proceeded to call the Fire Department. It takes a minimum of 20 minutes for the closest local

emergency personal to access the property. During that time, Wildwood failed to use the long-established neighborhood contact list to alert ANY of the neighbors of the potentially life-threatening incident (including the direct neighbor uphill and downwind of the progressing fire).

Wildwood likes to state that they are good neighbors, but their disregard for the environment and public safety says otherwise.

Proposed Developments

The owners at Wildwood are currently proposing a zoning change from Resource and Rural Development (RRD) to Timber Production (TP), a use permit for a 60-person per night resort, and a termination of the Williamson Land Act. By rezoning to TP, Wildwood will apply for a use permit with Sonoma County Planning Department to host retreats with up to 60 visitors a night.

Wildwood and Sonoma County are acting in direct contradiction to Ca. Atty. Gen. Bonta's March '22 guidelines regarding developments in the urban-wildland interface that discourages-mandates a suspension of all such developments in Ca. High fire areas.

Wildwood presented their proposal to the Russian River Municipal (MAC) Board at a public hearing on June 30, 2022. To diminish the hazards of their proposed project, they stated that Sonoma County is planning to build a temporary summer bridge at the crossing at East Austin Creek to provide an alternative emergency access. However, Wildwood also stated that this unmaintained section of Old Cazadero Road from their property at 20111 Old Cazadero Road to the town of Cazadero was currently open and passable, which as I will present below, is not true.

Fire Escape

Alternative Egress

It is presently February 13, 2023. We are approaching yet another fire season and Sonoma County TPW director Johannes Hoevertsz has twice stated that the county will not give residents gate access to the unmaintained section of Old Cazadero Road. This presents an enormous public safety issue for both the residents on the Guerneville and the Cazadero side of Old Cazadero Road.

The residents in the described area live in a high to very high fire severity zone as categorized by CalFire on page 30 of the *Sonoma County Wildfire Protection Plan*. During the Guerneville fire of 1961 where a fire started on Watson Road and spread up the Guerneville-Cazadero Wildfire Corridor, residents living in the hills would have been able to evacuate to the northwest using this previously available second route (*Sonoma County Wildfire Protection Plan*, Page 25-26). Evidence of this fire can be observed as burn scars on many of the large redwoods along Old Cazadero Road.

Inaccessibility Due to Gates

There are several gates along the unmaintained section of Old Cazadero Road. Some are county, some are private, some are locked, others open. A Site Map of the approximate locations of all 5 gates is presented on Figure 2.

Gate A is located proximate to 20111 Old Cazadero Road and is a locked county gate. Pictures of the gate are presented in Figures 3 and 4. Gate B is located approximately 1,000 feet west of Gate A and is a locked private gate (Figures 5 and 6). This gate is on county easement through Gary Altimori's property. Gate C is also on county easement through Altimori's property; however, this gate is roped closed with no lock (Figure 7). Gate D and E reside on the adjacent (west) side of East Austin Creek. Gate D consists of a private gate, currently open, on the county easement through the Balfour property and Gate E is a county gate, currently open and proximate to the town of Cazadero. I could not obtain photographs of Gates D and E, as we have a newborn, making it difficult to hike the complete road roundtrip.

Inaccessibility Due to Slides

There are two slides, immediately adjacent to each other, which make traversing the road unsafe for anything wider than a UTV/Side by Side vehicle. The approximate location of the slide is presented in Figure 2, Site Map. These slides have been present for at least 1.5 years.

Slide A (Figure 8) consists of boulders and rubble on the upslope side of the road that can easily be cleared by a loader tractor.

Slide B (Figure 8) consists of a more significant slide on the downslope portion of the road. The slide has already eroded approximately 3 feet of the road and will continue to erode the site until stabilized.

Due to Slide A and Slide B's proximity to each other (nearly adjacent), the road has dwindled down to a passable width of 6 feet 4 inches (Figures 9 and 10).

Inaccessibility Due to Creek Crossing

Old Cazadero road was once the main ingress and egress from the town of Guerneville to the town of Cazadero (1921 USGS Map, Figure 11). The old bridge that once connected the towns is still laying in concrete and rebar heaps in East Austin Creek. Currently, the only way to cross East Austin Creek is to drive through it. In summer, the water levels are low enough to accommodate a higher chassis vehicle. However, a low clearance vehicle would have difficulty or could even become stuck, blocking all traffic behind it.

Routine Maintenance

Routine maintenance must be taken into consideration to ensure that there remains unrestricted egress. Currently there are several issues that will need to be addressed. There is no delineated drainage between Gate B and Gate C, as such, runoff has created its own path cutting into and crossing the road (Figure 12). There are several culverts that have been filled in with sediment and need to be dug out (Figure 13). And there are several trees leaning haphazardly over the road (Figure 14).

Water Well

WW has never operated on a scale as suggested in their Use Permit. There will be a huge net increase. Up to 60 people per day on the weekends could drastically affect the shared aquifer.

In addition, WW is not operating on the same well as prior years. Previously, WW was supplying their water demand from adjacent landowners well at 19555 Old Cazadero Rd. The above mentioned property was recently transferred on 5/6/2021 and the new property owners have exclusively repossessed the well. In addition, it is my understanding that while WW was using the well, it temporarily went dry from over pumping.

Wildwood contracted Weeks Drilling and Pump Co to drill a NEW well on the property at 20111 Old Cazadero road on 3/28/2022. Their well completion report is presented in Appendix B.

Every hydrogeologist I have worked for will testify that well completion reports are notoriously inaccurate.

From the well completion report: The well driller noted a 50 gallon/minute (gpm) production. Their water level is situated at 108' below ground surface (bgs) and their completed well is drilled to 238' bgs. Their well was installed with a 4" diameter well casing which given the water level and depth of installed well, held approximately 85 gallons of water just within the casing. The well was pumped for approximately 30 minutes at 50 gpm, at which time the drawdown was recorded at 92 feet below the

initial water table, or 200' bgs. This is a huge draw down and continuous pumping at 50 gpm could have caused the well to go dry.

Had a professional well yield test been conducted it

A. Would not have been permissible in March of the rainy season.

B. Would not have over pumped the well, instead pumping at an appropriate speed to maintain a constant pumping level.

C. Recorded the time for the well to recharge to 90% of the initial water level or higher.

The property resides in a groundwater availability Zone 4 area with low or highly variable water yield. It is unheard of for a well in this area, with this topography to produce 50 gpm. The Department of Water Resources (DWR's) well completion reports for nearby properties in the project quadrangle are presented in Appendix B. Production ranges from dry wells to 1 - 5 gpm. One of the well logs I have attached is for a well Wildwood attempted to drill on their own property in 1991. It was drilled to 300' and no water was discovered.

Based on Wildwood's proposed 60 people per weekend (Friday-Sunday) and a small crew of staff and residents who will stay on during the weekdays (approximately 8 people). We can calculate that there will be an average of 212 people staying per week or 30.3 people per day. A very conservative average water use per person is 48 gallons per day (using high efficiency toilets and low flow shower heads). If we calculate 30.3 people by 48 gallons per day, we can determine the daily water need for Spring through Fall (the operating seasons) is 1,598 gallons per day or 11,186 gallons per week. This required amount of water to operate, even with water conservation, is huge. Which is why without conducting a hydrogeologic study, we will not know the cone of depression or the wells within the zone of influence that could be affected until it's too late and the shared aquifer potentially goes dry from over pumping. It should also be noted that Wildwood's water use would be higher than these numbers due to the required washing of bed sheets, bath towels, and pool towels between every guest; upkeep and refilling of the large private pool; and landscaping watering typical of resort beautification.

Update as of 2/13/23': Weeks Drilling conducted a well yield test for Wildwood in 2022. The test FAILED for the desired yield. No additional test has been conducted. Instead, Wildwood obtained a waiver for the water requirement, which was unexplainably granted by County of Sonoma.

CEQA Study/Report

I work in the environmental field and have never seen a project rezoned without an environmental CEQA study. Yet Sonoma County is not requiring a CEQA for this project. Why?

Wildwood has never operated as a legal resort and the opening of a resort on a property with RRD *land use* (Wildwood's zoning may change to TP, but their land use would still be RRD) is contradictory to the *Sonoma County General Plan*.

I have been counseled that anytime an amendment is made to the *Sonoma County General Plan*, a CEQA study is required.

As pulled from the 2020 Sonoma County General Plan:

Policy LU-15f: Outside Urban Service Boundaries, consider new recreation and visitor serving commercial uses in the Resources and Rural Development category subject to the following criteria:

- (1) The use is located close to a major recreational area such as the Russian River
- (2) The use is compatible with the primary resource use of the parcel,

- (3) Where practical the use will retain existing redwood trees and will not result in substantial damage to the redwood ecosystem,
- (4) The use would not adversely affect adjacent agricultural lands,
- (5) The use would not adversely affect the level of service on roadways,
- (6) Adequate water supply is available for fire suppression and domestic use,
- (7) Adequate police and fire protection are available, and
- (8) The use will not have an adverse visual impact on a scenic corridor or scenic landscape unit.

Under the *2020 Sonoma County General Plan*, the Wildwood project would have the following issues by operating as a new recreation and visitor serving commercial use:

- 1) The project is located at the end of a winding county road with no recreational area nearby. It is no less than a 20 minutes from the Russian River.
- 5) The project would GREATLY affect the level of service on roadways: It is a 5 minute drive through a congested neighborhood, and then a 15 minute drive up a narrow, one-lane, poorly maintained county road with not one paved turnout.
- 6) As discussed in detail above, water supply **will** be an issue.
- 7) Police and fire protection are 20 minutes away. In addition, it is a one way in one way out road. The continuation of Old Cazadero road to the town of Cazadero has been gated off and closed for approximately 30 years, and despite what Wildwood has said, is inaccessible due to 5 gates (2 of which are locked), 2 slides and a creek crossing. The lack of a second evacuation route presents a hazard for both guests and residents.

Jessika Akmenkalns, Ph.D. with California Historical Resources Information System (CHRIS) recommended that a Formal CEQA study should be conducted if there are any historical structures present on the property that are 45 years or older (Appendix C). ParcelQuest states that the main SFD was built in 1961. So we know at least one of the present structures was built prior to 45 years ago (Appendix C).

Dr. Akmenkalns also recommended that a qualified archaeologist conduct further archival and field study of the unsurveyed portions of the project area to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. As well as recommending that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values.

However, there is nothing in the county files to suggest that this archaeological study was conducted.

And again, why is a CEQA study being waived when recommended by an expert.

Williamson Land Act

It is our understanding that if Wildwood was rezoned to TP, they would not be required to pay the Williamson Land Act cancellation fees. As stated in Section 51282.5 of the Williamson Land Act "The owner of any land which has been zoned as a timberland production pursuant to Section 51112 or 51113, and that zoning has been recorded as provided in Section 51117, may petition the board or council for cancellation of any contract as to all or part of the land. Upon petition, the board or council shall approve the cancellation of the contract. The provisions of Section 51283 shall not apply to any cancellation under

this section, and no cancellation fee shall be imposed."

Wildwood has benefited from a California property tax exemption and even violated the terms of the Williamson Act by operating a non-legal resort for the past several years. And now, rather than proceeding with the 9-year nonrenewal process or paying a penalty for immediate cancelation, they are attempting to outmaneuver the process again at the detriment of the state and every honest tax payer.

Conclusions

Wildwood's proposal to rezone their property from RRD to TP comes at the detriment of every adjoining property owner and honest taxpayer. The cancelation of the Williamson Land Act and the likelihood that Wildwood can avoid paying any penalties by rezoning to TP is the definition of "working the system".

The omission of an environmental CEQA study comes at the disadvantage of every adjoining neighbor.

How is Sonoma County considering a use permit for a resort at the end of a narrow one lane road with currently one way in and one way out?

Wildfires will always be a constant threat in this area. It's a very high timber area with steep slopes, narrow roads, and moderate population.

Prior to the 1980's there were two escape routes available to residents. One to the town of Guerneville, and one to the town of Cazadero.

Currently we are at a disadvantage with only one ingress and egress to the town of Guerneville.

Sonoma County has left us up here defenseless. We are a young couple with a newborn baby and we are concerned for everyone's safety. We are approaching yet another wildfire season with still no alternative evacuation route available. Our alternative egress remains locked, no action has been made to clear the slide, install the bridge, or provide routine maintenance. Currently the only road in and out (Old Cazadero Road proper) has suffered a major slide that has not been properly repaired. The entire road is exceptionally narrow, in a state of disrepair and lacks a single real turnout. I implore all planning commission members to drive the road and see for yourself. With steep ridges on both sides of the road, a situation of a bottle neck and loss of life, such as that of the paradise fire is a very real possibility. To make ordinary matters worse, the county is considering opening Wildwood to 60 guests per day. This is a public safety issue to every guest and resident living above the Cherry Street and Old Cazadero Road intersection.

Thank you for your time and consideration on this matter.

REFERENCES

Sonoma County Wildfire Protection Plan, Fire Safe Sonoma, <https://www.firesafesonoma.org/wp-content/uploads/cwpp-final.pdf>

ATTACHMENTS

Figures

- Figure 1 – Site Vicinity Map
- Figure 2 – Site Map
- Figure 3 – Photograph of Gate A
- Figure 4 – Photograph of Gate A- Close up
- Figure 5 – Photograph of Gate B
- Figure 6 – Photograph of Gate B- Close up
- Figure 7 – Photograph of Gate C
- Figure 8 – Photograph of Slide A/B
- Figure 9 – Photograph of Slide A/B- Tape Measure
- Figure 10 – Photograph of Slide A/B- Close up of Tape Measure
- Figure 11 – 1921 USGS Map
- Figure 12 – Photograph of Erosion
- Figure 13 – Photograph of Sediment Filled Culvert
- Figure 14 – Photograph of Hazardous Tree

Appendices

- Appendix A – Correspondence
- Appendix B – Well Completion Reports and Well Driller's logs
- Appendix C – California Historical Resources Information System (CHRIS) Recommendations and Parcel Quest Information

Figure 1: Site Vicinity Map

Location of Site A and Site B relative to downtown Guerneville, CA

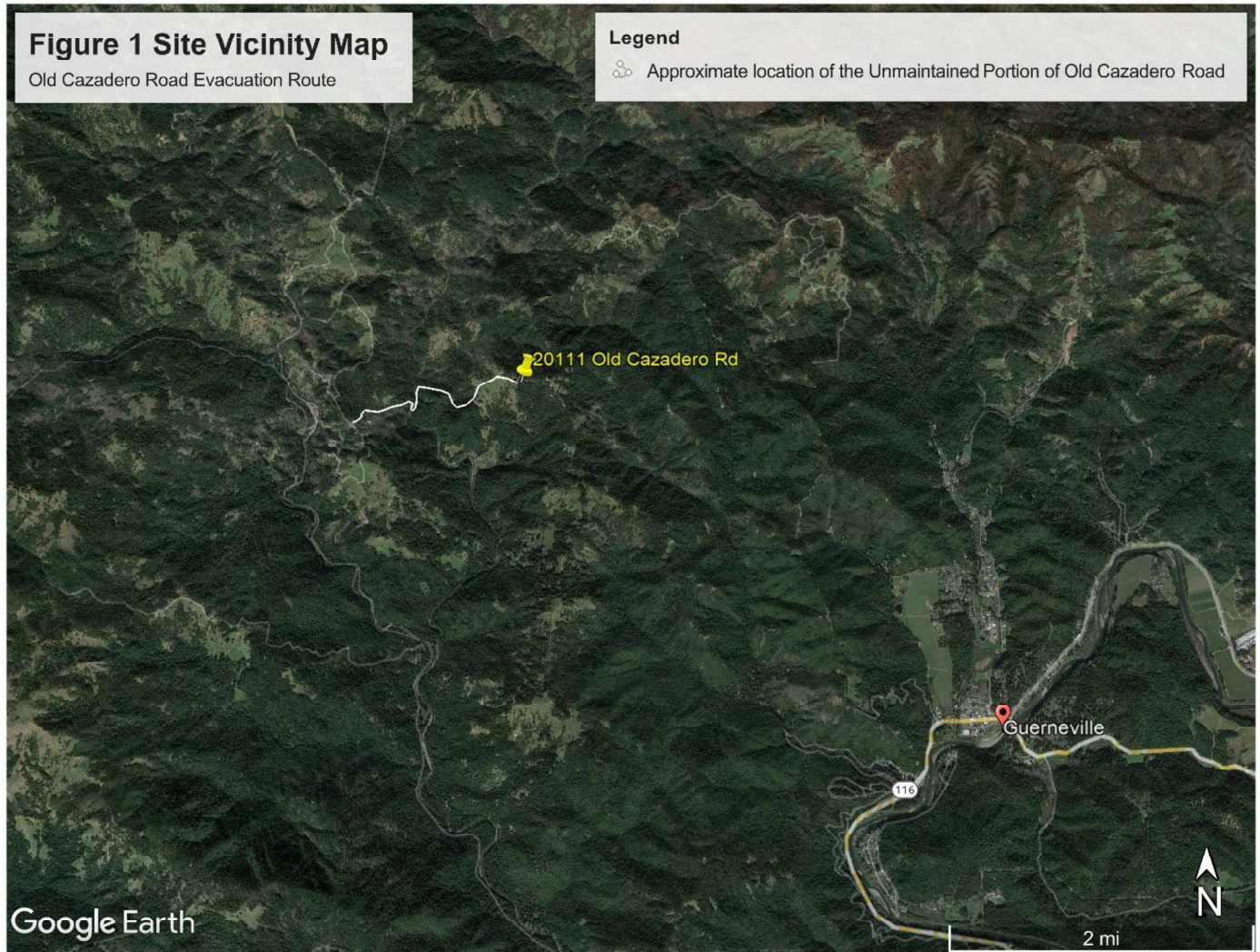


Image obtained August 12, 2022 from Google Earth

Figure 2: Site Map of Site A and Site B

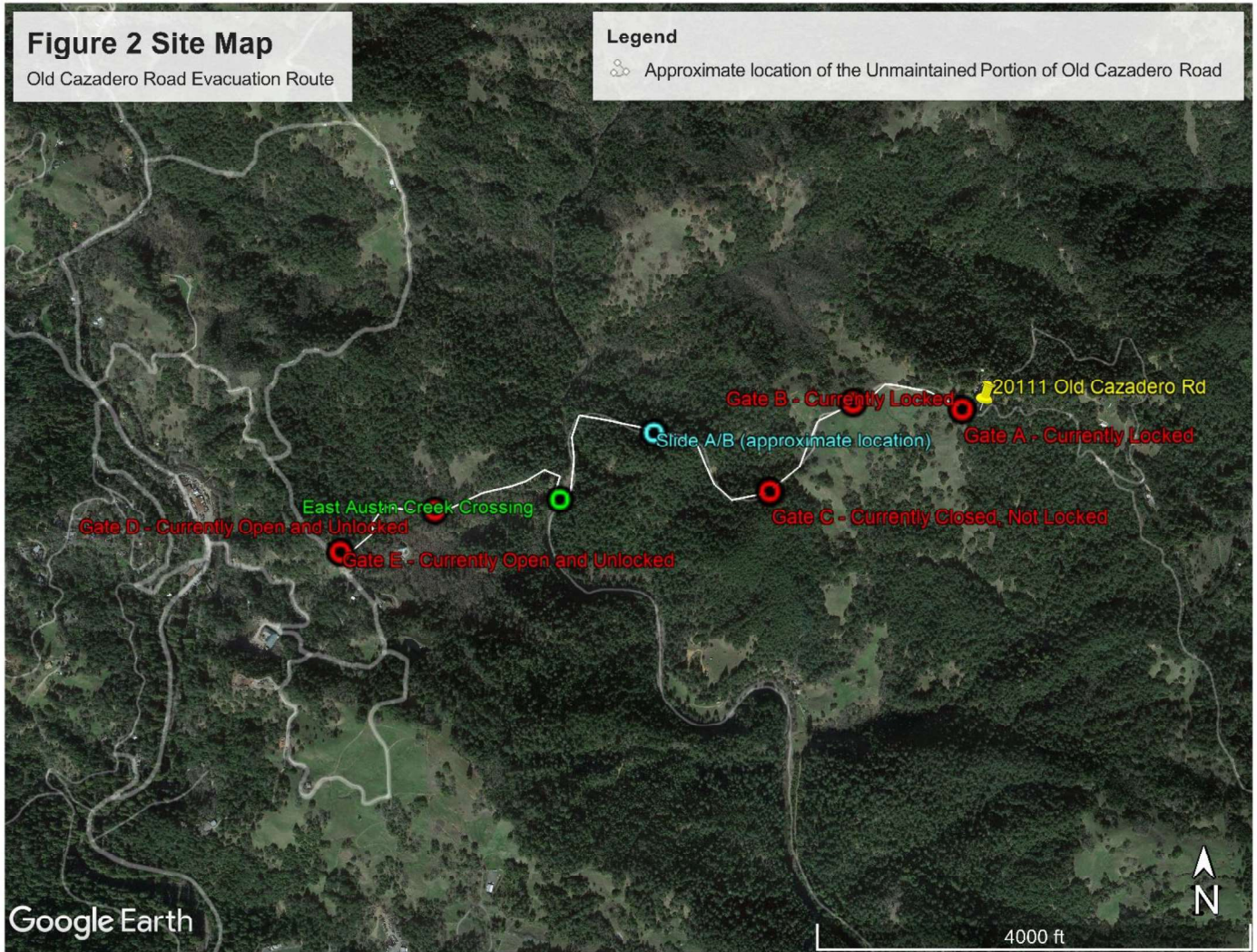


Image obtained August 12, 2022 from Google Earth

Figure 3: Photograph of Gate A, August 5, 2022

Gate is locked and currently inaccessible as an evacuation route.



Photographed by Greta Henderson. Bearing direction is west.

Figure 4: Photograph of Gate A, August 5, 2022

Gate is locked and currently inaccessible as an evacuation route.



Photographed by Greta Henderson. Bearing direction is west.

Figure 5: Photograph of Gate B, August 5, 2022

Gate is locked and currently inaccessible as an evacuation route.



Photographed by Greta Henderson. Bearing direction is west.

Figure 6: Photograph of Gate B, August 5, 2022

Gate is locked and currently inaccessible as an evacuation route.



Photographed by Greta Henderson. Bearing direction is west.

Figure 7: Photograph of Gate C, August 5, 2022
Gate is Currently Closed and Secured with Rope.



Photographed by Greta Henderson. Bearing direction is north.

Figure 8: Photograph of Slide A and B, August 5, 2022

Slide A is on the upslope and consists of fallen boulders from above.

Easy to clear with a loader tractor.

Slide B is on the downslope and is actively eroding the road.

There is no large vegetation below to stabilize it. A long-term solution is required to utilize this section of Old Cazadero road as an emergency route.



Photographed by Greta Henderson. Bearing direction is south.

Figure 9: Photograph of Slide B, August 5, 2022

Slide B can be identified in this photograph by the red arrow. Currently only a UTV/Side by Side or smaller vehicle can safely navigate through this hazard.

Measuring tape illustrates the width of the road.



Photographed by Greta Henderson. Bearing direction is south.

Figure 10: Photograph of Road Proximate to Slide A and B, August 5, 2022

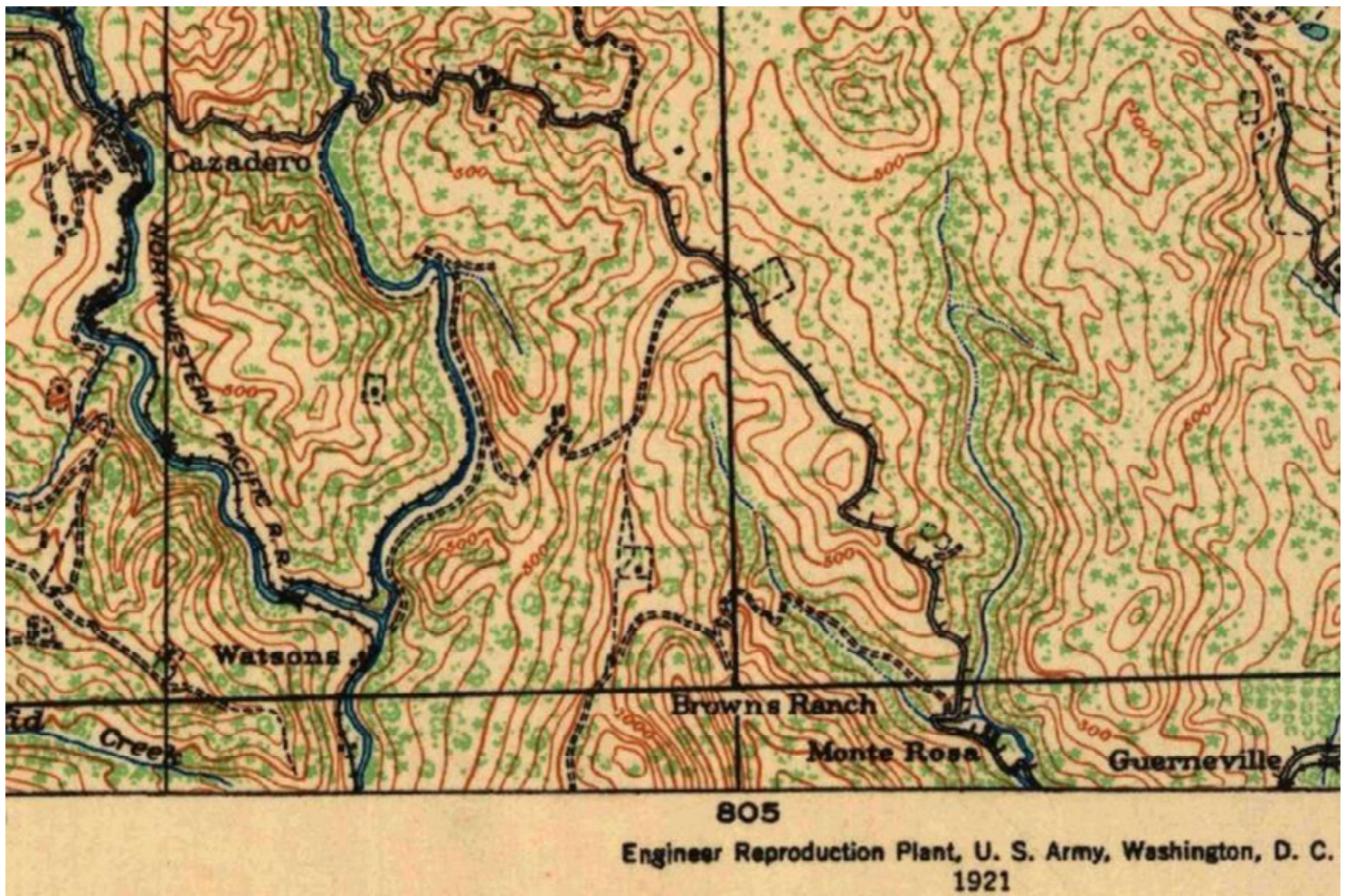
Measuring tape illustrates the width of the road at 6 feet 6 inches.



Photographed by Greta Henderson.

Figure 11: 1921 USGS Map of CA Skaggs Quadrangle, Grid Zone G

Map depicts the main road from Guerneville to Cazadero in 1921 was Old Cazadero Road.



Obtained July 31,, 2022 from USGS Topo View, <https://ngmdb.usgs.gov/topoview/viewer/#15/38.5369/-123.0580>

Figure 12: Photograph of Drainage Eroding and Crossing the Unmaintained Portion of Old Cazadero County Road.



Photographed by Greta Henderson. Bearing direction is north.

Figure 13: Photograph of Filled in Culvert on Unmaintained Portion of Old Cazadero County Road.

Routine maintenance is required to clear culverts.



Photographed by Greta Henderson. Bearing direction is east.

Figure 14: Photograph of Hazardous Tree and Overgrowth on Unmaintained Portion of Old Cazadero County Road.

Routine maintenance is required to keep road free from obstructions.



Photographed by Greta Henderson. Bearing direction is north.

Appendix A

Old Cazadero Road Slope Instability

Johannes Hoevertsz <Johannes.Hoevertsz@sonoma-county.org>

Wed, Mar 16, 2022 at 8:29 PM

To: Greta Henderson <mpenzel@gmail.com>

Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>, "nic.rrmac@gmail.com" <nic.rrmac@gmail.com>, "naomihuffrivermac@gmail.com" <naomihuffrivermac@gmail.com>, Elise Weiland <Elise.Weiland@sonoma-county.org>

Hi Greta,

The Old Cazadero sites are the result of the February 2019 Flood, FEMA Disaster #4344. TPW is actively working with FEMA and will update the community when we have funding authorization and environmental clearance.

Please understand that TPW has over 25 projects from this disaster that need to be delivered.

We understand your frustration and hope you understand that we are working diligently to get the projects delivered. Please see the FEMA project reference below.

PW 00181 Old Cazadero Road (80110) PM 13.56 and Old Cazadero Road (80110) PM 14.26

Thank you for your understanding.

Johannes

From: Greta Henderson <mpenzel@gmail.com>

Sent: Monday, March 7, 2022 3:26 PM

To: Johannes Hoevertsz <Johannes.Hoevertsz@sonoma-county.org>

Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; nic.rrmac@gmail.com <nic.rrmac@gmail.com>; naomihuffrivermac@gmail.com <naomihuffrivermac@gmail.com>; Elise Weiland <Elise.Weiland@sonoma-county.org>

Subject: Re: Old Cazadero Road Slope Instability

[Quoted text hidden]

Appendix B

State of California
Well Completion Report
 Form DWR 188 Submitted 4/7/2022
 WCR2022-003958

Owner's Well Number _____ Date Work Began 03/28/2022 Date Work Ended 03/30/2022
 Local Permit Agency Sonoma County Permit & Resource Management Department
 Secondary Permit Agency _____ Permit Number WEL20-0416 Permit Date 11/16/2020

Well Owner (must remain confidential pursuant to Water Code 13752)	Planned Use and Activity
Name <u>WILDWOOD CONSERVATION FOUNDATION,</u>	Activity <u>New Well</u>
Mailing Address <u>Leif Glomset</u>	Planned Use <u>Water Supply Public</u>
<u>P.O. Box 78</u>	
City <u>Guerneville</u> State <u>Ca</u> Zip <u>95446</u>	

Well Location	
Address <u>20111 Old Cazadero RD</u>	APN <u>106-230-008</u>
City <u>Guerneville</u> Zip <u>95446</u> County <u>Sonoma</u>	Township <u>08 N</u>
Latitude <u>38</u> <u>32</u> <u>13.6067</u> <u>N</u> Longitude <u>-123</u> <u>3</u> <u>29.8187</u> <u>W</u>	Range <u>11 W</u>
Deg. Min. Sec. Deg. Min. Sec.	Section <u>15</u>
Dec. Lat. <u>38.537113</u> Dec. Long. <u>-123.058283</u>	Baseline Meridian <u>Mount Diablo</u>
Vertical Datum _____ Horizontal Datum <u>WGS84</u>	Ground Surface Elevation _____
Location Accuracy <u>5 Ft</u> Location Determination Method _____	Elevation Accuracy _____
	Elevation Determination Method _____

Borehole Information	Water Level and Yield of Completed Well
Orientation <u>Vertical</u> Specify _____	Depth to first water _____ (Feet below surface)
Drilling Method <u>Direct Rotary</u> Drilling Fluid <u>Air</u>	Depth to Static _____
Total Depth of Boring <u>240</u> Feet	Water Level <u>108</u> (Feet) Date Measured <u>03/29/2022</u>
Total Depth of Completed Well <u>238</u> Feet	Estimated Yield* <u>50</u> (GPM) Test Type <u>Air Lift</u>
	Test Length <u>0.5</u> (Hours) Total Drawdown <u>92</u> (feet)
	*May not be representative of a well's long term yield.

Geologic Log - Free Form		
Depth from Surface	Feet to Feet	Description
0	12	Dense brown sand
12	48	Yellow sandstone
48	54	Serpentine
54	240	Shale rock

Casings										
Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	118	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	118	158	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	
1	158	178	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	178	198	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	
1	198	218	Blank	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563			
1	218	238	Screen	PVC	OD: 5.563 in. SDR: 21 Thickness: 0.265 in.	0.265	5.563	Milled Slots	0.032	

Annular Material					
Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	1	Cement	Other Cement		Seal
1	56	Bentonite	High Solids		Seal
56	240	Filter Pack	Other Gravel Pack	1/8" x 1/4"	Gravel

Other Observations:

Borehole Specifications		
Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	50	11
50	240	7.875

Certification Statement			
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief			
Name	WEEKS DRILLING AND PUMP CO		
	Person, Firm or Corporation		
PO BOX 176	SEBASTOPOL	CA	94573-
Address	City	State	Zip
Signed	electronic signature received	04/07/2022	177681
	C-57 Licensed Water Well Contractor	Date Signed	C-57 License Number

Attachments
106-230-008.pdf - Location Map

DWR Use Only					
CSG #	State Well Number	Site Code	Local Well Number		
		N	W		
Latitude Deg/Min/Sec		Longitude Deg/Min/Sec			
TRS:					
APN:					

Address
 20111 Old Cazadero Rd.
 Guerneville, CA 95446

A.P. Numbers
 106-230-008

Permit Application
 Zoning/Use Permit Application
 Zone: Timberland Production
 Use:

Prepared By
 Leif Glomset

Drawn By
 Alexander Vincent

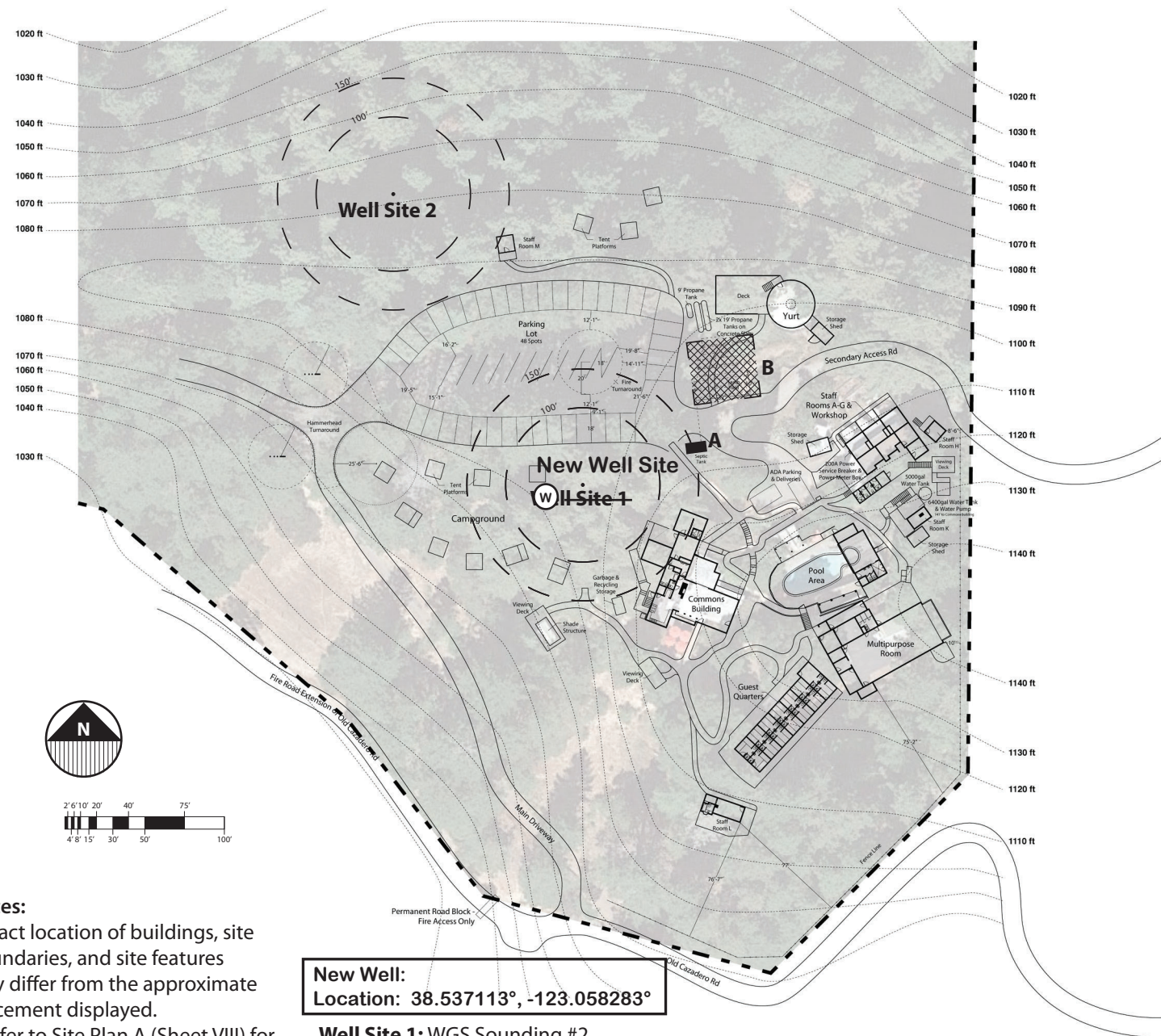
Sheet Numbers
 VII Location Vicinity Map
 VIII Site Plan A
 IX Site Plan B
 IXa Well Test Sites
 X-1 Commons
 X-2 Guest Quarters
 X-3 Multipurpose Room
 X-4 Yurt
 X-5 Pool Area
 X-6 Staff Quarters A-H
 X-7 Staff Quarters K, L, & M
 XI Landscape Plan

Date: 5-Oct-2020

Sheet IXa

**Site Plan B:
 Well Test Sites**

Scale: 1" = 100'



Notes:

- Exact location of buildings, site boundaries, and site features may differ from the approximate placement displayed.
- Refer to Site Plan A (Sheet VIII) for full parcel boundary and APNs of neighboring properties.

New Well:
Location: 38.537113°, -123.058283°

Well Site 1: WGS Sounding #2
 Location: 8.537135, -123.058048

Well Site 2: WGS Sounding #6
 Location: 38.537671, -123.058687

A: Septic Tank
B: Leach Field

ORIGINAL
File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 338657

Notice of Intent No. _____

State Well No. 08N11W16

Local Permit No. or Date _____

Other Well No. _____

(1) OWNE

Address _____

City _____

(2) LOCATION OF WELL (See instructions):

County Sonoma Owner's Well Number _____

Well address if different from above 18040 Old Cazadero Rd.

Township Cazadero Range _____ Section _____

Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 200 ft. Completed depth 194 ft.
from ft. to ft. Formation (Describe by color, character, size or material)

0	-	101	Brown sandstone
101	-	108	Sandy gray rock
108	-	125	Gray shale & gray rock
	-		with streaks of graywackie
125	-	143	Sandy gray rock
143	-	176	Gray rock & shale rock
	-		with streaks of graywackie
176	-	200	Gray shale with clay

(3) TYPE OF WORK:

New Well ☒ Deepening ☐

Reconstruction ☐

Reconditioning ☐

Horizontal Well ☐

Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☒

Irrigation ☐

Industrial ☐

Test Well ☐

Municipal ☐

Other ☐

(Describe)

WELL LOCATION SKETCH

(5) EQUIPMENT:

Rotary ☐

Reverse ☐

Cable ☐

Air ☒

Other ☐

Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐ Size 28 Pea

Diameter of bore 9 7/8 "

Packed from 20 to 194 ft.

(7) CASING INSTALLED:

Steel ☐

Plastic ☒

Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen Micro

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	194			74	94	.032
				114	154	
				174	194	

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.

Were strata sealed against pollution? Yes ☐ No ☐ Interval _____ ft.

Method of sealing Neat cement on pack

(10) WATER LEVELS:

Depth of first water, if known _____ ft.

Standing level after well completion 100 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? Weeks

Type of test Pump ☐ Bailor ☐ Air lift ☒

Depth to water at start of test 100 ft. At end of test 160 ft.

Discharge 3 gal/min after 3/4 hours. Water temperature Cool

Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____

Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

Work started 1-3 1991 Completed 1-3 1991

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Signed Ward Thompson *Ward Thompson*

NAME WEEKS DRILLING & PUMP COMPANY

(Person, firm, or corporation) (Typed or printed)

Address POB 176

City Sebastopol, CA ZIP 95473

License No. C57-177681 Date of this report 1-17-91

ORIGINAL
File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 364421

08N11W14

Notice of Intent No. _____

State Well No. _____

Local Permit No. or Date 400-90

Other Well No. _____

(1) C

Address _____

City _____

(2) LOCATION OF WELL (See instructions):

County Sonoma Owner's Well Number _____

Well address if different from above 19501 Old Cazadero Rd.

Township _____ Range _____ Section _____

Distance from cities, roads, railroads, fences, etc. _____

(12) WELL LOG: Total depth 260 ft. Completed depth 260 ft.
from ft. to ft. Formation (Describe by color, character, size or material)

0	-	1	topsoil
1	-	60	weathered sandstone
60	-	180	sandstone
180	-	260	shale sandstone & clay

A.P.# 106-22-16

(3) TYPE OF WORK:

New Well ☒ Deepening ☐

Reconstruction ☐

Reconditioning ☐

Horizontal Well ☐

Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☐

Irrigation ☐

Industrial ☐

Test Well ☐

Municipal ☐

Other ☐

(Describe)

WELL LOCATION SKETCH

(5) EQUIPMENT:

Rotary ☒

Reverse ☐

Cable ☐

Air ☒

Other ☐

Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐

Diameter of bore 10 1/2

Backed from 20 to 260

(7) CASING INSTALLED:

Steel ☐

Plastic ☒

Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	260	5"	c200	60	260	#10# micro

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 20 ft.

Were strata sealed against pollution? Yes ☐ No ☒ Interval _____ ft.

Method of sealing grout

(10) WATER LEVELS:

Depth of first water, if known _____ ft.

Standing level after well completion 22 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? driller

Type of test Pump ☐ Air lift ☒

Depth to water at start of test 22 ft. At end of test 200 ft.

Discharge 2 gal/min after 2 hours Water temperature _____

Chemical analysis made? Yes ☐ No ☒ If yes, by whom? _____

Was electric log made? Yes ☐ No ☒ If yes, attach copy to this report

Work started Nov 7 1990 Completed Nov 9 1990

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Signed FISCH BROS DRILLING INC.

(Well Driller)

NAME Brian Burnham by C.J. Usher

(Person, firm, or corporation) (Typed or printed)

Address 5001 Gravenstein Hwy. No.

City Sebastopol Ca. ZIP 95472

License No. 399226 Date of this report 11-12-90

OWNER'S WELL No. 5854

Date Work Began 8/31/06 Ended 8/31/06

Local Permit Agency SONOMA

Permit No. WEL05-0685 Permit Date 11-16-2005

STATE OF CALIFORNIA
WELL COMPLETION REPORT

No. 0929706

DWR USE ONLY — DO NOT FILL IN

08N11W23

STATE WELL NO. STATION NO.

LATITUDE

LONGITUDE

APN / TRS / OTHER

GEOLOGIC LOG

ORIENTATION Vertical		Degree of Angle
DEPTH FROM SURFACE FL.	DEPTH TO FIRST WATER FL.	DESCRIPTION
0	10	brown clay
10	50	shale
50	105	shale and clay
105	107	sandstone
107	240	shale and clay
240	300	sandstone and shale
300	360	shale and clay
360	540	clay
540	600	shale
600	615	sandstone
615	720	shale
720	730	clay
730	740	sandstone
740	800	shale and clay

test hole

WELL LOCATION
Address 18681 OLD CAZADERO ROAD

City CAZADERO County SONOMA

Apn Book 106 Page 220 Parcel 011

Township or Range Section 1/4 1/4

Latitude NORTH Longitude WEST
Deg. Min. Sec. Deg. Min. Sec.

LOCATION SKETCH

TOTAL DEPTH OF BORING 800 (Feet)

TOTAL DEPTH OF COMPLETED WELL (Feet)

ACTIVITY

PLANNED USE(S)

DRILLING METHOD

FLUID

DEPTH OF STATIC

WATER LEVEL

(Ft.) & DATE MEASURED

ESTIMATED YIELD * (G.P.M.) & TEST TYPE

TEST LENGTH. (Hrs.)

TOTAL DRAWDOWN

(FT.)

*May not be representative of a well's long-term yield.

DEPTH FROM SURFACE Ft. To Ft.		BORE-HOLE DIA.	CASING			
			TYPE	Material / Grade	Dia.	Gauge Slot size

DEPTH FROM SURFACE Ft. To Ft.		ANNULAR MATERIAL	
		Seal Material	Filter Pack (Type / Size)
0	20	BENTONITE	
20	800		BACK
			FILLED

Attachments

- ☐ no. Geologic Log
☐ no. Well Construction Diagram
☒ Geophysical Logs
☐ no. Soil Water Chemical Analyses
☐ no. Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME

ETSCH BROS DRILLING INC

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy No

Sebastopol

CA 9547

Signed Steve Unterseher

WELL DRILLER / AUTHORIZED REPRESENTATIVE

DATE SIGNED

C-57 LICENSE NUMBER

ORIGINAL
File with DWR

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page ____ of ____

Owner's Well No. _____

No. **398306**

Date Work Began _____ Ended **12-16-91**

Local Permit Agency **Sonoma Cty**

Permit No. **913731**

Permit Date **12-3-91**

DWR USE ONLY - DO NOT FILL IN									
08N 11W 1S									
STATE WELL NO./STATION NO.									
LATITUDE					LONGITUDE				
APN/TRS/OTHER									

GEOLOGIC LOG

WELL OWNER _____

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE _____ (SPECIFY)

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH FROM SURFACE	
Ft.	to Ft.
0	40
40	260

DESCRIPTION

Describe material, grain size, color, etc.

Weathered Sandstone
sandstone & shale Stringers

Address **23300 Old Cazadero Rd**

City **Guerneville Ca.**

County **Sonoma**

APN Book **69** Page **010** Parcel **07**

Township _____ Range _____ Section _____

Latitude _____ Longitude _____

LOCATION SKETCH
NORTH

ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

_____ Deepen

_____ Other (Specify)

DESTROY (Describe
Procedures and Materials
Under "GEOLOGIC LOG")

PLANNED USE(S)

(✓)
_____ MONITORING

WATER SUPPLY

☒ Domestic

_____ Public

_____ Irrigation

_____ Industrial

_____ "TEST WELL"

_____ CATHODIC PROTECTION

_____ OTHER (Specify)

SOUTH
Illustrate or Describe Distance of Well from Landmarks
such as Roads, Buildings, Fences, Rivers, etc.
PLEASE BE ACCURATE & COMPLETE.

DRILLING METHOD **Rotary Air** FLUID _____

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC **60**

WATER LEVEL _____ (Ft.) & DATE MEASURED **12-16-91**

ESTIMATED YIELD* **5** (GPM) & TEST TYPE **Air Lift**

TEST LENGTH **2** (Hrs.) TOTAL DRAWDOWN **240** (Ft.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING **260** (Feet)

TOTAL DEPTH OF COMPLETED WELL **260** (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)					DEPTH FROM SURFACE			ANNULAR MATERIAL					
				TYPE (✓)				MATERIAL/ GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.
0		100	7 7/8	X			F480 PVC	5	c200								
100		260		X			F480 PVC	5	c200	micro							fine pea

ATTACHMENTS (✓)

- _____ Geologic Log
- _____ Well Construction Diagram
- _____ Geophysical Log(s)
- _____ Soil/Water Chemical Analyses
- _____ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **FISCH BROS DRILLING INC.**

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy. No. Sebastopol Ca. 95472

ADDRESS CITY STATE ZIP

Signed **Steve Unterseher by c.j.usher** **12-20-91** **399226**

WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet

No. **e0322156**

Page **1** of **1**

2 11/9/16

Owner's Well Number **1**

Date Work Began **08/30/2016**

Date Work Ended **9/1/2016**

Local Permit Agency **County of Sonoma Permit and Resource Management**

Permit Number **WEL16-0175**

Permit Date **5/26/16**

DWR Use Only - Do Not Fill In

018 IN 111 W 15

State Well Number/Site Number

3 8 3 2 0 1 5 N 1 2 3 0 4 2 3 W

Latitude

Longitude

APN/TRS/Other

Geologic Log

Orientation ☒ Vertical ☐ Horizontal ☐ Angle Specify _____

Drilling Method **Air Drilling**

Drilling Fluid _____

Depth from Surface

Description

Feet to Feet Describe material, grain size, color, etc

0	45	brown Franciscan shale
45	140	blue Franciscan shale
140	180	Hard Franciscan shale/rock fractured
180	220	blue Franciscan shale

Well Owner

Well Location

Address **19699 Old Cazadero Rd.**

City **Guemville** County **Sonoma**

Latitude _____ N Longitude _____ W
Deg. Min. Sec. Deg. Min. Sec.

Datum _____ Dec. Lat. _____ Dec. Long. _____

APN Book **069** Page **080** Parcel **002**

Township _____ Range _____ Section _____

Location Sketch

(Sketch must be drawn by hand after form is printed.)

North



Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete.

Activity

- ☒ New Well
- ☐ Modification/Repair
 - ☐ Deepen
 - ☐ Other _____
- ☐ Destroy

Describe procedures and materials under "GEOLOGIC LOG"

Planned Uses

- ☒ Water Supply
 - ☒ Domestic ☐ Public
 - ☐ Irrigation ☐ Industrial
- ☐ Cathodic Protection
- ☐ Dewatering
- ☐ Heat Exchange
- ☐ Injection
- ☐ Monitoring
- ☐ Remediation
- ☐ Sparging
- ☐ Test Well
- ☐ Vapor Extraction
- ☐ Other _____

Total Depth of Boring **220** Feet

Total Depth of Completed Well **210** Feet

Water Level and Yield of Completed Well

Depth to first water **140** (Feet below surface)

Depth to Static _____

Water Level **40** (Feet) Date Measured **09/01/2016**

Estimated Yield * **2** (GPM) Test Type **Air Lift**

Test Length **2.0** (Hours) Total Drawdown **148** (Feet)

*May not be representative of a well's long term yield.

Casings

Depth from Surface Feet to Feet	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size If Any (Inches)
0	20	10	Blank	PVC Sch. 40	.230	5.3	
20	130	8	Blank	PVC Sch. 40	.230	5.3	
230	210	8	Screen	PVC Sch. 40	.230	5.3	Milled Slots 0.032

Annular Material

Depth from Surface Feet to Feet	Fill	Description
0	4	Cement
4	22	Bentonite
22	21	Filter Pack 1/4x1/8 pack
210	220	Fill

Attachments

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☒ Other **plot**

Attach additional information, if it exists.

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name **Nutting & Jensen Drilling**

Person, Firm or Corporation

1924 Gravenstein Hwy. So.

Sebastopol

CA 95472

Signed _____

Address

City

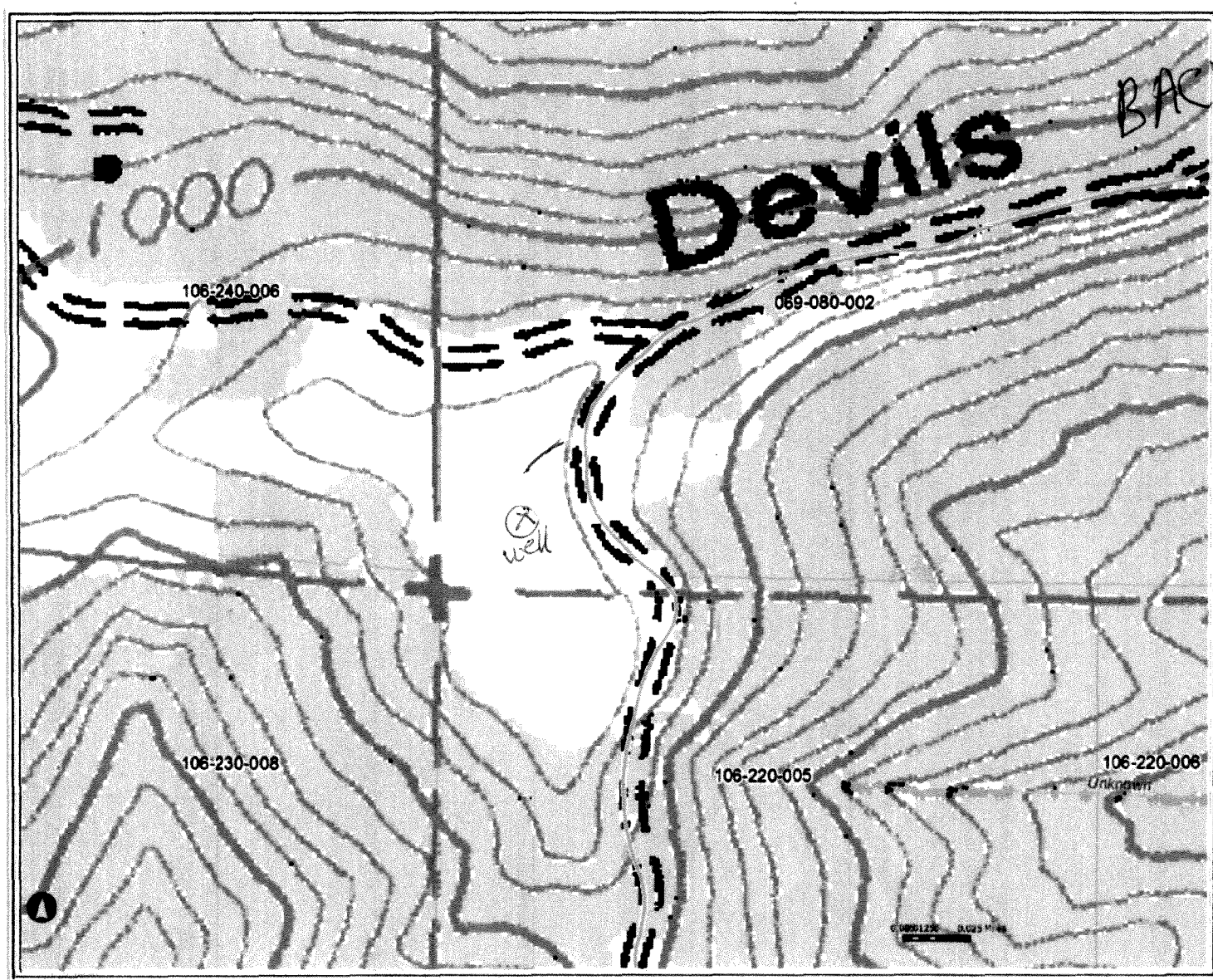
State

Zip

09/03/2016
C-57 Licensed Water Well Contractor

340854
Date Signed C-57 License Number

2 11/2/16
9518202.



ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCYDEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do not fill in

No. 105060

Notice of Intent No. _____

Permit No. or Date 824-78106 220 011

State Well No. _____

Other Well No. 08N11W14P

(1) _____
 Address _____
 City _____

(2) LOCATION OF WELL (See instructions): 106-22-11
 County Sonoma Owner's Well Number _____
 Well address if different from above 19501 Old Cazadero Rd.
 Township Cazadero Range _____ Section _____
 Distance from cities, roads, railroads, fences, etc. _____

(3) TYPE OF WORK:

New Well ☒ Deepening ☐Reconstruction ☐Reconditioning ☐Horizontal Well ☐Destruction ☐ (Describe
destruction materials and
procedures in Item 12)

(4) PROPOSED USE:

Domestic ☒Irrigation ☐Industrial ☐Test Well ☐Stock ☐Municipal ☐Other ☐

WELL LOCATION SKETCH

(5) EQUIPMENT:

Rotary ☐ Reverse ☐Cable ☐ Air ☐Other ☐ Bucket ☒

(6) GRAVEL PACK:

Yes ☐ No ☒ Size _____

Diameter of bore _____

Packed from _____ to _____ ft.

(7) CASING INSTALLED:

Steel ☐ Plastic ☐ Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen _____

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
				NA		

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☐ No ☐ If yes, to depth _____ ft.Were strata sealed against pollution? Yes ☒ No ☐ Interval _____ ft.

Method of sealing _____

(10) WATER LEVELS:

Depth of first water, if known _____ ft.

Standing level after well completion _____ ft.

(11) WELL TESTS:

Was well test made? Yes ☐ No ☐ If yes, by whom? _____Type of test Pump ☐ Bailer ☐ Air lift ☐

Depth to water at start of test _____ ft. At end of test _____ ft.

Discharge _____ gal/min after _____ hours Water temperature _____

Chemical analysis made? Yes ☐ No ☐ If yes, by whom? _____Was electric log made? Yes ☐ No ☐ If yes, attach copy to this report

(12) WELL LOG: Total depth 23 ft. Depth of completed well _____ ft.
 from ft. to ft. Formation (Describe by color, character, size or material)

Hole #1

0	- 1	Brown top soil
1	- 2	Brown dirt
2	- 12	Brown clay
12	- 15	Black clay, embedded black rock
15	- 23	Gray and green serpentine
Uncased, Dry Hole-Backfilled		

Hole #2

0	- 1	Brown top soil
1	- 3	Brown dirt
3	- 12	Brown clay with embedded rock
12	- 13	Gray rock
Uncased		
Dry Hole-Backfilled		

Work started 10-30 19 78 Completed 10-30 19 78

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED Gerald G. Thompson, -by Mary E. Thompson
(Well Driller)NAME Weeks Drilling and Pump Company

(Person, firm, or corporation) (Typed or printed)

Address 6100 Sebastopol Rd.City Sebastopol, Ca Zip 95472License No. 177681 Date of this report 10-30-78

ORIGINAL
File with DWR

Page 1 of 1

Owner's Well No. 94- 3079

Date Work Began 4-15-94, Ended 4-19-94

Local Permit Agency Sonoma Cty

Permit No. 93-841

Permit Date 3-18-94

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. 496031

DWR USE ONLY - DO NOT FILL IN

09 N 11 W 16

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DEPTH TO FIRST WATER (Ft.) BELOW SURFACE

DEPTH FROM SURFACE
Ft. to Ft.

DESCRIPTION

Describe material, grain size, color, etc.

0 40 weathered sandstone

40 240 sandstone

240 255 shale

255 295 sandstone

295 315 shale

315 360 sandstone

WELL LOCATION
Address 16500 Old Cazadero Rd.
City Cazadero Ca.
County Sonoma
APN Book 069 Page 160 Parcel 25
Township Range Section
Latitude Longitude
DEG. MIN. SEC. NORTH Longitude DEG. MIN. SEC. WEST

Address 16500 Old Cazadero Rd.
City Cazadero Ca.
County Sonoma
APN Book 069 Page 160 Parcel 25
Township Range Section
Latitude Longitude
DEG. MIN. SEC. NORTH Longitude DEG. MIN. SEC. WEST

LOCATION SKETCH
NORTH

ACTIVITY (✓)
☒ NEW WELL
MODIFICATION/REPAIR
Deepen
Other (Specify)
DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USE(S) (✓)
MONITORING
WATER SUPPLY
☒ Domestic
Public
Irrigation
Industrial
"TEST WELL"
CATHODIC PROTECTION
OTHER (Specify)

DRILLING METHOD Rotary Air **FLUID**
WATER LEVEL & YIELD OF COMPLETED WELL
DEPTH OF STATIC WATER LEVEL 120 (Ft.) & DATE MEASURED
ESTIMATED YIELD 5 (GPM) & TEST TYPE airlift
TEST LENGTH 1 (Hrs.) **TOTAL DRAWDOWN** 120 (Ft.)
* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 360 (Feet)

TOTAL DEPTH OF COMPLETED WELL 360 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)					DEPTH FROM SURFACE			ANNULAR MATERIAL						
				TYPE (✓)				MATERIAL/ GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLACK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.	CE- MENT (✓)
0	:	30	10	X				F480PVC	5	c200		0	:	30		X		
30	:	80	8	"				"	"	"		30	:	360			X	3/8 pea
80	:	360	8		X			"	"	"	.032		:					
	:												:					
	:												:					
	:												:					
	:												:					
	:												:					

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analyses
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME FISCH BROS. DRILLING INC.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 5001 GRAVENSTEIN HWY NO. SEBASTOPOL. CA. 95472
CITY STATE ZIP

Signed Steven Unterseher by c.j.usher 4-20-94 399226
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

ORIGINAL
File with DWR

Page ____ of ____

Owner's Well No. _____

Date Work Began 9/25/98, Ended 10/6/98

Local Permit Agency Sonoma Co. Permit & Resource Mgt.

Permit No. WEI98-0229 Permit Date 9/4/98

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. 700341, AP

DWR USE ONLY -- DO NOT FILL IN

STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG

WELL OWNER

ORIENTATION (°) ☒ VERTICAL ☐ HORIZONTAL _____ ANGLE _____ (SPECIFY)
DRILLING METHOD AIR ROTARY FLUID n/a

DEPTH FROM SURFACE
FL to FL DESCRIPTION
Describe material, grain size, color, etc.

Hole #1
0 20 Brown shale clay
20 40 Gray shale & gray clay
40 95 Gray shale & gray clay
95 120 Gray sandstone
Lost hole

Hole #2 - DRY
0 20 Brown shale clay
20 95 Gray shale & gray clay
95 120 Gray sandstone
120 220 Gray shale

Hole #3
0 20 Brown shale clay
20 140 Gray shale
140 150 Gray sandstone - very hard
150 220 Gray shale

BACKFILLED HOLES ACCORDING
to requirements

TOTAL DEPTH OF BORING 120', 220, 220 (Feet)

TOTAL DEPTH OF COMPLETED WELL Dry Holes

Address 18681 Old Cazadero Road
City Cazadero, CA
County SONOMA
APN Book 106 Page 220 Parcel 011
Township _____ Range _____ Section _____
Latitude _____ North _____ Longitude _____

LOCATION SKETCH
NORTH _____ SOUTH _____

ACTIVITY (°)
☒ NEW WELL
MODIFICATION/REPAIR
____ Deepen
____ Other (Specify) _____
DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")
PLANNED USES (°)
☒ WATER SUPPLY
____ Domestic _____ Public
____ Irrigation _____ Industrial
MONITORING _____
TEST WELL _____
CATHODIC PROTECTION _____
HEAT EXCHANGE _____
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARGING _____
REMEDIATION _____
OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL
DEPTH TO FIRST WATER _____ (FL) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL _____ (FL) & DATE MEASURED _____
ESTIMATED YIELD * _____ (GPM) & TEST TYPE _____
TEST LENGTH _____ (Fts) TOTAL DRAWDOWN _____ (FL)
* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL			
				TYPE ()				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE
Ft.	to	Ft.		BLANK	SCREEN	CON. DUCTOR	FILL PIPE		CE- MENT ()	BEN- TONITE ()	FILL ()				FILTER PACK (TYPE/SIZE)
0	20		10 3/4												
20	120		7 7/8												
0	20		10 3/4												
20	220		7 7/8												
0	20		10 3/4												
20	220		7 7/8												

ATTACHMENTS (°)

- ____ Geologic Log
- ____ Well Construction Diagram
- ____ Geophysical Log(s)
- ____ Soil/Water Chemical Analyses
- ____ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME WEEKS DRILLING AND PUMP COMPANY by Ward Thompson
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS P.O Box 176 CITY Sebastopol STATE CA ZIP 95473

Signed Ward Thompson DATE SIGNED 10/27/98 C-57 LICENSE NUMBER 177681

WELL DRILLER/AUTHORIZED REPRESENTATIVE

706353

Page 2 of 2

[illegible]

OWNER'S WELL No. 5272

Date Work Began 7/30/04 Ended 7/30/04

Local Permit Agency Sonoma

Permit No. WEL03-0661 Permit Date 12-15-2003

STATE OF CALIFORNIA
WELL COMPLETION REPORT

No. 0965440

DWR USE ONLY — DO NOT FILL IN

0965440234

STATE WELL NO. STATION NO.

LATITUDE

LONGITUDE

APN / TRS / OTHER

WELL OWNER

GEOLOGIC LOG

ORIENTATION Vertical Degree of Angle

DEPTH FROM SURFACE DEPTH TO FIRST WATER (ft.) BELOW SURFACE

Ft. Ft. DESCRIPTION

0	20	brown clay
20	80	shale and sandstone
80	160	sandstone and shale
160	220	sandstone, greenstone and some shale
220	300	greenstone

WELL LOCATION

Address 18761 Old Cazadero Road

City Guerneville County Sonoma

Apn Book 106 Page 210 Parcel 014

Township or Range Section 1/4 1/4

Latitude NORTH Longitude WEST

Deg. Min. Sec. Deg. Min. Sec.

LOCATION SKETCH

TOTAL DEPTH OF BORING 300 (Feet)

TOTAL DEPTH OF COMPLETED WELL 300 (Feet)

ACTIVITY NEW WELL PLANNED USE(S) Domestic Water

DRILLING METHOD ROTARY AIR FLUID Bentonite

DEPTH OF STATIC WATER LEVEL 100 (Ft.) & DATE MEASURED Jul 30, 2004

ESTIMATED YIELD * 3 (G.P.M.) & TEST TYPE Air Lift

TEST LENGTH. 2 (Hrs.) TOTAL DRAWDOWN 280 (FT.)

*May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE DIA.	TYPE	CASING			Gauge	Slot size	DEPTH FROM SURFACE		ANNULAR MATERIAL	
Ft.	To Ft.			Material / Grade	Dia.				Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)
0	40	10	Blank	F480 PVC	5		200		0	20	Bentonite	
40	160	7.5	Blank	F480 PVC	5		200		20	300		3 yds
160	300	7.5	Perfs	F480 PVC	5		200	Factory				1/4 X 1/8

Attachments

- ☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Logs
☐ Soil Water Chemical Analyses
☐ Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME

Fisch Bros. Drilling, Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy No.

Sebastopol

CA. 95472

Signed Steve Unterseher

Steve Unterseher 080304

399226

WELL DRILLER / AUTHORIZED REPRESENTATIVE

DATE SIGNED

C-57 LICENSE NUMBER

OWNER'S WELL No. 5272

Date Work Began 8/2/04 Ended 8/2/04

Local Permit Agency Sonoma

Permit No. WEL03-0662 Permit Date 12-15-2003

STATE OF CALIFORNIA

WELL COMPLETION REPORT

No. 0965441

DWR USE ONLY — DO NOT FILL IN

08N11W23

STATE WELL NO. STATION NO.

LATITUDE

LONGITUDE

APN / TRS / OTHER

WELL OWNER

GEOLOGIC LOG

ORIENTATION Vertical Degree of Angle

DEPTH FROM SURFACE DEPTH TO FIRST WATER (ft.) BELOW SURFACE

Ft. Ft. DESCRIPTION

0	5	weathered sandstone
5	15	sandstone
15	25	sandstone and shale
25	200	shale w/very little sandstone

WELL LOCATION

Address 18765 Old Cazadero Road

City Guerneville County Sonoma

Apn Book 106 Page 210 Parcel 019

Township or Range Section 1/4 1/4

Latitude NORTH Longitude WEST

Deg. Min. Sec. Deg. Min. Sec.

LOCATION SKETCH

dry hole

0-20 bentonite

20-200 backfilled

ACTIVITY

PLANNED USE(S)

DRILLING METHOD

FLUID

DEPTH OF STATIC WATER LEVEL (ft.) & DATE MEASURED

ESTIMATED YIELD * (G.P.M.) & TEST TYPE Airtest

TEST LENGTH. (Hrs.) TOTAL DRAWDOWN (FT.)

*May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 200 (Feet)

TOTAL DEPTH OF COMPLETED WELL (Feet)

DEPTH FROM SURFACE	BORE-HOLE	CASING
Ft. To Ft.	DIA.	TYPE Material / Grade Dia. Gauge Slot size

DEPTH FROM SURFACE	ANNULAR MATERIAL
Ft. To Ft.	Seal Material Filter Pack (Type / Size)

Attachments

no Geologic Log

no Well Construction Diagram

no Geophysical Logs

no Soil Water Chemical Analyses

no Other

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME

Fisch Bros. Drilling, Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

5001 Gravenstein Hwy No.

Sebastopol

CA. 95472

Signed Steve Unterseher

Steve Unterseher, 08-20-04

399226

WELL DRILLER / AUTHORIZED REPRESENTATIVE

DATE SIGNED

C- 57 LICENSE NUMBER

Appendix C

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

March 25, 2020

File No.: 19-1632

Ross Markey, Project Planner
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

re: County File Number PLP20-0009 / 20111 Old Cazadero Road, Guerneville / The Wildwood
Conservation Foundation

Dear Ross Markey:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: The proposed project entails a request for Zone Change from Resource and Rural Development (RRD) to Timber Production (TP), immediate cancellation of the existing Land Conservation Contract to be replaced by TP zoning, and a Use Permit to allow for the Wildwood Conservation Foundation Retreat Center, which will include several structures, located on a +/-210 acre parcel.

Previous Studies:

XX Study #S-34062 (Rich and Roscoe 2004), covering less than 5% of the proposed project area, identified no cultural resources within those portions of the project area (see recommendations below).

Archaeological and Native American Resources Recommendations:

XX Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Sonoma County have been found near areas populated by oak and buckeye, as well as near a variety of plant and animal resources. Sites are also found near watercourses and bodies of water. The proposed project area encompasses an area of wooded hills and contains a drainage into East Austin Creek. The project area is also bordered by East Austin

Creek on its western edge. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed project area.

We therefore recommend that a qualified archaeologist conduct further archival and field study of the unsurveyed portions of the project area to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Sonoma County conduct a formal CEQA evaluation.

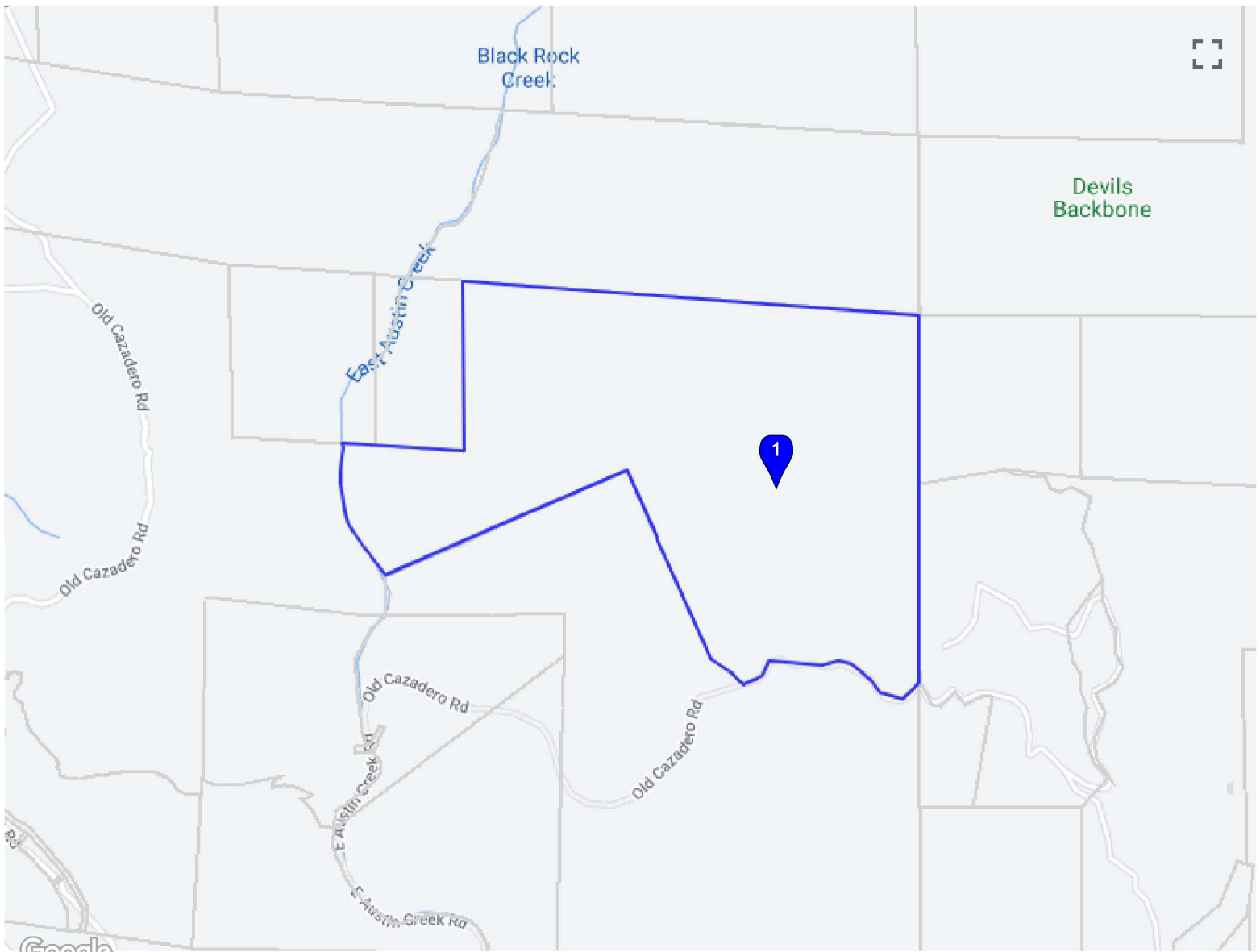
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions, please contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher



Map data ©2022 200 m

1

Property Address: 20111 OLD CAZADERO RD GUERNEVILLE CA 95446

Ownership

County:

SONOMA, CA

Assessor:

DEVA PROTO, ASSESSOR

Parcel # (APN):

106-230-008-000

Parcel Status:

ACTIVE

Owner Name:

WILDWOOD CONSERVATION FOUNDATION

Mailing Address:

PO BOX 78 GUERNEVILLE CA 95446-0078

Legal Description:

1969 FM PT OF PAR 106-230-06 C/E 03R91528

Assessment

Total Value:

\$794,408

Use Code:

0541

Use Type:

AGRICULTURAL

Land Value:

\$269,761

Tax Rate Area:

125-002

County Zoning:

Impr Value:

\$524,647

Year Assd:

2022

Census Tract:

1537.09/1

Other Value:

Property Tax:

Price/SqFt:

\$359.57

% Improved:

66%

Delinquent Yr:

Exempt Amt:

HO Exempt:

N

Sale History

Document Date:

Sale 1

04/09/1999

Sale 2

Sale 3

Transfer

05/07/2003

Document Number:

1999R046213

2003R091527

Document Type:

Transfer Amount:

\$900,000

Seller (Grantor):

BROWN COLLIN

Property Characteristics

Bedrooms:

3

Fireplace:

L

Units:

Baths (Full):

2

A/C:

Stories:

2.0

Baths (Half):

1

Heating:

ELECTRIC BASEBOARD

Quality:

6.0

Total Rooms:

9

Pool:

GUNITE

Building Class:

D

Bldg/Liv Area:

2,503

Park Type:

Condition:

Lot Acres:

194.000

Spaces:

Site Influence:

Lot SqFt:

8,450,640

Garage SqFt:

Timber Preserve:

Year Built:

1961

Ag Preserve:

Y

Effective Year:

1965

January 18, 2022

Johannes Hoevertsz

Sonoma County Department of Public Works

Johannes.Hoevertsz@sonoma-county.org

Slope Instability on County Road

Upper Old Cazadero Road

Guerneville, California

Dear Mr. Hoevertsz,

My name is Greta Henderson. I'm a Geologist, GIT and own property on upper Old Cazadero Road, Guerneville, CA. I am writing to you on behalf of myself and the Upper Old Cazadero Neighborhood Organization. The letter below outlines the concerns we share regarding the current state of the county road that provides egress for approximately 70 parcels in the

Site Setting

Old Cazadero Road is a narrow, one lane county road that begins approximately 1 mile west-southwest of the town of Guerneville and runs approximately 5.2 miles north to a locked gate adjacent to 20111 Old Cazadero Road, Site Vicinity Map, Figure 1. Old Cazadero Road provides the primary access for approximately 70 parcels above 18500 Old Cazadero Road as outlined on the Cumulative Impact Area, Figure 2. Potential alternative routes include Devil's Backbone which is a privately owned road that connects to Pool Ridge Road to the east; And the continuation of Old Cazadero Road west to the town of Cazadero which is an unpaved county road, currently inaccessible due to several locked gates and a dilapidated bridge at East Austin Creek. Residents of Upper Old Cazadero Road who do not have easement through Devil's Backbone have one way in and out of their properties. This presents a concern, as the location at Site A on the Site Map (Figure 3) shows past and current evidence of slope instability. In addition, the location at Site B (Figure 3) exhibits a lack of soil cohesion and preliminary signs of road failure.

Site Geology

Based on Geologic maps by Huffman M. E. and Armstrong C. F (Figure 4), Site A and Site B are underlain by KJfss Franciscan Assemblage sedimentary rocks of the Eocene, Paleocene and/or Late Cretaceous. Bedrock materials consist predominantly of graywacke-type sandstone and shale with minor greenstone, conglomerate, chert and limestone. The rock is pervasively shattered and commonly veined with laumontite. Sandstone units are massive and well-bedded to locally thin-bedded and flysch-like and contains about 5 to 25 percent detrital potassium. The alternating strike and slip of the KJfss unit are typical of mélangé units that are folded and faulted in proximity to subduction zones. In situ soil core samples are required to further characterize geology and soil mechanics present at Site A and Site B.

Site A

It is my understanding that on March 2, 2019 significant soil slumping occurred on Old Cazadero Road at Site A. Figure 2 depicts the location of the former slumping approximately 1,000 feet north of the driveway to 18500 Old Cazadero Road. The soil slumping resulted in severe asphalt cracking and an approximately 1.2 foot (ft) vertical soil displacement, transecting the road and suspending egress. Photographs of the March 2, 2019 damage are presented in Figures 5 through 7. County of Sonoma repaired the surface damage. However, slope instability is still a primary concern at Site A.

Photographs taken on January 6, 2022 document the current state of the road and are presented in Figures 8 through 10. As evidenced in Figure 8, a long fracture in the asphalt running perpendicular to the dip of the slope, appears in the same location and orientation as the former slumping from March 2019. Currently there are no ditches or culverts installed at Site A to limit soil saturation. Figure 9 shows water runoff transecting the road proximate to Site A. Processes to stabilize the slope, such as benching and reinforcing the toe of the slope or constructing a retaining wall down slope of the failure should be addressed in a Workplan by an Engineering Geologist based on the Site findings. As seen in Figure 10, Site A is of immediate concern, as it presently sags significantly to the downslope side with significant fracturing and undulations in the asphalt. Property owners, county workers and subcontractors are towing in heavy equipment on a frequent basis to create fire safe properties, clear vegetation, fix potholes, and to repair other sections of the road such as the slide adjacent to 20111 Old Cazadero Road. The portion of the road at Site A presents a hazard to all residents and workers with larger vehicles and trailers. In addition, residents with lower vehicles scrape their undercarriage when traveling over the undulations.

While the section of road at Site A presents the most risk, the entire section of Old Cazadero Road from the driveway at 18500 Old Cazadero Road to approximately 1,200 feet north, is in immediate need of repair. The 1,200-foot section of road outlined above displays severe asphalt fracturing, a lack of ditches and culverts for water runoff, and lacks a single turnout wide enough for two large trucks to move adjacent to one another. In our current climate crisis, with wildfires a constant threat each year, the lack of turnouts for such a long stretch presents an incredibly dangerous situation for firefighters and civilians.

Site B

The location at Site B (Figure 3) lies approximately 300 feet (ft) north of Site A. Site B presents several concerns. These include an unstable slope as indicated by the leaning Doug Fir in a sparsely vegetated area and leaning road reflector; A near vertical slope; Road surface fracturing perpendicular to the dip of the slope; And a narrow 10-foot width of road requiring vehicles to get within proximity to the unstable edge. Photographs of Site B are presented in Figures 11 and 12. It is my professional suggestion that core samples be obtained from the down slope portion of the road at Site B, and that a Workplan be drafted to reinforce the slope before failure occurs.

Conclusions

It is my understanding that the County of Sonoma obtained soil core samples from Site A. As a community we request that Sonoma County provide the Upper Old Cazadero Neighborhood Organization with the results of the soil core samples including the locations and orientations of the soil cores and the results of the study; The Workplan of the Engineering Geologist who is consulting on this project; A start date for the proposed work at Site A and an assessment of Site B; An anticipated timeline for repairs; And an alternative route during the proposed work.

Old Cazadero Rd is a narrow one lane road with limited means of passing. Constructing a seasonal bridge over East Austin Creek and providing unlocked gates would allow alternative egress through the town of Cazadero during the proposed work.

Sincerely,

Greta Henderson, GIT
Geologist

Upper Old Cazadero Neighborhood
Organization

References

Huffman M. E. and Armstrong C. F. 1980 Geology for Planning in Sonoma County, Special Report 120

ATTACHMENTS

Figures

Figure 1 – Site Vicinity Map

Figure 2 – Cumulative Impact Area

Figure 3 – Site Map

Figure 4 – Geologic Map

Figure 5 – Photograph of Site A- March 2019

Figure 6 – Photograph of Site A- March 2019

Figure 7 – Photograph of Site A- March 2019

Figure 8 – Photograph of Site A- January 2021

Figure 9 – Photograph of Site A- January 2021

Figure 10 – Photograph of Site A- January 2021

Figure 11 – Photograph of Site B - January 2021

Figure 12 – Photograph of Site B- January 2021

Figure 1: Site Vicinity Map

Location of Site A and Site B relative to downtown Guerneville, CA

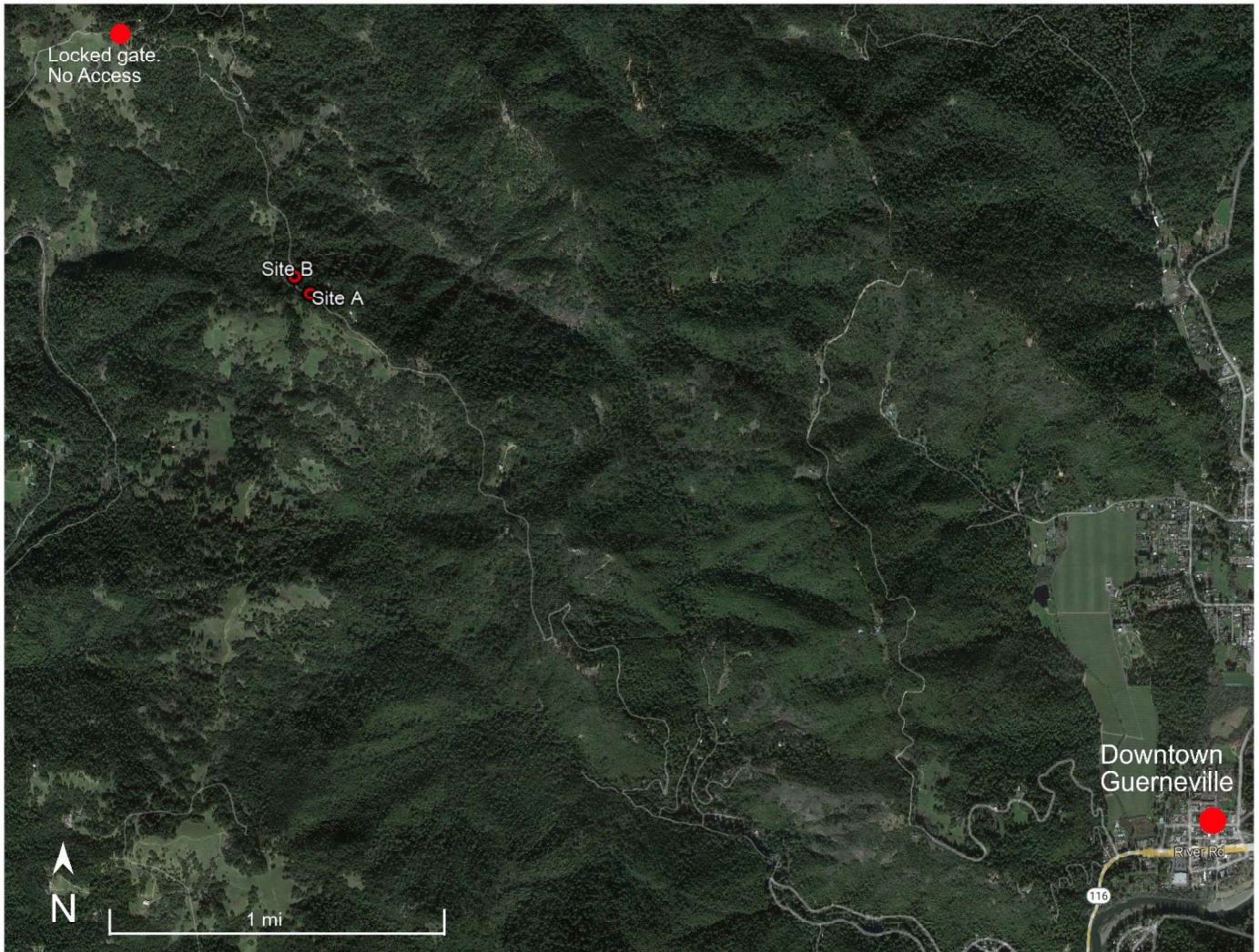


Image obtained January 4, 2022 from Google Earth

Figure 2: Cumulative Impact Area

Approximate cumulative impact area of Old Cazadero Road past Site A and Site B. Parcels serviced by Old Cazadero Road above northern demarcation extend beyond this image.

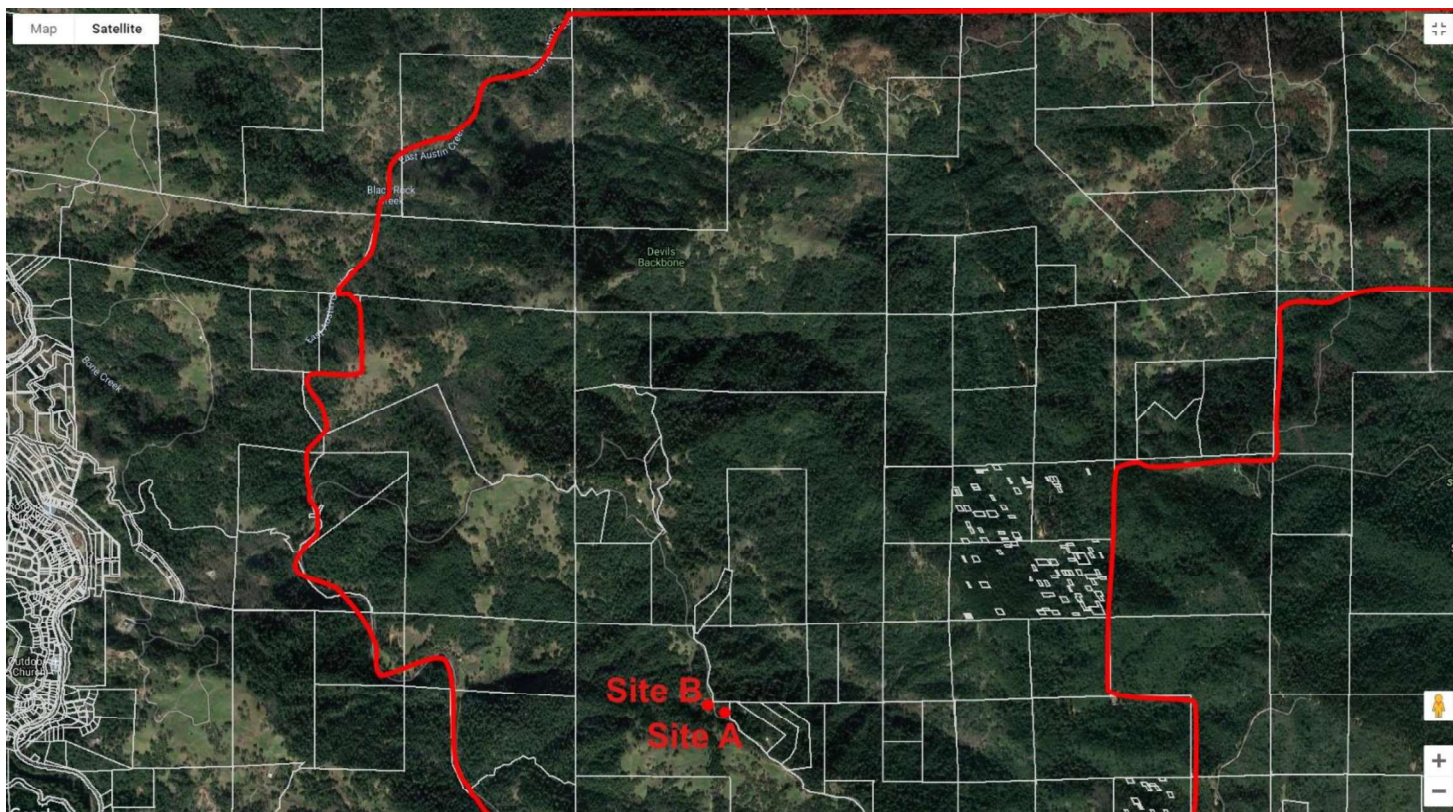


Image obtained January 4, 2022 from www.ParcelQuest.com

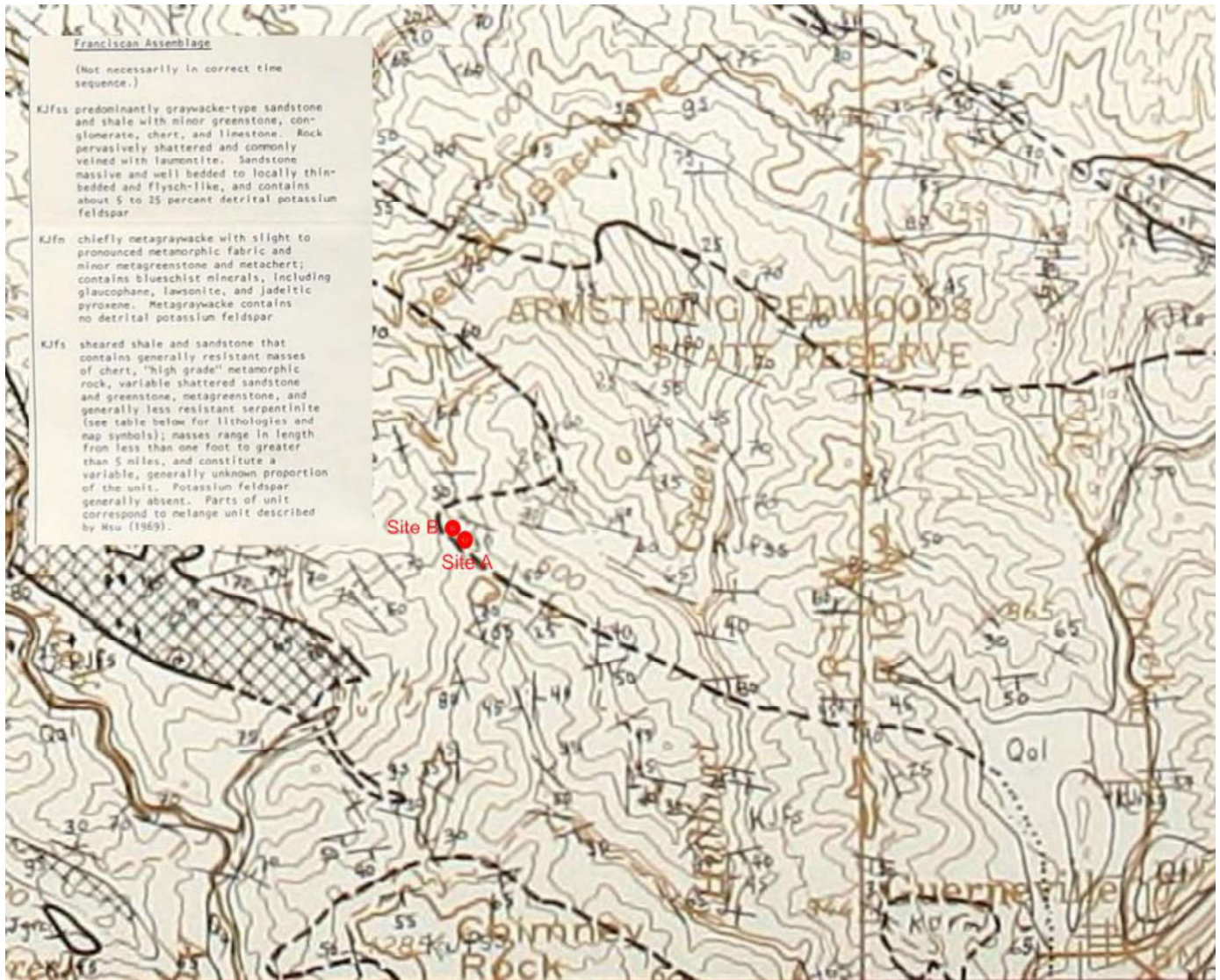
Figure 3: Site Map of Site A and Site B



Image obtained January 4, 2022 from Google Earth

Figure 4: Geologic Map

Site A and Site B are underlain by KJfss Franciscan Complex sedimentary rocks



Huffman M. E. and Armstrong C. F. 1980 GEOLOGY FOR PLANNING IN SONOMA COUNTY Special Report 120

Figure 5: Photograph of Site A, March 2019



Photographed by Alina Haigler March 2019, post slumping. Bearing direction is east-southeast.

Figure 6: Photograph of Site A, March 2019



Photographed by Alina Haigler March 2019, post slumping. Bearing direction is up-slope, due south.

Figure 7: Photograph of Site A, March 2019



Photographed by Alina Haigler March 2019, post slumping. Soil displacement is approximately 1.2 vertical feet.

Figure 8: Photograph of Site A, January 2022

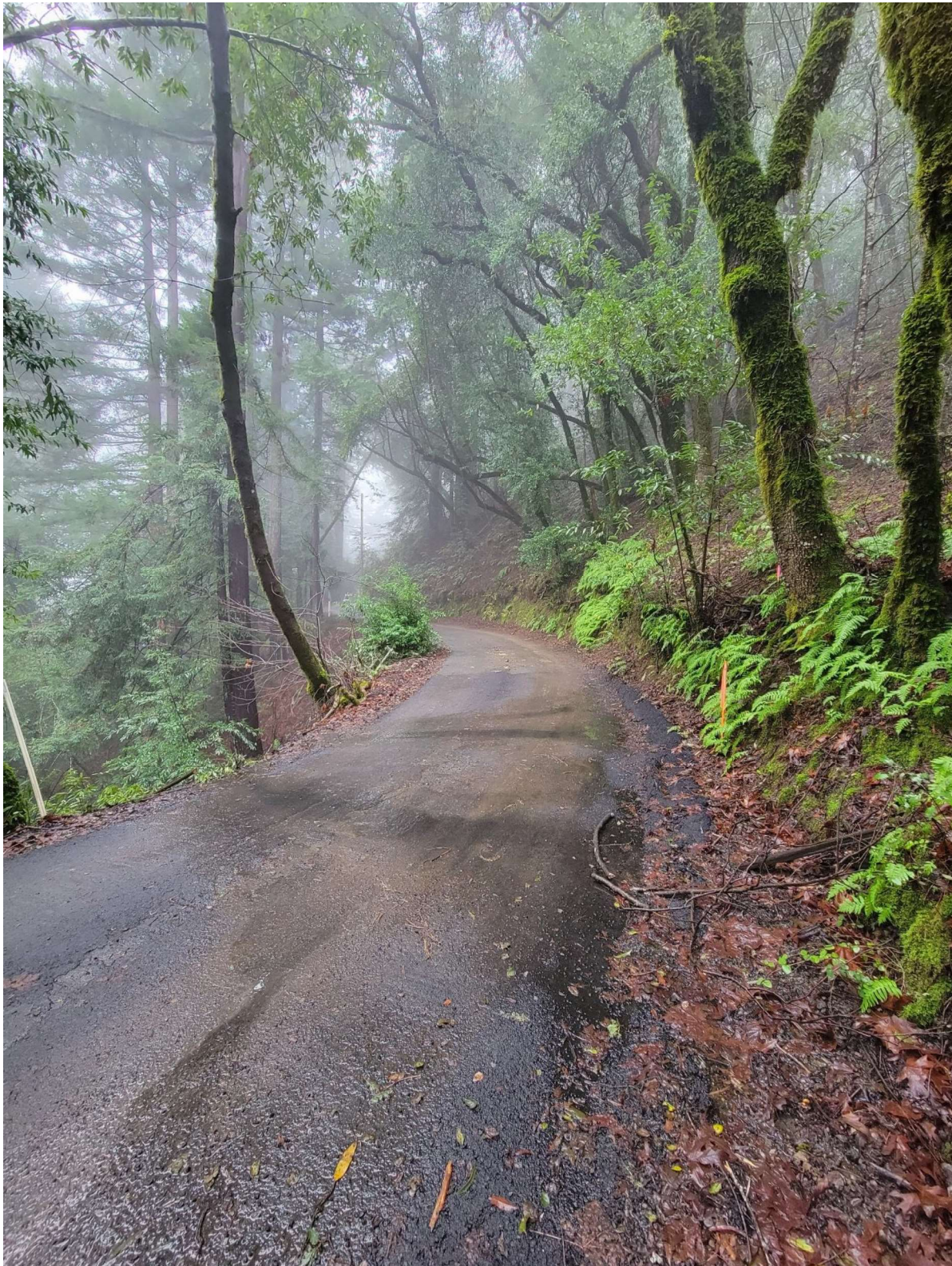
Location of former slide. Arrows point out a long fracture in the asphalt running perpendicular to the dip of the slope in the same location and orientation as former slumping from March 2019



Photographed by Greta Henderson January 6, 2022. Bearing direction is southeast.

Figure 9: Photograph of Site A, January 2022

Approximately 100 feet north of Site A- Bay tree is bent, a sign of slope instability. No ditches or culverts are present along this 1,200-foot expanse of road, causing water to run across asphalt and attributing to a higher degree of soil saturation and erosion.



Photographed by Greta Henderson January 6, 2022. Bearing direction is southeast.

Figure 10: Photograph of Site A, January 2022

Bay tree is leaning heavily downslope, and fractures and undulations are present in the asphalt.



Photographed by Greta Henderson January 6, 2022. Bearing direction is southeast.

Figure 11: Photograph of Site B, January 2022

Site B exhibits several problems. Both the Doug Fir and the middle reflector are leaning heavily to the downslope side, indicating the slope is not stable; The down slope side is near vertical and mostly unvegetated; And the asphalt exhibits significant fracturing and sagging perpendicular to the dip of the slope.

The road is very narrow at Site B, requiring vehicles to get within proximity to the unstable edge.



Photographed by Greta Henderson January 6, 2022. Bearing direction is north-northwest.

Figure 12: Photograph of Site B, January 2022

Current asphalt cracking and depressions. Depressions were filled with asphalt in November 2021.



Photographed by Greta Henderson January 6, 2022. Bearing direction is north-northwest.

From: [allietyler](mailto:allietyler@gmail.com)
To: [Chris Wendt](mailto:Chris.Wendt@sonoma-county.org)
Cc: finnsmith@sonic.net; hhaigler@uci.edu; alinahaigler@gmail.com; rodh@sonic.net; dsj.csr@gmail.com; juliomalley@gmail.com; mpenzel@gmail.com; nhenderson878@gmail.com; hazylo@monkeybrains.net; laurie@monkeybrains.net; allietyler@gmail.com; patrick@sonomalandworks.com; jaysun@gmail.com
Subject: RE: Interpretation of dispute
Date: Wednesday, February 15, 2023 2:44:51 PM

Chris,

And feel free to call me Allie, but, and this is a bit of a reiteration of a previous email, but as I mull this over, not being in this field and trying to make sense of it, if proposed usage is not relevant to the consideration of this rezoning, what is?

I can't figure this out. What is the case for rezoning an historically zoned RRD property, that was even put into a land trust, into a TP property if not for future usage?

If future usage is not relevant to this hearing, what is?

What is the acceptable criteria?

I can not figure this out. Please help me.

Thank you,

Allie

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Chris Wendt <Chris.Wendt@sonoma-county.org>

Date: 2/15/23 08:28 (GMT-08:00)

To: allietyler <allietyler@gmail.com>

Subject: RE: Interpretation of dispute

Mr. Tyler,

The associated Use Permit for the resort use is to be taken up at a Board of Supervisors hearing through a county process called original jurisdiction at the request of District 5 Supervisor Hopkins and thus why the Planning Commission hearing is solely for a recommendation of a rezone. Additionally, the public has been properly notified through the Press Democrat on February 6th and through several postings along Old Cazadero Road. You are more than welcome to make public comment during the upcoming hearing regarding your concerns. I cannot weigh in with my personal opinion or discretion and have to act within my capacity as a planner but you have every right to make your opinion heard during public

hearing. Again, I will include this comment into the record and I appreciate your participation in the process.

Chris Wendt

Planner III, Project Review

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1511 | Office: 707-565-1900



From: allietyler <allietyler@gmail.com>

Sent: Tuesday, February 14, 2023 5:34 PM

To: Chris Wendt <Chris.Wendt@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>

Cc: finnsmith@sonic.net; hhaigler@uci.edu; alinahaigler@gmail.com; rodh@sonic.net; dsj.csr@gmail.com; juliomalley@gmail.com; mpenzel@gmail.com; nhenderson878@gmail.com; hazylo@monkeybrains.net; laurie@monkeybrains.net; allietyler@gmail.com; patrick@sonomalandworks.com; jaysun@gmail.com

Subject: Interpretation of dispute

Chris,

I urge you to read my statement again, if this is your official response, I suggest you skipped over half of my statement.

"NEIGHBORHOOD/PUBLIC COMMENTS

Staff has been in contact with neighbors within the vicinity of the project site. Neighborhood comments include concerns regarding traffic, unpermitted structures, Fire Safe Standards, septic system capacity, and water availability. The neighborhood comments are focused on

operation of the resort and will be addressed when a public hearing is held to consider the use permit application."

This is what you gathered from my comment and others?

I have to spell this out: there is no decoupling from this rezoning and the future plans of Wildwood. This rezoning, as I stated numerous times in my statement, is for the sole purpose OF HAVING A RESORT.

Otherwise, why bother?

You can not separate the two. I am surprised you are attempting to. That is truly shocking. But given the multiple unexplainable exemptions, perhaps surprise shouldn't be my first response.

Would not Wildwood have to have a reason for canceling their land conservancy contract and request a rezoning? Is your position they do not?

Chris, are you suggesting to me in anyway that motivation has no factor here?

It is obvious what the motivation is. For you to submit that in some fashion this is immaterial makes no sense in the real world.

The exemptions are in place, the rezoning is the crux to push this through. Postponing this to "usage" is not acceptable. "Usage" is the purpose of the "rezoning". Do not separate the two.

Also, you have not addressed the County's failure to notify the community. The County's failure to exercise due process of notification should be enough to postpone this hearing. Please address this.

I am pretty sure the aggregate of our tax paying dollars up here outnumber Wildwood. I would appreciate balanced diligence and a respectable response.

Respectfully

Allie

Sent from my Verizon, Samsung Galaxy smartphone

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do not click any web links, attachments, and **never** give out your user ID or password.

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Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and **never** give out your user ID or password.

From: [allietyler](#)
To: [Chris Wendt](#); [Ross Markey](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: Re: lack of notification in Press Democrat
Date: Monday, February 13, 2023 5:13:35 PM

Good evening Chris and Ross,

It appears that proper notification has not been applied in the Press Democrat as well as we can find no instance of public notification there.

Unless Wildwood has been given a public notification exemption, there are grounds here for a rescheduling of this rezoning hearing.

Proper notification has simply not been met.

Thank you for your time,

Alfred Tyler
23332 Old Cazadero Rd

Sent from my Verizon, Samsung Galaxy smartphone

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Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and **never** give out your user ID or password.

From: [allietyler](mailto:allietyler@gmail.com)
To: [Chris Wendt](#); [Ross Markey](#); allietyler@gmail.com
Cc: finnsmith@sonic.net; hhaigler@uci.edu; alinahaigler@gmail.com; rodh@sonic.net; dsj.csr@gmail.com; juliomalley@gmail.com; mpenzel@gmail.com; nhenderson878@gmail.com; hazylo@monkeybrains.net; laurie@monkeybrains.net; allietyler@gmail.com
Subject: RE: PLP20-0009 Planning Commission Hearing Notice for February 16th, 2023
Date: Monday, February 13, 2023 7:59:50 AM

Good morning Ross and Chris,

Regarding the hearing this Thursday for the rezoning of Wildwood, it does not look like proper notification has been accomplished for residents of Old Cazadero Rd.

There are zero fliers or notices anywhere along Old Cazadero Rd. I did not receive any notice through the mail and only through email once prompted by another resident. Very few residents are aware of this hearing.

Also, considering the pandemic has been declared over, there is no real reason to show caution and have a virtual meeting.

This should be done in person.

I ask you to consider postponing this hearing due to lack of proper notification and to set a future date with proper notification and an in person face to face hearing.

Thank you,

Alfred Tyler
23333 Old Cazadero Rd.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Chris Wendt <Chris.Wendt@sonoma-county.org>

Date: 2/8/23 14:43 (GMT-08:00)

To: allietyler@gmail.com

Subject: PLP20-0009 Planning Commission Hearing Notice for February 16th, 2023

My Apologies,

It was brought to my attention that the previous hearing notice did not have the correct link to the hearing. Please see the attached updated hearing notice for the upcoming Planning Commission hearing on February 16, 2023 for the project (PLP20-0009) located at 20111 Old Cazadero Rd, Guerneville.

Chris Wendt

Planner III, Project Review

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1511 | Office: 707-565-1900



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From: [Douglas Johnson](#)
To: [Rodh](#); [Chris Wendt](#); [Ross Markey](#)
Cc: [Caitlin Cornwall](#); [Pat Gilardi](#); [Jacquelynnne Ocana](#); [Larry Reed](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Kevin Deas](#); [Evan Wiig](#); [Greg Carr](#); [Alfred Tyler](#); [Laurie Hall](#); [Patrick Finn](#); [Alina Haigler](#); [Tom Sara Finn](#); [Juli O'Malley](#); [Nick Henderson](#)
Subject: Re: Wildwood resort For Zoning Board Consideration; PLP20-0009
Date: Tuesday, February 14, 2023 7:08:17 PM

To all concerned:

I am confused to learn that the Staff of the Planning Commission finds that "The neighborhood comments are focused on operation of the resort and will be addressed when a public hearing is held to consider the use permit application." This appears to be an attempt to decouple the rezoning question from the land use question, which is tantamount to saying, "Once we rezone this parcel, we will then accept public comments on the land use."

Let me state for the record:

- 1) Zoning is the first level of land use governance. All other questions regarding land use follow the zoning designation.
- 2) The entire purpose of zoning is to establish land use boundaries that are aligned with that zone.
- 3) It is misguided to declare that land use questions are not relevant to the zoning question before us.
- 4) It is improper to defer those questions to a necessarily different context: a new zoning designation.

Please let me know if I am missing something here,
Doug Johnson

On Tue, Feb 14, 2023 at 4:05 PM Rodh <rodh@sonic.net> wrote:

I found this at the end of a nine page document that was sent with nine other documents. Document is titled "staff report".

NEIGHBORHOOD/PUBLIC COMMENTS

Staff has been in contact with neighbors within the vicinity of the project site. Neighborhood comments include concerns regarding traffic, unpermitted structures, Fire Safe Standards, septic system capacity, and water availability. The neighborhood comments are focused on operation of the resort and will be addressed when a public hearing is held to consider the use permit application.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution that (1) concurs in staff's determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Government Code section 51119 and CEQA Guidelines § 15264,

and (2) recommends that the Board of Supervisors approve the request for zone change from RRD Resources and Rural Development to TP Timberland Production, after such time as the Board may adopt an ordinance correcting codification errors and reinstating resorts as a conditionally allowed use in the TP District.

Rod Hanson
707 632-5931

> On Feb 14, 2023, at 3:16 PM, Douglas Johnson <dsj.csr@gmail.com> wrote:

>

> To all who may be concerned,

>

> I am writing in response to the rezoning proposal PLP20-0009 regarding the property known and operated as Wildwood Retreat and other names.

>

> For the record and first and foremost, the meeting scheduled to be held Feb. 16th, 2023 should be postponed due to insufficient public notice. As of today, there has been no publication of this meeting in the local paper, the Press Democrat, and there has been no visible posting of this meeting in the local community. A small number of previously interested persons (ie; from the cancelled July 2022 meeting) have been notified by email, but that does not constitute public notice.

>

> With regard to the rezoning proposal PLP20-0009, the request is to change from RRD, Resources and Rural Development to TP, Timber Production. For the parcels involved in this request, the RRD designation limits the property to a single family dwelling. This RRD zoning is consistent with most of the region and is true of my property and that zoning is highly valued by myself and my family and my neighbors, with the long term notable exception of Wildwood.

>

> I would like to call out that the purpose of this rezoning request PLP20-0009 is clearly not to produce timber, but rather to justify the long-time misuse of this property as a resort/retreat that has housed dozens of people and hired/housed employees such as cook/chefs, housekeeping, etc. for decades. This misuse has been documented and highlighted in the multiple zoning and building code violations that spanned May, August and October of 2019. These include VBU19-0641 = construction of spa and pool, VBU19-0642 = conversion of farmhouse to meeting room (temple), VBU19-0644 = cabin construction and VBU19-00643 = conversion of chicken coops to habitable space. Yes, chicken coops as resort cottages. All of this unpermitted development is in clear violation of RRD zoning. It would be a travesty to "legalize" these years of blatant code and zoning violations with the wave of a rezoning wand.

>

> On August 22, 2020 my home was destroyed by the Walbridge Fire. We live at the far end of Old Cazadero Rd. and my parcel was ironically used by bulldozers and firetrucks during those hellish weeks to defend the towns of Guerneville, Guerneville Park and Rio Nido by traversing this ridge as a fire access road. I have been rebuilding our home in the years since and have been held to the highest standards of building codes for our county including significant efforts such as interior fire sprinklers, Title 24 energy efficiency plans/execution, CalGreen construction waste management to name a few. The list of requirements to be fully compliant with Sonoma County building codes is long and as much

as the effort cost us in time and money, we do support the intent of these codes as they are designed to save lives and preserve our environment. I do this in full respect of the RRD zoning requirements.

>

> In the nearly 4 years since the initial zoning and code violation notices given to Wildwood, they have been granted multiple waivers that exempt them from the standard practices that should govern even single family dwelling construction, not to mention multiple unit resort tenancy. This is particularly appalling to me as I bear the cost and responsibility of adhering to Sonoma County building codes and I do so in full respect of the RRD zone we live in. How could anyone justify grandfathering the Wildwood illegal structures as "pre-existing" when they never should have existed to begin with? This is a green light to land abuse and the fact that Wildwood got away with it for so many years is hardly justification.

>

> In addition to the proposed abuse of "pre-existing" justification for rezoning, there are at least three major areas of concern with regard to operating a resort on the Wildwood property, regardless of zone.

>

> First, the life safety of all residents (including the proposed "up to 60 guests" of Wildwood) would be seriously jeopardized in the event of a wildfire event such as the Walbridge Fire that took my home. The road to the Wildwood Resort/Retreat is a narrow, single lane road with very few pull-outs for cars to pass should they meet head on half way down the hill. I cannot imagine how Sonoma County Fire District and/or CalFire could consider this anything but a deadly disaster waiting to happen. If two cars cannot pass one another on this road, what happens when it's an out-of-town guest fleeing a fire and they meet a fire truck coming up the hill to try and save them? And what if it's 20 or 30 cars all heading down the hill at the same time? Unthinkable.

>

> Second, the well that was drilled on the property is insufficient to support even a single family dwelling. In spite of the poor recharge rate of that well, the Department of Drinking Water (DDW) has given Wildwood a waiver for use as an SFD under current RRD zoning. The recharge rate test failed at the minimum 10GPM rate that they would like to see for a domestic well providing water for a single family dwelling. It cannot possibly support a 60 person resort. Myself and my neighbors have very real concerns that their overuse of the well will have an impact on the watershed and possibly cause us loss of well recharge capability.

>

> Third, the septic system at Wildwood has been virtually non-existent and non-compliant. Given the very poor percolation of our soils in the region, I cannot imagine what a system would look like that could support a 60 person resort. Myself and my neighbors have very real concerns about groundwater contamination should such a large system be approved and installed.

>

> In summary, and reflecting on all the issues stated above, I strongly oppose the rezoning proposal PLP20-0009 for changing the RRD designation of Wildwood resort to a TP designation. It is an affront to myself and my neighbors that the planning commission would approve "legalizing" the blatantly abusive and illegal misuse of the Wildwood Retreat property. It is designated RRD, it should remain RRD and the structures should be returned to a single family dwelling as it was 30 some years ago.

>

> Sincerely,
> Doug Johnson
> 19980 Pool Ridge Rd.

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From: [Craig Wilkinson](#)
To: [Chris Wendt](#)
Subject: Regarding Permit Sonoma File No. PLP20-0009
Date: Wednesday, February 15, 2023 4:59:08 PM

We are property owners along Old Cazadero Road.

We strongly believe the meeting scheduled for February 16, 2023 should be postponed because of the failure to properly notify the local residents and community with posted notices and proper notice in the local printed newspapers.

California Attorney General Bonta's has issued guidelines regarding development in urban and wildland interface environments. The proposal is in direct conflict with these guidelines.

No traffic study has been conducted.

No Environmental Impact Study has been conducted.

The property failed Sonoma County water tests for their well.

The increase in vehicle traffic up a lengthy single lane road that does not provide proper widths as stated in current code is not safe or a practical situation to approve a zoning change. This puts all local property owners and their families and pets at risk.

This will result in more requests for assistance from our local emergency responders.

We request this meeting and any decisions be postponed until proper notification has been made.

Craig Wilkinson
14450 Camino del Arroyo
Guerneville, CA 95446

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From: [allietyler](#)
To: [Chris Wendt](#); [Ross Markey](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [jaysun@gmail.com](#); [Patrick Finn](#)
Subject: Regarding rezoning PLP20-0009 AKA Wildwood
Date: Monday, February 13, 2023 9:46:14 AM

Good morning, Chris. The following is my statement in regards to rezoning Wildwood Timber Production.

When the property now known as Wildwood was purchased many years ago, it was put into a land conservancy to ostensibly preserve the land and the forest in its natural state and to avoid the tax burden. This is a burden I and my neighbors have to carry.

Then an illegal resort of sorts was set up, at first with good intentions with well meaning goals and achievements that allowed it to continue.

However, Wildwood eventually shifted economic focus and hosted HAI (Human Awareness Institute), doubling or more their previous traffic and turning Old Cazadero into a nightmare of a drive.

So, on one hand, Wildwood received a tax break for being an environmental haven and then on the other hand, operated an illegal out of code resort in direct contrast to the agreement signed on to.

With unpermitted septic and water, out of code structures, indeed structures that are out of zoning compliance, Wildwood operated these events imposing their traffic on the entire community, with no outreach or concern for impact. The impact of their non-compliant septic on the environment is not known.

Now, Wildwood is requesting a zone change to skip out of the zone and code limitations of an RRD designation. All this rezoning does, from RRD to TBZ, is create the conditions to allow previous out of code and illegal operations to continue under the cover of now being up to code.

This is the only purpose for this rezoning proposition. No other motivation exists.

There will be no timber harvested on this property.

The sole purpose is to legalize previous illegal structures and activities that went on for decades and are now, for an unexplained reason, being considered "pre-existing".

Using this rezoning to reestablish an operation that never should have existed appears to make a mockery of County codes and regulations.

Wildwood wishes to continue and even expand its operations, bringing 60 or so people up and down a narrow one lane road with at least 33 blind turns, inexperienced drivers up an 8 mile dead end road.

There are significant life threatening scenarios under these conditions in just a mild wildfire, which is why Wildwood has requested exemptions from CalFire standards.

To allow and permit this future resort requires this rezoning. And much more. It requires a CEQA exemption, which has already been granted under dubious reasoning, IE "grandfathered in".

Wildwood has NO STANDING to be grandfathered in.

What has to be explained is by what precedent can an illegal and out of code operation be grandfathered in to avoid California environmental standards.

How can an out of code illegal operation be considered "pre-existing" and grandfathered in? Doesn't the illegality of the operation negate any notion of "pre-existing"?

How can a septic system designed for 70+ people a week that filters into the watershed of Austin Creek get exempted from CEQA? What is actually washing into the watershed? We will never know.

To allow and permit this future resort requires a traffic impact study waiver, which has been granted.

To allow and permit this future resort requires a waiver on water production as Wildwood failed the recharge test for their well for even a single family dwelling. And 60 plus guests are expected? Plus staff?

It will also require exemptions from California fire access standards as having that many people up an 8 mile dead end road is a true hazard not just for them but for property tax paying residents who may have to flee.

In fact, State Attorney General Bontas's March '22 stated guidelines for urban encroachment into wildland areas encourages the opposite of the proposed plans for Wildwood.

This rezoning proposal is opening the gate in direct opposition to safety and environmental guidelines passed down from the State AG.

Given the nature of Old Cazadero Rd, the AG's standards make sense, given its 33 plus blind turns and being under the minimum width for vehicle passage in countless areas, requiring backing up and positioning most are unaccustomed to, especially in the surge of an emergency, only a traffic study exemption and a CalFire exemption could make this possible.

The reason so many exemptions and this rezoning are necessary is because Wildwood, as a resort, does not belong in this delicate landscape, per the State and County codes and regulations and the State Attorney General's guidelines.

The truth is, Wildwood, as a resort, can not pass one condition for operating as a resort as they

have illegally in the past and expect to continue, with this rezoning and exemptions, for the future.

Continued operation depends entirely on this rezoning as Wildwood's plans fail every single code requirement for these properties.

It is vital for county decision makers to apply equity and fairness across the board, that all full tax paying residents are treated equally and fairly under county ordinances and permitting.

This land up here is RRD for a reason. The homeowners up here pay a steep price to live in such a place, there is a lot to manage to make a life up here, and we all have to pass certain standards to do so.

As well, our property value is based on being surrounded by like-zoned properties.

There is a reason for RRD. Even the Attorney General of California has put limits on growth into wildland areas, as mentioned above.

If this rezoning is approved, it opens the gate for an operation that is patently out of code and not allowed anywhere else.

Let me put this in perspective. Wildwood has 210 acres, appropriately zoned for a one family home. They want to turn their property into a legitimate resort to house at full capacity over 70 people.

I have 196 acres. It is zoned RRD as well, but could I change that to TBZ and host 60 people a week up here plus staff?

If I wanted to do that would I get a waiver for each step of the process? Waive the traffic study, waive the water production, waive the fire access standards, and waive CEQA as I drain into multiple watersheds?

No, of course not. But if I did that out of permit, out of code, illegally, for 30 years, could I be grandfathered in?

Could I use this case with Wildwood as precedent to do so???

If there are going to be codes and standards and regulations, it is best they apply to all, for the full faith tax paying citizens have in their tax funded government, decisions made have to be sensical.

This is a long message. And the reason is, is because there exist so many points of concern.

Another of which is where does it end? Does Wildwood get this property zoned accordingly and sell it to a resort company that seeks to develop it? What then?

If this rezoning goes through, be sure it is to allow Wildwood to act as a resort in a delicate natural area that is not zoned for such activity.

It would be a radical departure from county norms and PRECEDENTS requiring major

exemptions and a rezoning.

It would position this property to be sold for further development if desired, incurring further unknown traffic increases and emergency situation complications.

I should add there has been little community outreach from the County to the residents here in regards to the rezoning hearing. There are no postings along Old Cazadero Rd about this rezoning hearing, I have only received email from the County when prompted by another resident.

I am concerned the proper and expected effort to inform the community has not been made. This should warrant a rescheduling of the hearing.

To summarize

- 1) WW operated for over 20 years an illegal resort on land that was put into a land conservancy.
- 2) WW has been granted a CEQA waiver despite having no standing.
- 3) WW seeks rezoning to Timber Production despite no plans to produce timber, but simply to legitimize their historic out of compliance structures and activities.
- 4) WW has received a waiver for a traffic impact study.
- 5) WW needs an exemption for water production.
- 6) WW needs an exemption from CalFire as hosting dozens of people up at the end of a dead end road fails fire standards and endangers residents.
- 7) WW's proposal is in direct opposition to the Attorney General's guidelines for development into wildlands.
- 8) What are the limits for further growth of Wildwood given that previous limits were not a deterrent? New owners? More plans? More traffic?
- 9) Proper notification of this rezoning hearing was not completed as zero fliers are posted on Old Cazadero Rd and residents are not aware of this hearing. Failure of due diligence should warrant a rescheduling.

In conclusion, Wildwood should NOT be rezoned to Timber Production as the sole reason to do so is to allow operations and activities that clearly fail every permit, code, ordinance, and regulation the State and County apply to everyone else.

Thank you for your time,

Alfred Tyler
23333 Old Cazadero Rd

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From: [allietyler](#)
To: [Chris Wendt](#)
Cc: [finnsmith@sonic.net](#); [hhaigler@uci.edu](#); [alinahaigler@gmail.com](#); [rodh@sonic.net](#); [dsj.csr@gmail.com](#); [juliomalley@gmail.com](#); [mpenzel@gmail.com](#); [nhenderson878@gmail.com](#); [hazylo@monkeybrains.net](#); [laurie@monkeybrains.net](#); [allietyler@gmail.com](#); [patrick@sonomalandworks.com](#); [jaysun@gmail.com](#)
Subject: Removed postings
Date: Wednesday, February 15, 2023 1:56:23 PM

Chris,

I ran into a neighbor today at the bottom of the hill and was told they saw the postings walking their dogs and the next day they were gone.

If I were the County I would be very interested in the removal of those postings. Because that would defeat the purpose of having an informed public present at this rezoning hearing.

I sent you a picture of what appears to be a ripped off poster on pole numbered 7709.

By chance, were the County's postings this color shown in the photo I am resubmitting? A kind of salmon pink?

I would not know as they were not up long enough for me to see them. An experience most other residents have had.

Did the County use the US Postal Service to notify residents because I received nothing in the mail. Does notification really amount to some ripped off posters and an obscure mention in the Press Democrat?

I would not find this approach acceptable in my meager little life, I am sure the County does not either and will reschedule due to failure of proper diligence.

Thank you,

Allie

Sent from my Verizon, Samsung Galaxy smartphone

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Cc: [Alfred Tyler](#); [Laurie Hall](#); [Patrick Finn](#); [Alina Haigler](#); [Tom Sara Finn](#); [Rod Hanson](#); [Juli O'Malley](#); [Douglas Johnson](#); [Nick Henderson](#)
Subject: Wildwood resort For Zoning Board Consideration; PLP20-0009
Date: Tuesday, February 14, 2023 3:16:37 PM

To all who may be concerned,

I am writing in response to the rezoning proposal PLP20-0009 regarding the property known and operated as Wildwood Retreat and other names.

For the record and first and foremost, the meeting scheduled to be held Feb. 16th, 2023 should be postponed due to insufficient public notice. As of today, there has been no publication of this meeting in the local paper, the Press Democrat, and there has been no visible posting of this meeting in the local community. A small number of previously interested persons (ie; from the cancelled July 2022 meeting) have been notified by email, but that does not constitute public notice.

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I would like to call out that the purpose of this rezoning request PLP20-0009 is clearly not to produce timber, but rather to justify the long-time misuse of this property as a resort/retreat that has housed dozens of people and hired/housed employees such as cook/chefs, housekeeping, etc. for decades. This misuse has been documented and highlighted in the multiple zoning and building code violations that spanned May, August and October of 2019. These include VBU19-0641 = construction of spa and pool, VBU19-0642 = conversion of farmhouse to meeting room (temple), VBU19-0644 = cabin construction and VBU19-00643 = conversion of chicken coops to habitable space. Yes, chicken coops as resort cottages. All of this unpermitted development is in clear violation of RRD zoning. It would be a travesty to "legalize" these years of blatant code and zoning violations with the wave of a rezoning wand.

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In addition to the proposed abuse of "pre-existing" justification for rezoning, there are at least three major areas of concern with regard to operating a resort on the Wildwood property, regardless of zone.

First, the life safety of all residents (including the proposed "up to 60 guests" of Wildwood) would be seriously jeopardized in the event of a wildfire event such as the Walbridge Fire that took my home. The road to the Wildwood Resort/Retreat is a narrow, single lane road with very few pull-outs for cars to pass should they meet head on half way down the hill. I cannot imagine how Sonoma County Fire District and/or CalFire could consider this anything but a deadly disaster waiting to happen. If two cars cannot pass one another on this road, what happens when it's an out-of-town guest fleeing a fire and they meet a fire truck coming up the hill to try and save them? And what if it's 20 or 30 cars all heading down the hill at the same time? Unthinkable.

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In summary, and reflecting on all the issues stated above, I strongly oppose the rezoning proposal PLP20-0009 for changing the RRD designation of Wildwood resort to a TP designation. It is an affront to myself and my neighbors that the planning commission would approve "legalizing" the blatantly abusive and illegal misuse of the Wildwood Retreat property. It is designated RRD, it should remain RRD and the structures should be returned to a single family dwelling as it was 30 some years ago.

Sincerely,
Doug Johnson
19980 Pool Ridge Rd.

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From: [Juli O'Malley](#)
To: [Caitlin Cornwall](#); [Pat Gilardi](#); [Jacquelynnne Ocana](#); [Larry Reed](#); [Shaun McCaffery](#); [Eric Koenigshofer](#); [Kevin Deas](#); [Evan Wiig](#); [Greg Carr](#); [Ross Markey](#); [Chris Wendt](#)
Cc: [Alfred Tyler](#); [Laurie Hall](#); [Patrick Finn](#); [Alina Haigler](#); [Tom Sara Finn](#); [Rod Hanson](#); [Juli O'Malley](#); [Douglas Johnson](#); [Nick Henderson](#)
Subject: Wildwood resort For Zoning Board Consideration; PLP20-0009
Date: Tuesday, February 14, 2023 7:58:12 PM

Dear Sonoma County

I am a citizen of Sonoma County living on a parcel that is zoned RRD in Guerneville.

I would like my voice to go on record that I oppose the rezoning of the parcel that operates the Wildwood Retreat in order to justify the misuse of the land. The mere idea of that proposal is a terrible travesty of land stewardship and it must be stopped.

I appeal to you collectively, the board of trustees whose purpose is to do what is best for the land of Sonoma County, to put an end to the proposed rezone of that land from RRD to TP.

The reasons for my strong opinions regarding this rezoning proposal have already been articulated by my fellow community residents and I reiterate as follows:

The traffic

The water

The septic

The unpermitted development of structures

The health and safety risks to our entire community

Zoning is the first level of land use governance. We must start correcting the violations that have happened in our community and not give a blind eye and encourage them to continue under a different zoning name.

Sincerely,

Juli O'Malley

19980 Pool Ridge Rd.

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