



**Lower Russian River Municipal Advisory
Council (MAC) Land Use Standing
Committee, Kyra Wink, Chair
Special Meeting March 28, 2022
5:30 – 6:30pm**

In accordance with AB 361, Governor Newsom’s March 4, 2020 State of Emergency due to the COVID-19 pandemic and the Sonoma County Board of

Supervisors Resolution 21-0399, the River MAC meeting will be held virtually. The meeting will be on Zoom, links below. After the meeting, videos are available on Facebook and on the 5th District YouTube channel https://www.youtube.com/channel/UCy7u_uF73_2htucfV3Sc7gA

Please click the link to join the webinar:

<https://sonomacounty.zoom.us/j/98400623663?pwd=OEIhYWN4RlVtVzhSMTFiQlV2QnRIUT09>

Meeting ID: 984 0062 3663

Passcode: 422307

One tap mobile +16699009128,,98400623663# US

Meeting Agenda

Call to Order and Pledge of Allegiance: Chair Kyra Wink

Roll Call

A. Approval of Agenda:

B. Statement of conflict of interest

C. Correspondence

D. Consent Calendar

Approval of Minutes from the January 2022 Land Use Committee meeting

Calendar Items:

There are no presentations planned for this meeting. Updates will be provided, if available, for ongoing projects being tracked by the Land Use Committee. These include:

Permit #	Project Name	Last Assigned Planner
PLP16-0054	Forestville Park	Georgia McDaniel
PLP21-0020	Food Truck Wash out Station	Georgia McDaniel
PLP19-0018	MD Gas Station - Guerneville	Derik Michaelson
PLP18-0012	Lok Hotel	Georgia McDaniel
UPE21-0056	Timberland Conversion	Marina Herrera
PLP21-0003	Monte Rio Gas Station	Doug Bush
PLP20-0018	Re-Zoning sites for housing	ON HOLD ??
UPE21-0050	Armstrong Woods fencing	Jen Chard
UPE22-0003	Rio Nido outdoor market	Jen Chard
SPE-22-0001	King Ridge Supreme Bike Event 3/27/22	Susan Milliron
SPE-22- ?	Gran Fondo Bike Race 4/23/22	?

Documents related to open session agendas: Any writings or documents provided to a majority of the Lower Russian River Municipal Advisory Council regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure will be made available for public review at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Disability Accommodations: If you have a disability and require a sign language interpreter, assistive listening device, material in an alternate format, or other accommodation to attend, please contact District5@sonoma-county.org or call 1-707-565-2241 at least 72 hours prior to the meeting in order to facilitate arrangements for accommodation.

STAY INFORMED with a subscription to the 5th District newsletter. Notice of meetings is posted in various locations including the MAC webpages on the County of Sonoma website, social media accounts, etc.

**Lower Russian River MAC Meetings – 3rd Thursdays on alternating even months
Regular Meetings**

Thursday, April 21, 2022, 5:30 – 7:30 p.m.
Thursday, June 16, 2022, 5:30 – 7:30 p.m.
Thursday, Aug. 18, 2022, 5:30 – 7:30 p.m.
Thursday, Oct. 20, 2022, 5:30 – 7:30 p.m.
Thursday, Dec. 15, 2022, 5:30 – 7:30 p.m.

Lower Russian River Land Use Committee Meetings – 4th Thursdays on alternating odd months

Regular Meetings

Thursday, May 26, 2022
Thursday, July 28, 2022
Thursday, Sept. 22, 2022

Please visit the Lower Russian River MAC website for agendas, including meeting location and time: <https://sonomacounty.ca.gov/River-Municipal-Advisory-Council/>

<https://ridewithgps.com/routes/38888693?fbclid=IwAR18p9xV6mP6L4IroTX8QS9Qd2BvQTHqNwU9ydm0FozilWLzqHjd3Liz93c>



**Lower Russian River Municipal Advisory Council
(MAC) Land Use Standing Committee, Kyra Wink,
Chair January 27, 2022, 5:30 – 6:30pm**

Meeting Minutes

The video for the January meeting is here: https://youtu.be/3-VWEDHE_iM

LUC MAC Representatives Present Kyra Wink, Nic Pereira, Mike Nichols
Mike moved to approve agenda and Nic seconded. Motion passed.

Guests: Austin McHenry and Miguel Crawford, organizers of the King Ridge event

Minutes from November 27th, 2021 meeting – Mike moved to approve, Nic seconded and all approved.

a) Special Events:

King Ridge Supreme. Miguel Crawford gave an overview of the cycling event. You may view this item in the video starting at minute 5 in the recording and runs through minute 46 if you'd like to hear the full discussion.

Miguel discussed his 25 year history with the event as a local cyclist, Cazadero resident, EIMo teacher, and nonprofit leader.

Event organizers provided information on impacts to the area

- Timed starts, no more than 400 riders, dispersed to reduce impacts
- Contracting with CHP for intersections of concern
- Safety concerns of narrow roads. Rules given that they need to be single file and follow rules of the road
- Identifying fire and ems services in advance – have contracted a private company for ems support, will notify and make contributions to volunteer fire.
- Bathrooms concern, providing porta potties.
- Trash an issue from riders - Marshalls ride at back of the pack to pick up trash.

Ad hoc committee members and participants repeated and added depths of detail to these concerns and organizers provided examples of how they are mitigating these concerns.

No discussion on Gran Fondo as no information yet.

SPE22-xxxx - Gran Fondo – April 23, 2022 *: <https://www.levisgranfondo.com/>

UPE22-0003, Completeness Referral 14550 Canyon 2 Road and 14580 Canyon 7 Road, Rio Nido, Use Permit to operate a 7,300 sq. ft. outdoor market adjacent to an existing 460 sq. ft. general store and 37-space surface parking lot on a 1.29-acre parcel zoned LC. The proposed outdoor market will include tents/tables for vendors and will operate two days a week between 8am–10pm. **Planner: Jen Chard** Jen.Chard@sonoma-county.org, 707-565-2336. Documents are found on the PermitSonoma website: <https://sonomacounty.ca.gov/PRMD/Services/Zoning-and-Parcel-Report/?APN=070-300-061>

Nic commented that traffic studies will be needed. They are estimating 5 people per car trip and this is not how people travel. Need to look at the impact on traffic in this intersection. Agreement among committee members of concern about traffic congestion. Request for more information to study more.

Public Comment –

John Uniak commented on impact concerns from traffic level.

Daniela Cohen commented that it may be a project of the Lodge, not the Roadhouse.

At video point 1 hour: Updates on Permits and Projects of Interest

- a. **PLP19-0018** Design review gas station/mixed use – 15190 River Rd, Guerneville. **Planner: Derik Michaelson, Derik.Michaelson@sonoma-county.org**, (707) 565-3095 <https://share.sonoma-county.org/link/kIFZM3E8LIs/>
Public Comment – Woody Hastings representing the coalition opposing new gas stations. Consider not re-building the gas station. Gas sales flat, de-carbonization goals, advocate for just Ev charging. Underground storage tanks problematic. Removal of possible contaminated soil is an issue. Have above-ground tanks been considered to address problems of below ground tanks that tend to leak. Request states 250 visitors a day, he wants to know how many of these purchase gas?
- b. **PLP16-0054** Park in down town Forestville. **Planner: Georgia McDaniel Georgia.McDaniel@sonoma-county.org**, 707-565-4919 **PLP21-0020** food truck washout station -16095 River Road, Guerneville. **Planner: Georgia McDaniel Georgia.Mcdaniel@sonoma-county.org** (707) 565-4919. Kyra's update: Meeting re-scheduled. Redesign requested due to wetlands. TPW handling road improvements for CalTrans.
- c. **PLPxx-0020** No follow up on Foodtruck cleaning station. No comments
- d. **PLP18-0012** Lok Guernewood Park Development Co. **Planner: GeorgiaMcDaniel Georgia.McDaniel@sonoma-county.org**, 707-565-4919. Kyra update: meeting rescheduled for February 24th
Kyra and Mike :Encourage participation at public meeting.
- e. **AT MINUTE 1:14. UPE21-0056** Timberland Conversion (7250 Giovanetti Rd, Forestville)
Planner: Marina.Herrera@sonoma-county.org or 707-565-2397. This permit needs to be refiled after code enforcement action, an abatement hearing, and requirement for new filing.

Nic requested Tim Miller to make an appearance at the Land Use committee meeting, he wants this in a public forum. Kyra and Mary agreed to follow up.

**Call for Agenda
Items
Adjournment**