



**Lower Russian River Municipal Advisory  
Council (MAC) Land Use Standing  
Committee, Kyra Wink, Chair**

**May 26, 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 the 5<sup>th</sup> District YouTube channel [https://www.youtube.com/channel/UCy7u\\_uF73\\_2htucfV3Sc7gA](https://www.youtube.com/channel/UCy7u_uF73_2htucfV3Sc7gA)

Please click the link to join the webinar:

<https://sonomacounty.zoom.us/j/98400623663?pwd=OEIrYWN4RlVtVzhSMTFiQlV2QnRIUT09>

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

Approval of Minutes from the March 2022 Land Use Committee meeting

**Calendar Items:**

- Public Comment: public comment on any item within the purview of the River MAC Land Use committee and not on the agenda. Comments limited to 2 minutes.
- Post-event comments on the Kings Bike race held in March.
- Information Item: Special meeting on George’s Hideaway on May 31 from 6pm to 7:30. The meeting will be held outdoors and in-person at the Guerneville Senior’s Center.
- Ongoing Permit review: There are no presentations planned for this meeting. At this time, we do not have significant changes to any of the projects being tracked by this committee, or any new projects.

Permit #	Project Name	Notes
PLP16-0054	Forestville Park	Update expected for review in June
PLP21-0020	Guerneville Food Truck	Application complete
PLP19-0018	MD Gas Station - Guerneville	Awaiting response to negative report, not currently supported by Permit Sonoma
PLP18-0012	Lok Hotel Project	Fall hearing date expected.

		Awaiting applicant responses to prior hearing
UPE21-0056	Timberland Conversion	Inactive at this time
PLP21-0003	Monte Rio Gas Station	No new application, awaiting applicant FEMA response
PLP20-0018	ReZoning sites for Housing	Currently inactive.

**Call for Agenda  
Items Adjournment**

**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.

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

- 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, 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/>



**Lower Russian River Municipal Advisory Council  
Land Use Standing Committee, Kyra Wink, Chair  
March 28<sup>th</sup>, 2022, 5:30 – 6:30pm  
DRAFT Meeting Minutes**

**The video for the March meeting is here:** [https://youtu.be/\\_KpFy1QWw-I](https://youtu.be/_KpFy1QWw-I)

LUC MAC Representatives Present Kyra Wink, Nic Pereira, Mike Nichols

Mike moved to approve agenda and Nic seconded. Motion passed.

- Statement of conflict of interest – none
- Correspondence – none
- Consent agenda – Mike Nicholls moved to pull the minutes from the agenda as there wasn't enough time to review with the updated and confusing website. Nic seconded the motion. Unanimously passed.
- Chair Kyra mentioned the changed date on this meeting was due to the Sheriff's forum. Elise encouraged participants to participate in future public forums such as the forthcoming ACLU sheriff's forum. Mike asked for earlier notice with the full packet. The Brown Act requirement is for 72 hours, Mike has requested a week. More discussion at minute 9 on the video.
- Review of open permits, list of permits discussed below. None of the projects tracking have substantial changes at this time. The full discussion and comments can be viewed on the video starting at minute 12.

PERMIT #	NAME	PLANNER	LAST UPDATE COMMENTS
PLP16-0054	Forestville Park	Georgia McDonald	The initial study / Mitigated Negative Declaration is being prepared. It is expected to be circulated for public review and comment in June 2022
PLP21-0020	Food Truck	Georgia McDonald	The application is Complete. We are attempting a Hearing Waiver and the posting of the Legal Notice is tentatively scheduled on March 31, 2022 subject to District 5 Review.
PLP18-0012	Lok Hotel Project	Alexandria Sullivan / Georgia McDonald?	The continuance of the BZA hearing is expected in the Fall

**Following Permits are all inactive or on hold:**

PERMIT #	NAME	PLANNER	LAST UPDATE COMMENTS
PLP19-0018	MD Gas Station - Guerneville	Derik Michaelson	Preliminary lighting plans submitted that the DRC will be reviewing mid next month, tentatively on 2/16. Please note that I intend to direct the DRC's specific attention toward addressing lighting details for the proposed gas station canopy, and exploring design opportunities for minimizing potential glare impacts as much as possible. No update given by 3/28/22
UPE21-0056	Timberland Conversion	Marina Herrera	The Last <b>Update 1/25/22</b> - The record has been void due to the need to deal with a Settlement Agreement as a result of an Abatement Hearing. Ok to Remove from our list?
PLP21-0003	Monte Rio Gas Station	Doug Bush	<b>11/21/21</b> - the application was incomplete, doesn't meet zoning standards, and is inconsistent with the General Plan. Permit Sonoma recommended applicant revise or withdraw their application. <b>1/25/22 Update</b> - Applicant requested additional time to revise per county recommendations. <b>3/28/22 Update</b> - Application remains incomplete
PLP20-0018	ReZoning sites for Housing	Nina Bellocci	The re-zoning project is being done to get ahead of the curve on the Housing Element Adoption in 2022 by identifying potential sites in advance. This topic will go back to the MAC. Nina will be off the

			project. <b>1/25/22 Update</b> - None at this time, when the re-zoning initiatives are taken back up by the county, this issue will come back to the MAC - <b>Ok to drop off the list until it resurfaces as a priority for the Co?</b>
UPE22-0003	Rio Nido Outdoor Market	Jen Chard	Discussed at last meeting (Jan) All LUC members feel that traffic studies need to be requested and clarification as to what type of outdoor market. Planner states there has not had any activity since she sent an incomplete letter to the applicant.

Next meeting to be May 26, 2022 at 5:30



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

**DRAFT Meeting Minutes**

**The video for the January meeting is here: [https://youtu.be/3-VWEDHE\\_iM](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 27<sup>th</sup>, 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](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](mailto: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](mailto: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](mailto: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](mailto:Georgia.McDaniel@sonoma-county.org), 707-565-4919. Kyra update: meeting rescheduled for February 24<sup>th</sup> 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**