



**Lower Russian River Municipal Advisory Council (MAC)
Land Use Standing Committee, Kyra Wink, Chair
January 27, 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/99367156460?pwd=czVFSTB1SEVGY24zVXM1RFh1NGhIZz09>

Passcode: 579860

Or One tap mobile: US: +16699009128,,99367156460# or +12532158782,,99367156460#

Meeting Agenda

Call to Order: Clerk/Mary Agneberg

Pledge of Allegiance

Roll Call

A. Approval of Agenda: Kyra Wink, Chair,

B. Statement of conflict of interest

C. Correspondence

D. Consent Calendar

Approval of Minutes from the November 27, 2021 Land Use Committee meeting

Calendar Items:

1) Permits and Projects of Interest:

a) Special Events: Ministerial in nature.

SPE22-0001 - King Ridge Supreme - March 27, 2022

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

b) 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 Permit Sonoma website: <https://sonomacounty.ca.gov/PRMD/Services/Zoning-and-Parcel-Report/?APN=070-300-061>

2) 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/>

b. PLP16-0054 Park in down town Forestville. **Planner: Georgia McDaniel** Georgia.McDaniel@sonoma-county.org, 707-565-4919

- c. **PLP21-0020** food truck washout station -16095 River Road, Guerneville.
Planner: Georgia McDaniel Georgia.Mcdaniel@sonoma-county.org (707) 565-4919
- d. **PLP18-0012** Lok Guernewood Park Development Co. Planner: Georgia McDaniel Georgia.McDaniel@sonoma-county.org, 707-565-4919
- e. **UPE21-0056** Timberland Conversion (7250 Giovanetti Rd, Forestville)
Planner: Marina.Herrera@sonoma-county.org or 707-565-2397

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.

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, Feb. 17, 2022, 5:30 – 7:30 p.m.
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, Mar. 24, 2022
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/>

Permit Sonoma – Permit History Search: <https://sonomacounty.ca.gov/PRMD/Services/Permit-History-Search/>



APPLICATION FOR SPECIAL EVENT ENCROACHMENT PERMIT

ENC-004

Special Event Permit SPE22-0001 Related Permit No.

Special Event Permit Fee

PURPOSE

Application to request a permit to allow a Special Event to be conducted within a County Right-of-Way.

Check Type of Activity: Bike-a-thon [checked], Marathon, Triathlon, Bike Race, Parade, Other, Festival/Fair, Traffic Control, Filming, Run

Name of Event Hopper Adventures King Ridge Supreme

Permittee Organization Hopper Adventures, LLC Telephone 707-266-3472

Permittee's Representative Miguel Crawford Telephone 707-266-3472

Mailing Address 7249 Witter Road City/Zip Sebastopol, CA 95472

Location/Route of Event Starts and finishes in Duncans Mills

(please see attached detailed route description and map)

Insurance Company USA Cycling Policy TBD-Pending Expiration TBD

Permittee agrees to accept all responsibility for loss or damage to any person or entity and to indemnify, hold harmless, and defend and release the County of Sonoma, its agents and employees of and against any and all liability, actions, claims, damages, costs or expenses which may be asserted by any person or entity, including Permittee, that arise out of, or are connected to, or relate to the activities anticipated by this Special Event Permit.

The undersigned agrees that the special event will be conducted in accordance with and subject to the terms and conditions of this permit, the State Vehicle Code, the State Streets and Highways Code, and is subject to inspection and approval by the Permit and Resource Management Department.

Permittee Signature [Signature] Date 12-08-21

PROVIDE THE FOLLOWING SPECIAL EVENT INFORMATION

1. Route map showing route, staging areas and signing. Yes No
2. Attach a copy of applicant organization's *Waiver & Release of Liability, Assumption of Risk Indemnification Agreement*.
3. Event Date(s) March 27, 2022
4. Start Time 9:00 am End Time 3:00 pm
5. Approximate number of event participants expected: 450-500
6. List County Roads that applicant is requesting to be traveled or closed:
Bohemian Highway, Coleman Valley Rd, Willow Creek Rd, Austin Creek Rd, Cazadero Hwy, King Ridge Rd, Tin Barn Rd,

Stewarts Point-Skaggs Springs Rd, Kruse Ranch Rd, Seaview Rd, Fort Ross Rd, Meyers Grade Rd

- please see detailed route map attached

7. List any special arrangements that applicant is requesting to provide, such as: providing emergency services for participants, first aid, road wet down or temporary striping/painting, providing sanitation facilities, street sweeping, etc.

An emergency response vehicle with trained EMT staff will be following the participants and

available to respond if needed. Participants are relying on personal cycling computer with route

map thus avoiding the need for course markings. Rest stops consisting of a vehicle and 1-2

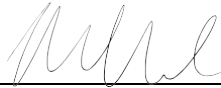
individuals with a small table will be provided at: 1) top of Kings Ridge Rd/Tin Barn Rd and

2) in the parking lot in Duncans Mills.

SAMPLE BICYCLE SPECIAL EVENT RELEASE FORM

IN CONSIDERATION OF THE ISSUANCE TO ME BY ONE OR MORE RELEASEES (AS DEFINED BELOW), OR THE ACCEPTANCE OF MY APPLICATION FOR ENTRY IN THE ABOVE EVENT, I HEREBY FREELY AGREE TO AND MAKE THE FOLLOWING CONTRACTUAL REPRESENTATIONS AND AGREEMENTS. I ACKNOWLEDGE THAT CYCLING IS AN INHERENTLY DANGEROUS SPORT AND FULLY REALIZE THE DANGERS OF PARTICIPATING IN THIS EVENT, WHETHER AS A RIDER, OFFICIAL, COACH, MECHANIC, VOLUNTEER, OR OTHERWISE, AND FULLY ASSUME THE RISKS ASSOCIATED WITH SUCH PARTICIPATION INCLUDING, BY WAY OF EXAMPLE, AND NOT LIMITATION: DANGERS ASSOCIATED WITH MAN MADE AND NATURAL OBSTACLES; THE DANGERS OF COLLISION WITH PEDESTRIANS, VEHICLES, OTHER RIDERS, ANIMALS, AND FIXED OR MOVING OBJECTS; THE DANGERS ARISING FROM SURFACE HAZARDS, INCLUDING POT HOLES, EQUIPMENT FAILURE, INADEQUATE SAFETY EQUIPMENT, USE OF EQUIPMENT OR MATERIALS PROVIDED BY THE EVENT ORGANIZER AND OTHERS, THE RELEASEES' OWN NEGLIGENCE, THE NEGLIGENCE OF OTHERS AND WEATHER CONDITIONS; AND THE POSSIBILITY OF SERIOUS PHYSICAL AND/OR MENTAL TRAUMA OR INJURY, OR DEATH ASSOCIATED WITH THE EVENT. FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, ASSIGNEES, AND SUCCESSORS IN INTEREST (COLLECTIVELY "SUCCESSORS") I HEREBY WAIVE, RELEASE, DISCHARGE, HOLD HARMLESS, AND PROMISE TO INDEMNIFY AND NOT TO SUE THE RELEASEES. THE RELEASEES INCLUDE ALL SPONSORS, ORGANIZERS AND PROMOTING ORGANIZATIONS, PROPERTY OWNERS, LAW ENFORCEMENT AGENCIES, PUBLIC ENTITIES, (WHICH INCLUDE HOST CITIES AND SONOMA COUNTY), SPECIAL DISTRICTS, AND PROPERTIES THAT ARE IN ANY MANNER CONNECTED WITH THIS EVENT, AND THEIR RESPECTIVE AGENTS, OFFICIALS, AND EMPLOYEES THROUGH OR BY WHICH THE EVENT WILL BE HELD, (THE FOREGOING ARE COLLECTIVELY DEEMED TO BE RELEASEES), FROM ANY AND ALL RIGHTS AND CLAIMS INCLUDING CLAIMS ARISING FROM THE RELEASEES' OWN NEGLIGENCE, WHICH I HAVE OR WHICH MAY HEREAFTER ACCRUE TO ME AND FROM ANY AND ALL DAMAGES WHICH MAY BE SUSTAINED BY ME DIRECTLY OR INDIRECTLY IN CONNECTION WITH, OR ARISING OUT OF, MY PARTICIPATION IN OR ASSOCIATION WITH THE EVENT, OR TRAVEL TO OR RETURN FROM THE EVENT.

Signature _____



12/7/2021

Date _____



County of Sonoma FIRE & EMERGENCY SERVICES DEPARTMENT

FIRE SERVICES - EMERGENCY MANAGEMENT - HAZARDOUS MATERIALS



Special Event Application / Permit

Note: This Application / Permit is not valid until signed by a Fire Department representative.

A FEE WILL BE CHARGED FOR THIS APPLICATION / PERMIT

BILLING INFORMATION		APPLICANT			
Name	Miguel R. Crawford	Name	Miguel R. Crawford		
Address	7249 Witter Road, Sebastopol	Address	7249 Witter Road, Sebastopol		
Email	migchapulin@gmail.com	Email	migchapulin@gmail.com		
Phone	707-266-3472	Phone	707-266-3472		
EVENT					
Address		Contact	Miguel Crawford		
Email	migchapulin@gmail.com	Cell	707-266-3472		
Event Name	Hopper Adventure Series - King Ridge	Number of Participants		Event Date	
		Per Day	Total	Start Date	End Date
		450	460	3/27/22	3/27/22

Overall Event Profile (Check most applicable and all that apply)

EVENT CONDITIONS				SAFETY PROVISIONS*	
NATURE OF EVENT		VENUE		SECURITY	
<input type="checkbox"/>	Concert / Music Festival	<input type="checkbox"/>	Indoors	<input checked="" type="checkbox"/>	Outdoors
<input type="checkbox"/>	Exhibit / Trade Show	<input type="checkbox"/>	Parking / Traffic Access		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bicycle / Foot Race / Parade	<input type="checkbox"/>	Festival Seating / Standing		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Athletic / Sporting Event	<input type="checkbox"/>	Tables & Chairs		EMERGENCY MEDICAL
<input type="checkbox"/>	Agricultural / Farmers Market	<input type="checkbox"/>	Tents- (Application REQUIRED)		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Carnival / Fair / Circus / Haunted House	<input type="checkbox"/>	Heating Provided		<input type="checkbox"/>
<input type="checkbox"/>	Motor Sport	<input type="checkbox"/>	Generator Provided		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Aviation / Marine Event	FOOD & BEVERAGE		FIRE PROTECTION	
<input type="checkbox"/>	Political Rally	<input checked="" type="checkbox"/>	Catered / Prepared off-site		<input type="checkbox"/>
<input type="checkbox"/>	Wedding	<input type="checkbox"/>	Barbeque / Grill on-site		<input type="checkbox"/>
<input type="checkbox"/>	Pyrotechnic Display	<input type="checkbox"/>	Deep Fryer on-site		<input type="checkbox"/>
<input type="checkbox"/>	Wine Tasting	<input type="checkbox"/>	Ranges on-site		<input type="checkbox"/>
<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	Alcohol Served		<input checked="" type="checkbox"/>

I declare under penalty of perjury, to the best of my knowledge and beliefs, the responses made herein are true and correct.

Applicant Signature:	Printed Name: Miguel Crawford	Date: 12/07/21
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*If Safety Provisions are not sufficient for the event, additional Safety Provisions may be required by County Fire.
See back of form for further details.

OFFICE USE ONLY BELOW THIS POINT			
Local Fire Agency	<input type="checkbox"/> Local agency notified and conditions have been added (if any).	Public Safety Plan	<input type="checkbox"/> Required <input type="checkbox"/> Approved
<input type="checkbox"/> Subject to the conditions noted on the Fire Inspection Form, permit is hereby approved. (Fire Inspection Form is attached)			
Inspector Signature:	Printed Name:	Date:	
Zoning Permit No:	Site Plan / Route Map		<input type="checkbox"/> Attached <input type="checkbox"/> Approved
Permit Fee	Inspection Fee	Total Fee	Invoice #:

Encroachment Permit Application - Special Events

Submitted by: Hopper Adventures, LLC on behalf of Volunteer Fire Foundation

Event: King Ridge Supreme Bicycle Ride

Date: March 27, 2022

Event Overview: King Ridge Supreme is a group bicycle ride that raises funds for the Volunteer Fire Foundation, a nonprofit that supports Sonoma County's volunteer firefighters from recruitment to retirement. The ride provides two route options for participants:

Option #1: 93 miles with 9,535 feet ascent

Option #2: 65 miles with 6,604 feet ascent

All riders will register in the parking lot at the Gold Coast Coffee and Bakery located at 23577 Steelhead Blvd, Duncans Mills from 6:30 until 8:30 am and then riders will be allowed to begin riding the route at their own pace anytime between 9:00 and 9:45 am. Parking will be provided in the dirt lot behind the Duncans Mills General Store. The ride is not "mass start" as this will minimize the size of the groups riding together.

Option #1 Longer Route: Start - Duncans Mills - Turn right onto River Road, CA 116 to Monte Rio - Up Bohemian Highway to Occidental - Turn right onto Coleman Valley Road - Turn right onto Willow Creek Road - Turn right onto Coast Highway, CA 1 - Continue onto River Road, CA 116 - Turn left onto Austin Creek Road - Turn right onto Cazadero Highway - Keep right onto King Ridge Road - Turn sharp right onto Tin Barn Road - Turn left onto Stewarts Point-Skaggs Springs Road - Turn left onto Coast Highway, CA 1 - Turn left onto Kruse Ranch Road - Turn slight right onto Seaview Road - Turn slight left onto Fort Ross Road - Continue onto Meyers Grade Road - Turn left onto CA-1 N - Turn left onto Willow Creek Rd - End of route before gate atop Willow Creek Rd.

The longer route includes traveling along California State Routes 116 & 1 as follows:

SR-116: SON 116 3.918 until SON 116 7.745 (from Duncans Mills to Monte Rio)

SR-116: SON 116 0.0 until SON 116 5.153 (from Hwy 1 to Austin Creek Rd)

SR-1: SON 1 48.109 until SON 1 42.905 (from Stewart Skaggs Rd to Kruse Rd)

SR-1: SON 1 26.383 until SON 1 19.678 (from Meyers Grade to Willow Creek)

From the finish atop Willow Creek all riders will proceed in small groups and/or as individuals back to their start location in Duncans Mills or wherever they parked.

Option #2 Shorter Route: Start - Duncans Mills - Turn right onto River Road, CA 116 - Turn left onto Austin Creek Road - Turn right onto Cazadero Highway - Turn right onto King Ridge Road - Turn sharp right onto Tin Barn Road - Turn left onto Stewarts Point-Skaggs Springs Road - Turn left onto Coast Highway, CA 1 - Turn left onto Kruse

Ranch Road - Turn slight right onto Seaview Road - Turn slight left onto Fort Ross Road
- Continue onto Meyers Grade Road - Turn left onto Coast Highway, CA 1 - Keep left
onto River Road, CA 116 - Turn right onto Moscow Road - End in Duncans Mills

The shorter route includes traveling along California State Routes 116 & 1 as follows:

SR-116: SON 116 3.918 until SON 116 5.153 (from start to Austin Creek Rd)

SR-116: SON 116 0.038 until SON 116 3.918 (from Hwy 1 to Duncans Mills)

SR-1: SON 1 48.109 until SON 1 42.905 (from Stewart Skaggs Rd to Kruse Rd)

SR-1: SON 1 26.383 until SON 1 20.099 (from Meyers Grade to Hwy 116)

Maps of both routes are attached indicating the location of rest stops.

of Participants & Spectators: Max 500 (300-350 in past years attended) total participants with approximately 75% of all participants riding Option #1, the longer route. Approximately ten individuals will be working at the event to staff the support stops and manage the finishing riders at the two finish areas. No spectators are anticipated along the route.

Duration of Event: Registration is from 6:30 until 8:30 am and then riders will be allowed to begin riding the route at their own pace anytime between 9:00 and 9:45 am. The fastest riders will finish Option #1 in around four (4) hours while slowest riders will finish in approximately seven (7) hours. The time required to finish the shorter route will be less than the longer route. All riders will be off California State routes by no later than 3:00 pm.

Rules for Participation: The rules are clearly provided on the event website and in an email sent to all registered riders. The email will include a short video in which the event founder provides an overview of the route and the rules for all participants. Additionally, all participants will be reminded of the rules at registration. The following rules are provided to all participants:

DO NOT CROSS THE YELLOW LINE: Do not cross the yellow line. (Or the invisible middle of the road) Do not cross the yellow line. Do not cross the yellow line. Did you catch that? Do not cross the yellow line. At times early on the pace may slow and the group will swell, but that doesn't give you license to cross that line. Stay in one lane. Oh, and when there is NO yellow line - stay to the right! We have a permit to use the road but not break the law. All riders are required to ride within the rules of the road at all times.

DON'T RIDE OR PASS LIKE A MORON : The Grasshopper Adventure Series rides are designed to push riders to their limits. It would be easy to design a loop in our back yard that would be nearly un-doable. We have crafted just the right combination of folds and undulations on snippets of Sonoma County Certified Ribbon Roads to bring you to the edge but not shove you off. The day is about adventure and camaraderie; not a podium spot. If you are not sure of your fitness, ability or course my suggestions are: 1. Notch 'er

down a couple. Remember smooth before fast. 2. Do your homework and be familiar with the course. 3. Make sure you have everything you need to get you home. (2 tubes, tire boots, CO2 AND a pump, food, H2O, warm clothes or rain cape for cold wet days, course map or GPS, space blanket and lucky (fake) rabbit's foot. 4. Make new friends but keep the old one is silver and the other gold - locals know the rides.

Obey all traffic laws. The course is open. Make sure to download the route from the web page. These roads are USED by locals and will be on the road.

Make sure you STAGE in the group that fits your fitness. Look around-is this the group of buddies who you usually hang with?

Course Markings: Riders must download the GPS route for use on their personal cycling computer. By providing these directions, we do not propose to heavily mark the route, but would like to use water soluble markings at a few key intersections. Course markings would consist of small arrows on the road (water based paint) or on short wooden stakes (no taller than 12") with arrows placed off the road. All markings would be removed after the last rider has passed.

Support Services & Course Cleaning: There will be a hydration/nutrition stop for ride Option #1 participants at mile 22 in Duncans Mills and a second rest stop at mile 47 at the intersection of King Ridge Road and Tin Barn Road. All rest stops will be staffed by 2-3 volunteers who will clean the area before departing. Rest stops will consist of a small table with self-serve water, pre-packaged snacks and waste and recycling receptacles. The rest stop locations will be left cleaner than when the event began. Location of rest-stops are indicated on route maps (attached).

Additionally, two riders will be "sweeping" behind the last participant to ensure that any debris (food wrappers and/or water bottles) that are mistakenly dropped by participants are picked-up. When the sweepers pass through the rest stops, the rest stop volunteers will know to shut-down the stop and move on.

Portable restrooms with handwashing stations will be provided at the registration location/finish area in Duncans Mills.

Media & Local Business Communication Plan: The event is promoted on various cycling related media websites and in Sonoma County bicycle shops. Additionally, businesses in both Duncans Mills, Monte Rio and Occidental are being informed of the event. No additional marketing will be undertaken.

Covid Protocol: Hopper Adventures is taking Covid seriously and has instituted a number of precautions, including:

- Interested participants are encouraged to be vaccinated and to not attend if they are experiencing symptoms and/or are feeling sick the morning of the event.
- At registration, we will ask all participants if they have experienced symptoms and/or feel ill within the prior 24 hours and, if so, will ask them to leave.
- An attendance sheet with names and contact information will be created to assist in contact tracing of any cases if we learn after the event that someone was infected.
- At the registration and during any time participants are in groups, we will require social distancing - i.e., six feet of separation between attendees - and face masking of all attendees.

Insurance Coverage: Commercial general liability and automobile liability insurance meeting the minimum requirements for the County of Sonoma has been applied for and we are awaiting receipt of the certificate of liability insurance. County of Sonoma, It's Officers and Employees have been added as additionally insured and proof of coverage will be provided when we receive the document.

Emergency Services: As part of the encroachment permit submitted to the County of Sonoma, the local emergency medical responders and fire departments along the route will be notified ten (10) days prior to the event. Additionally, the California Highway Patrol has been notified and a permit for their assistance in staffing the intersection at Meyers Grade and Highway 1 has been applied for. No road closures are sought and all riders are expected to obey all traffic laws.

Event promoter is providing 2 trained emergency medical technicians (EMT) in a vehicle to follow the riders and all event staff will be on cell phone and radios to report any incidents requiring medical attention (see attached EMS services contract). All participants are provided a cell number to call if they need emergency services and/or to report any problems encountered while on the ride.

Prizes: Identical prizes will be awarded for each gendered category as well as for a nonbinary category.

King Ridge Supreme (03/27/2022): Option 1 Route

Start: Duncans Mills / Finish: atop Willow Creek Rd

93 miles / 9,535' ascent



King Ridge Supreme (03/27/2022): Option 2 Route

Start: Duncans Mills / Finish: Duncans Mills

65 miles / 6,604' ascent



MEDICAL PLAN (ICS 206)

1. Incident Name: Grasshopper Adventure Series-King Ridge	2. Operational Period: Date From: 3/27/2022 Time From: 0800	Date To: 3/27/2022 Time To: 1700
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3. Medical Aid Stations:			
Name	Location	Contact Number(s)/Frequency	Paramedics <input type="checkbox"/> on Site?
MED 1	Mobile- On Course	(707)486-5696	<input type="checkbox"/> Yes <input type="checkbox"/> No
MED2	Mobile- On Course	(707)483-5677	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Transportation {indicate air or ground}:			
Ambulance Service	Location	Contact Number(s) /Frequency	Level of Service
Sonoma County Fire (Ground)	14100 Armstrong Woods Rd, Guerneville, CA	(707)869-9089	OALS OBLS
Coast Life Support (Ground)	38901 Ocean Dr, Gualala, CA95445	(707)884-3274	ALS OBLS
Bodega Bay Fire (Ground)	510 CA Hwy 1, Bodega Bay, CA 94923	(707)875-3700	ALS OBLS
REACH Air Ambulance (Air)	451 Aviation Blvd #101, Santa Rosa, CA 95403	(707)324-2400	ALS OBLS

5. Hospitals:							
Hospital Name	Address, Latitude & Longitude if Helipad	Contact Number(s)/ Frequency	Travel Time		Trauma Center	Burn Center	Helipad
			Air	Ground			
Santa Rosa Memorial Hospital	1165 Montgomery Dr, Santa Rosa, CA 95404	(707)525-5300	-15 min	30-75 min	Yes Level: __	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sutter Santa Rosa Medical Center	30 Mark West Springs Rd, Santa Rosa, CA 95403	(707)576-4000	-10 min	20-60 min	<input type="checkbox"/> Yes Level: __	<input type="checkbox"/> Yes <input type="checkbox"/> No	Yes <input type="checkbox"/> No
Kaiser Santa Rosa Hospital	401 Bicentennial Way, Santa Rosa, CA 95403	(707)393-4044		25-65 min	<input type="checkbox"/> Yes Level: __	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes No
Healdsburg District Hospital	1375 University Ave, Healdsburg, CA 95448	(707)431-6500		30-75 min	<input type="checkbox"/> Yes Level: __	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes No
					<input type="checkbox"/> Yes Level: __	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

6. Special Medical Emergency Procedures:
 MED 1 & 2 (BLS- non transport resources) **will** travel the route, with the riders. The closest resource; will respond to a medical emergency, evaluate/ provide BLS level care and arrange transport to the appropriate emergency department via local EMS resources. The purpose of MED 1 & 2 is to be potentially close to an incident.reduce impact to local EMS and provide timely basic level care to the riders. The units will communicate with one another via cell phone and radio. Communications with local EMS, will be via cell contact with 911 dispatch center.
 For incidents, contact Miguel Crawford at (707)266-3472.
 For medical emergencies, contact REDCOM EMS/FIRE Dispatch at 911 or (707)568-5992.

D Check box if aviation assets are utilized for rescue. If assets are used, coordinate with Air Operations.

7. Prepared by {Medical Unit Leader): Name: Bryan Smith	Signature: ('h::,-- _____
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8. Approved by {Safety Officer): Name: _____	Signature: _____
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ICS 206	IAP Page	Date/Time:
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April 23rd, 2022

Windsor, California

We've got some catching up to do...

Levi's GranFondo is April 23rd in Windsor, CA with a 7:30am start time. It includes all new routes, is capped at 2,000 riders and it's almost full. [Sign up today](#) if you want to guarantee a place in this brand-new take on a 14 year old ride.*

The show goes on.

There have been untold stories of loss over the last two years. Many like us have had to dance between hope and reality. Many were forced to accept defeat—a foe we've spared many times. We've had a tumultuous relationship with fate, always fighting to narrate our journey. But as we write you'll note defeat's absence from this chapter. That's just not how this story goes.

We're strapping our boots for the steady march to the start line of the 12th edition of Levi's GranFondo. In the immortal words of our long-time announcer Dave Towle, *ANDIAMO!*

We resume on April 23rd in a brand new town with fresh ribbons of tarmac that will express a different spin on a fourteen year old idea: let's go for a ride.

Springtime in Sonoma County will greet you with one of the most beautiful spectacles in the natural world: our verdant hills, mustard fields, lupine, redwoods, fruit laden vineyards, and brand new routes for you to see it all in less than a day.

Very Limited Space.

Levi's GranFondo will be capped at 2,000 riders this year. You heard that right, two thousand. And we're already $\frac{2}{3}$ of the way full. That leaves merely hundreds of spots to dole out, not the typical thousands you've been accustomed to in years past, and yet still not small by any measure.

**If you registered prior to the event being rescheduled, your entry is automatically applied to the 2022 edition. You do not need to re-register. Your entry will no longer be valid after the 2022 event—use it or lose it. You may also transfer it to another person if you cannot attend.*

Some routes are already full + Qualifying for the Growler.

The Growler and Gran routes are full. In order for you to access these routes in 2023 you will be required to qualify this year. If you have already registered for the Growler, congratulations. This does not guarantee you'll be able to access it next year. You will still be required to complete the route within the limits listed below.

There will be an aggressive time cut in Cloverdale to avoid waning daylight which would compromise your safety. In any case, only a limited number of spots will ever be made available for the Growler and Gran routes.

To guarantee access to the Growler or Gran in 2023 you have to do one of the following in 2022:

- Complete the Growler in under 10 hours.
- Complete the Gran in under 7.5 hours.
- Complete the Geysers in under 5.5 hours.

It's not easy, and that's the point. Levi's GranFondo is not a century ride. It's one of the toughest road events we could dream up. You need to prepare, and you've got under 4 months to do just that.

If you're not shooting for the bigger routes, climb aboard! The Geysers, Medio and Piccolo are all open, and you can sign up today.

For a cause.

From day one we knew there was an opportunity to use our event to move a mountain. We made good on that opportunity from the very beginning, and to-date have raised more than \$3million in support of at-risk youth and local charities. Much of that work was done with your help, campaigning on our behalf, appealing to your friends, family members and loved ones to pitch in. It has made a difference... a huge one.

This year's not different. Over the next four months we hope to raise at least \$100,000 to support our efforts with at-risk youth organizations—those who do the hard and meaningful work. Please consider joining us to that end. We guarantee it will immerse you into this ride and what it does for others in ways you might not have imagined.

[Donate or start a campaign today!](#)

We're excited to see you at our brand new start line in Windsor, California on April 23rd!

SIGN UP!

[Click here](#) to access our VIP experience. Only 16 spaces available.

Coming soon: Festa del Fondo, an update on commemorative jerseys, a more detailed event schedule, a message from Levi, and further details about what your support means when you give or campaign for King Ridge Foundation.



To: Interested Agencies

January 12, 2022

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: UPE22-0003
Applicant Name: Griffin Wright
Owner Name: Wood Road TIC
Site Address: 14550 Canyon 2 Rd. & 14580 Canyon 7 Rd., Guerneville
APN: 070-300-061
Zoning: LC, F2 LG/RRC RC50 SR

Project Description: 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 8 am – 10 pm.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by January 27, 2022, and should be sent to the attention of: UPE22-0003, Jen Chard (Jen.Chard@sonoma-county.org). The Project Planner can also be reached at 707-565-2336. **If no response is received by January 27, 2022, it will be assumed that no comments or conditions will be provided.**





Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- PRMD Management Group
- PRMD Natural Resources
- Survey and Land Development
- Sanitation
- Grading and Storm Water
- SUSMP
- Building Inspection
- So. Co. Environmental Health
- DTPW, Land Development
- Regional Parks Dept.
- Fire Prevention
- Local Fire District – Sonoma County FPD
- Economic Development Board
- Transit/BPAC
- SCTA/RCPA
- Sheriff Community Service Officer
- BOS Dist. 5 Director and Commissioners
- Recology Sonoma Marin (Disposal)
- U.S. Army Corps of Engineers
- State Dept of Transportation (Caltrans)
- State Water Resources Control Board
- State Parks and Recreation-Duncans Mills Office
- Regional Water QCB: North Coast
- Air Pollution Control: No. So. County
- Lower Russian River MAC
- Sonoma MOAG
- Tribal Notification
- Russian River Chamber of Commerce
- Russian River County Sanitation Dist.
- Sweetwater Springs Water Dist.
- Western Sonoma County Rural Alliance
- West Sonoma County Union High School District



14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

1. Applications

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY							
APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name Griffin Wright				Name Theodore Christos			
Mailing Address PO Box 27704				Mailing Address 4444 Wood Road			
City Los Angeles		State CA	Zip 90027	City Guerneville		State CA	Zip 95446
Day Ph (213-693-0563		Email gwconsulting@protonmail.com		Day Ph (707) 339-1135		Email theodorechristos@gmail.com	
Signature <i>Griffin Wright</i>			Date 1/3/22	Signature <i>Ted Christos</i>			Date 1/3/22
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title				Name/Title			
Mailing Address				Mailing Address			
City		State	Zip	City		State	Zip
Day Ph ()		Email		Day Ph ()		Email	
PROJECT INFORMATION							
Address(es) 14580 Canyon 7 Rd, Guerneville, CA 95446 (070-300-061), 14550 Canyon 2 Rd, Guerneville, CA 95446 (070-300-014)						City Guerneville (unincorporated)	
Assessor's Parcel Number(s) 070-300-061, 070-300-014							
Project Description No construction, changes, or improvements are proposed. This application is only to obtain a use permit to allow parcels 070-300-061 and 070-300-014 to be used as an "outdoor sales yards, swap meets, flea markets" use. The current land use category of both of these parcels is Limited Commercial (LC), which allows for a Heavy Equipment Sales and Rental use with a use permit per Sonoma County Municipal Code Sec. 26-10-030. Per Sonoma County Municipal Code Sec. 26-26-100, Heavy Equipment Sales and Rentals includes "outdoor sales yards, swap meets, flea markets" uses. It is requested that use permit application is processed as a minor use permit, considering that no new construction is proposed. The plan sheets included in this application reflect the existing layouts of the existing structures and site. These layouts will be maintained as they are.							
Acreage 1.29 (070-300-061: 1.02 acres, 070-300-014: 0.27 acres)				Number of new lots proposed 0			
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
TO BE COMPLETED BY PRMD STAFF							
Planning Area		Supervisory District		<input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service		Groundwater <input type="checkbox"/> 1 / 2	
Current Zoning				<input type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act		Availability <input type="checkbox"/> 3 / 4	
General Plan Land Use				Specific/Area Plan		Subject to <input type="checkbox"/> EX	
				Parcel Specific Policy		CEQA <input type="checkbox"/> YES	
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No				Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files				Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by				Date			
Approved by				Date			

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

2. Supplemental Application

Supplemental Application Information

PJR-126

Existing use of property: Limited Commercial (LC): Existing 37 space parking lot and 430 sf single story store

Acreage: 1.29

Existing structures on property: 430 sf single story store

Proximity to creeks, waterways and impoundment areas: An intermittent stream runs through the western third of the parcels

Vegetation on site: 32 California Redwood (Sequoia sempervirens) of significant size; Himalayan blackberry (Rubus armeniacus) and English ivy in riparian area

General topography: Eastern half is flat. Western half slopes towards intermittent stream.

Surrounding uses to (Note: An adjoining road is not a use.)
North: RVSC: Recreational Center South: RVSC: Miscellaneous District
East: UR1: Single Family Dwelling (SFD); UR1: SFD West: RVSC: Resort Motel (cabins, Etc); RVSC: Two SFD On Single Parcel

New structures proposed (size, height, type): None

Number of employees: Full time: 0 Part time: 1 Seasonal: _____

Operating days: 2 per week Hours of operation: 8AM-10PM

Number of vehicles per day: Passenger: _____ Trucks: _____
Market days: 376; Other 5 days/wk: 9 Market days: 18; Other 5 days: 0

Water source: Public water Sewage disposal: Public sewer

Provider, if applicable: Sweetwater Springs Water District Provider, if applicable: Russian River County Sanitation District

New noise sources (compressors, power tools, music, etc.): Outdoor Market

Grading proposed: Amount of cut (cu. yds.): 0 Amount of fill (cu. yds.): 0 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No X If Yes, indicate area of disturbance(acres): _____

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):
Sheet flow towards west half of parcels into intermittent stream area

Vegetation to be removed: None

Will proposal require annexation to a district in order to obtain public services: Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Existing hydrant is at northwest corner of parcel 070-300-061. Emergency vehicle road parking is 5 feet from existing small structure.

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

3. Indemnification Agreement



INDEMNIFICATION AGREEMENT

PJR-011

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: Griffin Wright

Applicant Signature: Griffin Wright

Owner Name: Theodore Christos

Owner Signature: Ted Christos

Date: 1/3/22

File No.: _____

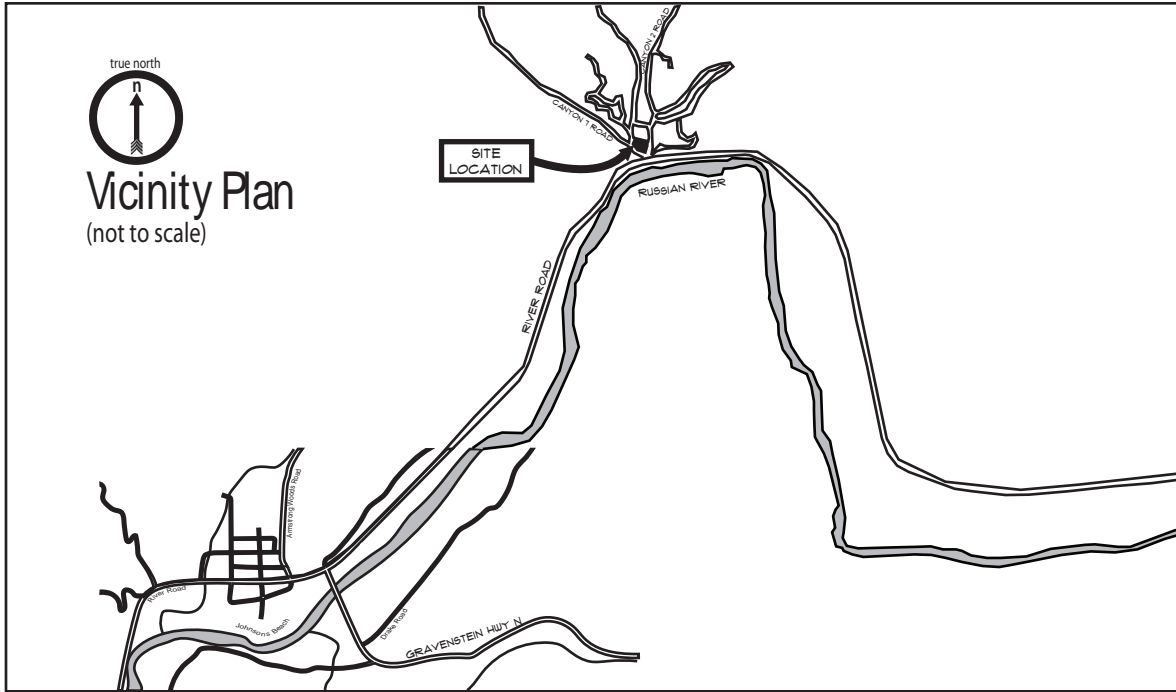
NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

4. Location/Vicinity Map

14580 Canyon 7 Road, Guerneville, CA 95446 (APN 070-300-061) /
14550 Canyon 2 Road, Guerneville, CA 95446 (APN 070-300-014)
Use Permit Application
4. Location/Vicinity Map



14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

5. Assessor's Parcel Map

Note:

Lot Line Adjustment approved by County on 9/20/21.

Assessor's Parcel Map not updated yet.

REDWOOD VALLEY SUBDIVISION NO. 14

REC. 02-07-1912 IN BK. 27 , MAPS, PGS. 15

EAGLE NEST MAP NO. 2

REC. 11-05-1906 IN BK. 19 , MAPS, PGS. 19

COUNTY ASSESSOR'S PARCEL MAP

EAGLE NEST MAP NO. 15

REC. 10-14-1913 IN BK. 30 , MAPS, PGS. 19

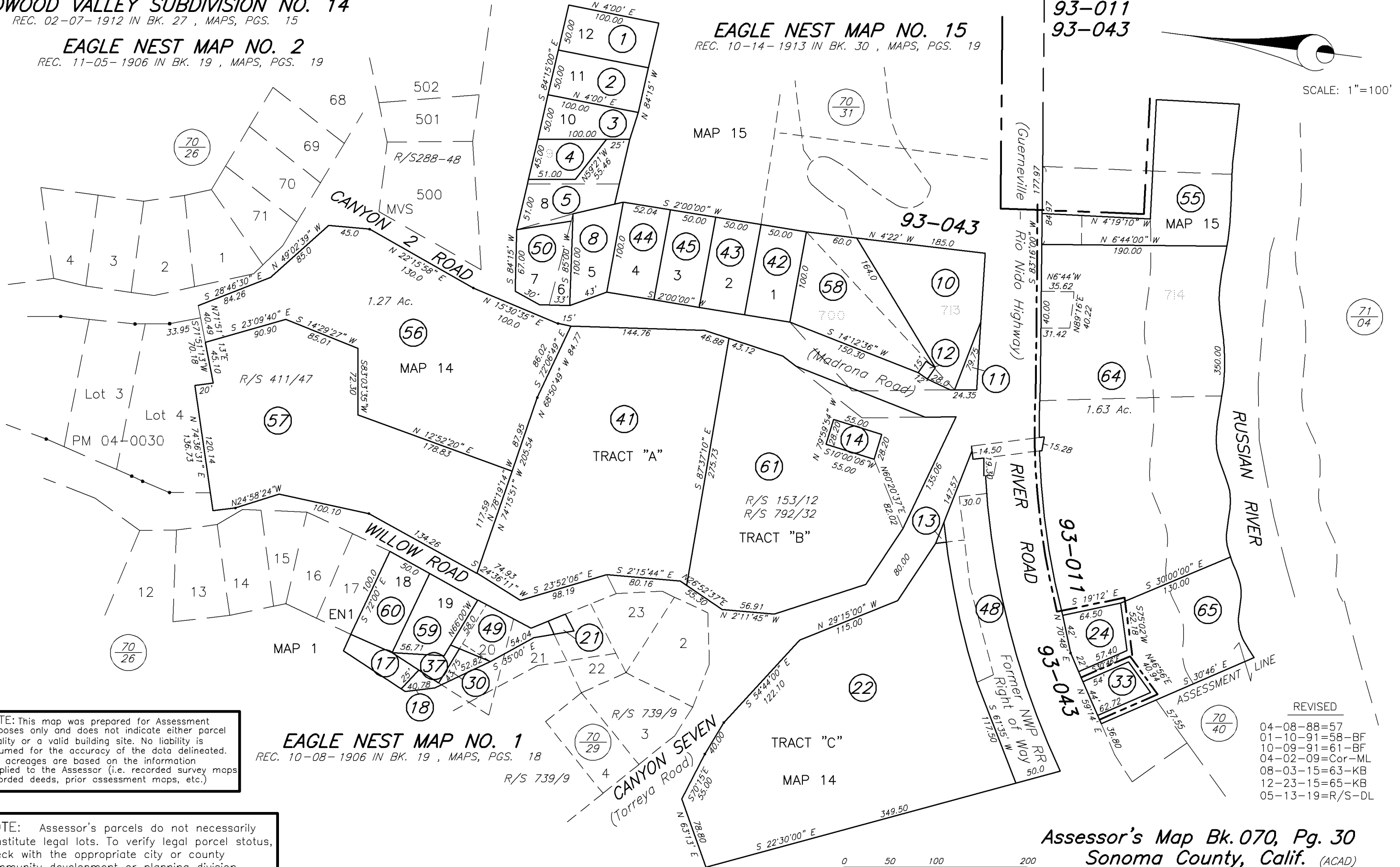
TAX RATE AREA

93-011

93-043

070-30

SCALE: 1"=100'

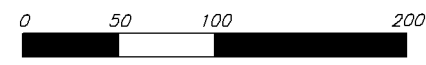


NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

EAGLE NEST MAP NO. 1
REC. 10-08-1906 IN BK. 19 , MAPS, PGS. 18

- REVISED
- 04-08-88=57
 - 01-10-91=58-BF
 - 10-09-91=61-BF
 - 04-02-09=Cor-ML
 - 08-03-15=63-KB
 - 12-23-15=65-KB
 - 05-13-19=R/S-DL



Assessor's Map Bk. 070, Pg. 30
Sonoma County, Calif. (ACAD)

KEY 8-3-15 KB

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

6. Project Description/Proposal Statement

Constraints Analysis

Project Site:

The project will be located on two existing parcels located approximately 75 feet northwest of River Road and Canyon 2 Road in Guerneville. The two parcels are 070-300-061, which is approximately 1.02 acres in size, and 070-300-014 which is approximately 0.27 acres in size.

Parcel 070-300-061 (14580 Canyon 7 Rd.):

The current land use category of this parcel is Limited Commercial (LC). The eastern third of the parcel is an existing dirt and gravel parking lot. On the western two-thirds of the parcel, California Redwoods (*Sequoia sempervirens*) are the dominant species, with the tree canopy at greater than fifty percent relative cover. The site plan included shows the location of the Redwoods of significant size. Shrubs are infrequent. There is an intermittent stream in the western third of the parcel. Most of the riparian habitat is overgrown by a non-native shrub layer consisting of Himalayan blackberry (*Rubus armeniacus*) with an herbaceous layer dominated by English ivy. Canyon 7 Road runs through the southwestern corner of the parcel.

Parcel 070-300-014 (14550 Canyon 2 Rd.):

The current land use category of this parcel is Limited Commercial (LC). Similar to parcel 070-300-061, the eastern third of the parcel is an existing dirt and gravel parking lot. On the western two-thirds of the parcel, California Redwoods (*Sequoia sempervirens*) are the dominant species, with the tree canopy at greater than fifty percent relative cover. The site plan included shows the location of the Redwoods of significant size. Shrubs are infrequent. There is an intermittent stream in the western third of the parcel. Most of the riparian habitat is overgrown by a non-native shrub layer consisting of Himalayan blackberry (*Rubus armeniacus*) with an herbaceous layer dominated by English ivy. Canyon 7 Road runs through the western end of the parcel.

Surrounding Uses:

Parcel to the north: 070-300-041 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently being used as Rio Nido Roadhouse. The nearest structure is 2 feet from the nearest property line, and approximately 7 feet from the proposed use.

Parcel to the northeast: 070-300-043 has a land use of Urban Residential (UR1). This parcel is currently being used as a single family dwelling. The structure is approximately 60 feet from the nearest property line, and approximately 170 feet from the proposed use.

Parcel to the east: 070-300-042 has a land use of Urban Residential (UR1). This parcel is currently being used as a single family dwelling. The structure is approximately 65 feet from the nearest property line, and approximately 175 feet from the proposed use.

Parcel to the east: 070-300-058 has a land use of Urban Residential (UR1). This parcel is currently being used as a single family dwelling. The structure is approximately 45 feet from the nearest property line, and approximately 155 feet from the proposed use.

Parcel to the east: 070-300-012 has a land use of Urban Residential (UR1). This parcel is currently being used as Alternate Use Office Buildings. The structure is approximately 45 feet from the nearest property line, and approximately 155 feet from the proposed use.

Parcel to the east: 070-300-010 has a land use of Urban Residential (UR1). This parcel is currently being used as a single family dwelling. The parcel is a vacant lot.

Parcel to the southeast: 070-300-011 has a land use of Urban Residential (UR1). This parcel is currently being used as One Story Office Building. The structure is approximately 48 feet from the nearest property line, and approximately 138 feet from the proposed use.

Parcel to the south: 070-300-064 has a land use of Land Intensive Agriculture (LIA40). This parcel is currently a vacant lot.

Parcel to the south: 070-300-048 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently being used as a Miscellaneous District.

Parcel to the south: 070-300-013 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently a vacant lot.

Parcel to the west: 070-300-022 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently being used as Resort Motel (Cabins, Etc)]. The nearest structure is approximately 112 feet from the nearest property line, and approximately 225 feet from the proposed use.

Parcel to the west: 070-291-006 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently being used as Two SFD on Single Parcel. The structure is approximately 40 feet from the nearest property line, and approximately 150 feet from the proposed use.

Parcel to the northwest: 070-291-005 has a land use of Recreation and Visitor Serving Commercial (RVSC). This parcel is currently a vacant lot.

Sensitive uses: The nearest hospital is approximately 11.4 miles away in Santa Rosa. The nearest school is Guerneville Elementary School, which is approximately 1.2 miles from the proposed use. There are multiple single family residences across the road to the east and west of the proposed use. As noted above, the nearest of these residences is approximately 269 feet from the nearest property line, and approximately 150 feet from the proposed use.

Easements and Utilities

Easements:

Existing easements include (1) a PG&E easement at SE corner of parcel 070-300-014, and along east end of both parcels (PER DN: 87-060651), and (2) a pedestrian ingress and egress easement at Northeast corner of parcel 070-300-061 (PER DN: 2014-045079)

Parcel 070-300-014 (14550 Canyon 2 Rd.):

Sewer:

The existing single story store is served by a public sewer line, with sewer services provided by the Russian River County Sanitation District.

Water:

The existing single story store is served by a public water line, with water service from Sweetwater Springs Water District in Guerneville, CA.

Electrical:

The single story store has electrical service by overhead power lines (see Site Plan included). The utility pole is across Canyon 7 Road to the south of the structure. A power line enters the parcel at the southern property line, approximately 95 feet west of the southeast corner of the parcel, and runs directly north to the roof of the structure.

Parcel 070-300-061 (14580 Canyon 7 Rd.):

No utilities service this parcel.

Covenants

There are no covenants, conditions, or restrictions that apply to the parcel.

Farming Operations

There are no farming operations on the site. The parcels are not within an Agricultural Preserve. No existing agricultural operations are proposed to be displaced.

Parcel 071-040-001 directly across the Russian River to the south is zoned Land Intensive Agriculture District (LIA) and is a vineyard.

Waterways and Drainage:

A narrow intermittent stream, which is a tributary to the Russian River, flows through the west end of both parcels.

Vegetation:

The eastern third of both parcels is a dirt and gravel parking lot. On the western two thirds of both parcels, Redwoods (*Sequoia sempervirens*) are the dominant species, with the tree canopy at greater than fifty percent relative cover. The site plan included shows the location of the 32 Redwoods trees of significant size. Shrubs are infrequent.

A narrow intermittent creek, which is a tributary to the Russian River, runs through the western 25% of both parcels. Its west bank is approximately 37 feet from the northwestern corner of parcel 070-300-061, and approximately 48 feet from the northwestern corner of parcel 070-300-014. The creek is not always flowing, and may flow only during storm events or when the river floods.

Much of the riparian habitat is overgrown by a non-native shrub layer consisting of Himalayan blackberry (*Rubus armeniacus*) with an herbaceous layer dominated by English ivy.

Parcel 070-300-014 is approximately 150 feet from the Russian River, and Parcel 070-300-061 is approximately 220 feet from the Russian River. Neither parcel and does falls within the Riparian Corridor Combining Zone for the Russian River. There are no wetlands on the parcels or in the area.

No landscape work or grading work is proposed. The proposed project will not require fill, crossings, or otherwise disturb any area, including the river. All existing trees will be maintained.

Tree Protection:

The table below identifies the trees of significant size on the two parcels. These trees and their location are identified on the site plan.

No landscape work is proposed. No trees are to be removed. All will be maintained and protected.

Tree Number on Site Plan	Size (Trunk Diameter)	Type	Remove or Retain
1	12"	California Redwood	Retain
2	24"	California Redwood	Retain
3	12"	California Redwood	Retain
4	12"	California Redwood	Retain
5	12"	California Redwood	Retain
6	24"	California Redwood	Retain
7	24"	California Redwood	Retain
8	24"	California Redwood	Retain
9	24"	California Redwood	Retain
10	12"	California Redwood	Retain
11	12"	California Redwood	Retain
12	12"	California Redwood	Retain
13	12"	California Redwood	Retain
14	12"	California Redwood	Retain
15	12"	California Redwood	Retain
16	12"	California Redwood	Retain
17	12"	California Redwood	Retain
18	12"	California Redwood	Retain
19	12"	California Redwood	Retain
20	12"	California Redwood	Retain
21	24"	California Redwood	Retain
22	12"	California Redwood	Retain
23	12"	California Redwood	Retain
24	24"	California Redwood	Retain
25	12"	California Redwood	Retain
26	24"	California Redwood	Retain
27	12"	California Redwood	Retain
28	24"	California Redwood	Retain
29	12"	California Redwood	Retain
30	24"	California Redwood	Retain
31	12"	California Redwood	Retain
32	24"	California Redwood	Retain

Noise:

The existing parcels front onto River Road, which is classified as a Major Collector County-maintained road, as designated by the State of California (Caltrans). Per the County of Sonoma Roads Division website (<https://sonomacounty.ca.gov/TPW/Roads/>), collectors function to

gather traffic from Local Roads and funnel them to the Arterial network. In the rural environment, Collectors generally serve intra-county travel (rather than statewide). Collectors are divided between two categories: Major Collectors and Minor Collectors. Major Collectors generally have a higher level of usage than minor collectors, and are eligible to receive federal funding for maintenance, whereas Minor Collectors are not.

The traffic on River Road is significant and steady, and produces a significant amount of ambient noise throughout the day and evening.

The existing parking lot provides additional parking for the Rio Nido Lodge, and operates twenty four hours a day as a parking lot.

Proposed new activities, facilities, or site features that may produce noise include the proposed “outdoor sales yards, swap meets, flea markets” use. The “outdoor sales yards, swap meets, flea markets” use will only operate two days a week, between the hours of 8AM-10PM.

Parking Lot:

Location: East side of parcels 070-300-061 and 070-300-014

Distance from noise source to the property line of the nearest sensitive receptors: 2 feet. The actual nearest sensitive use structure is approximately 5 feet from noise source.

Distance from noise source to property lines: 2 feet.

Outdoor Sales Yard, Swap Meet, Flea Market Use:

Location: Middle of parcel 070-300-061 running from north property line to south property line

Distance from noise source to the property line of the nearest sensitive receptors: 2 feet. The actual nearest sensitive use structure is approximately 7 feet from noise source.

Distance from noise source to property lines: 2 feet.

Hazards:

Earthquake Ground Shaking Hazard Area: Very Strong

Major Fault Hazard Zone: No

Liquifaction Hazard Area: High

Deep-seated Landslide Susceptibility Class: 0

100 Year Flood Zone: Yes

Dam Failure Inundation Hazard Area: Yes

Fire Hazard Severity Zone: Moderate

No measures are proposed to mitigate potential hazards from earthquakes or floods.

Proposed Project

Proposed Land Uses:

No changes or construction are proposed. This application is only to obtain a use permit to allow parcels 070-300-061 and 070-300-014, to be used as an “outdoor sales yards, swap meets, flea markets” use, which is allowed conditionally in the LC zone under Heavy Equipment Sales and Rentals.

The current zoning of both of these parcels is Limited Commercial (LC), which conditionally allows for a Heavy Equipment Sales and Rentals use per Sonoma County Municipal Code Sec. 26-10-030. Per Sonoma County Municipal Code Sec. 26-26-100, Heavy Equipment Sales and Rentals includes “outdoor sales yards, swap meets, flea markets” uses.

The LC zone provides areas for “retail sales and services necessary for the daily self-sufficiency of urban and rural areas in keeping with their character,” per Sonoma County Municipal Code Sec. 26-10-020.

It is requested that this use permit application is processed as a minor use permit, considering that no new construction is proposed.

The plan sheets included in this application reflect the existing layouts of the existing structures and site. These layouts will be maintained as they are.

The tables below identify the existing and proposed land uses on the two parcels:

Parcel 070-300-061		
Land Use Area	Outdoor Use Area	Parking Lot
Location	Middle of parcel running between north and south property lines	Covering the eastern third of the parcel.
Area (sq. ft.)	7,300	13,850
Floors	N/A	N/A
Existing Use	Open space	Parking
Proposed Use	“Outdoor sales yards, swap meets, flea markets” use	Parking

Parcel 070-300-014		
Land Use Area	Parking Lot	Building
Location	Covering the eastern third of the parcel.	South end of parcel.
Area (sq. ft.)	4,630	430
Floors	N/A	1
Existing Use	Parking	Single Story Store
Proposed Use	Parking	Single Story Store

Setbacks:

Parcel 070-300-061

Outdoor Use Area – Distance to property line: 2 feet

Parking Lot - Distance to property line: 2 feet

Parcel 070-300-014

Building 1 – Distance to property line: 2 feet

Parking Lot – Distance to property line: 5 feet

Heights:

Parcel 070-300-061

N/A

Parcel 070-300-014

Building (Single Story Store): Height: 20'-0"

Lot Coverage:

Parcel 070-300-061

Building and structure lot coverage: N/A

Impervious surfaces area: N/A

Parcel 070-300-014

Building and structure lot coverage: 430 sq. ft.

Impervious surfaces area: N/A

Hours of Operation:

Single Story Store: M-F – 12PM-5PM, Sat. - 12PM-3PM

“Outdoor sales yards, swap meets, flea markets” use area: Two days a week, from 8 AM to 10 PM

Parking Lot:

- Parking Lot for “Outdoor sales yards, swap meets, flea markets” use: Two days a week, from 8 AM to 10 PM
- Parking Lot at all other times as overflow parking for Rio Nido Lodge: 24 hours a day

Employees:

No employees will be needed to run the Outdoor Market two days a week.

The existing single story store building has 1 employee that staffs the shop when it is open 6 days a week.

Storage Areas:

There will be no storage areas. Vendors will be required to bring their own tents and tables and remove them at the end of the day.

Visitors:

It is estimated that there will be approximately 393 visitors per day on the market days, at full implementation of the use. This will occur only two days a week.

On the other 5 days of the week, the site will operate as overflow parking for the Rio Nido Lodge, which is its existing use. It is estimated that the site will continue to have approximately 9 visitors per day on these days, with no change from the existing number of visitors.

Averaged across a seven day week, it is estimated that there will be 64 visitors per day at full implementation of the use.

Marketing Plan/Promotional Activities and Events:

The site is not in an agricultural area.

Food Service:

No food service to the public is proposed.

Housing Plan

Housing Plan

The proposed project does not involve the construction of one or more residential units, therefore per Article 89 Sec. 26-89-030.B., the Affordable Housing Program Requirements do not apply to this project.

The proposed project does not involve the construction of new or expanded nonresidential development. No additional floor area is being added. Therefore, per Article 89 Sect. 26-89-045.A. and Article 9 Sec. 26-89-045.B.3., Workforce Housing Program Requirements do not apply to this project.

Circulation Plan

Per the table below under “Traffic Generation”, we estimate that the proposed land use will generate 82 trips per hour during an AM or PM peak hour (7AM-9AM, 4PM-6PM) on market days, and 1 trips per AM or PM peak hour on the other 5 days a week.

This averages to 24.1 trips per hour during an AM or PM peak hour (7AM-9AM, 4PM-6PM) when all 7 days a week are averaged. As this is less than 25 trips per hour during the peak hours, a traffic study is not required.

Site Access and Circulation:

The Parking Lot is located approximately 2 feet from the north boundary, and 5 feet from the east and south boundary of parcel 0070-300-061, and is accessed by a 24 feet wide gravel driveway off Canyon 2 Road. The market area and the single story store are immediately adjacent to the parking lot and can be accessed on foot.

Site access is from Canyon 2 Road, a public roadway. Canyon 2 Road is approximately 20 feet wide adjacent to the site. There are no potential issues of sight distance at the driveway entrances. The parking lot entrance in Canyon 2 Road is approximately 170 feet from River Road, which is classified as a Major Collector County-maintained road, as designated by the State of California (Caltrans).

Traffic Generation:

The table below outlines the anticipated trip generation for all types of uses proposed.

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446																		
Traffic Generation																		
"Outdoor sales yard, swap meet, flea market" use																		
Footprint (SF)	7,300																	
Footprint (KSF)	7.3																	
# of Parking Spaces	37																	
# of Market Stalls	35																	
Trips on Two (2) Market Day a Week							Trips on Other Five (5) Days a Week						Daily Trips Averaged Across 7 Day Week					Wknd.
Item	Units (KSF footprint or stalls)	Trips During Peak Hour/ Unit*	Total Trips During 1 Peak Hour	Avg. Daily Trips/ Unit	Avg. Daily Trips	# of Visitors/ Day (Market Days)	Units (parking spaces)	Trips During Peak Hour/ Unit*	Total Trips During 1 Peak Hour	Avg. Daily Trips/ Unit	Avg. Daily Trips	# of Visitors / Day (Non-Market Days)	Trips During Peak Hour/ Unit*	Total Trips During 1 Peak Hour	Avg. Daily Trips/ Unit	Avg. Daily Trips	# of Visitors / Day (Avg across 7 day week)	Wknd. Trip Generation
employee trips	7.3	0.1	0.8	10	70	35	37	0.0	0.0	0	0	0	0.0	0.2	2.7	20.0	5	140
truck trips	35.0	0.0	0.1	1	35	18	37	0.0	0.0	0	0	0	0.0	0.0	0.3	10.0	3	70
general public	7.3	11.1	81.0	93	682	341	37	0.03	1.0	0.5	19	9	3.2	23.9	27.0	208.0	57	1,364
Total	7.3	11.2	82	104	787	393	0	0	1.0	1	19	9	3	24.1	30	238	64	1,574

* Total Peak Hour Trip rate and Daily Trips rate based on trip generation rates for "Farmers Market" (ITE #858) in ITE Trip Generation Manual, 10th Edition

Parking:

The following on-site parking areas are existing, and will be maintained as they are:

14580 Canyon 7 Rd / 14550 Canyon 2 Rd - Use Permit Application												
Parking												
Area	Parking Areas			Parking Spaces								
				Vehicle			Vehicle			Accessible - Vehicle		
	Width	Length	Size (Sq. Ft.)	Size	Number	Surface	Size	Number	Surface	Size	Number	Surface
Parking Lot	235	83	18,480	9'x20'	31	gravel	8'x16'	4	gravel	9'x20' + 5'x20' Aisle	2	gravel

Loading Areas:

There is a 40' x 12' loading space at the southwest corner of the existing parking lot. It is immediately adjacent to the existing single story structure, as well as the proposed outdoor market area.

It is estimated that there will be approximately 35 truck trips two days a week on the market days, for the vendors, at full implementation. There are no anticipated truck trips on the other 5 days a week, except once a month for the single story store.

It is estimated that the average daily truck trips will be 10, and the annual truck trips will be 3,640.

Transit:

Sonoma County Transit bus line 20 runs along River Road, and stops approximately 70 feet southeast of the site on River Road. Bus 20 runs about every 90 minutes.

Sonoma-Marin Area Rail Transit station at the Sonoma County Airport, approximately 2.5 hours east of the site.

Pedestrian Access: River Road, which is the main access road to the site from nearby neighborhoods, has an approximately 8 foot wide shoulder. From the intersection of River Road and Canyon 2 Road it is an approximately 50 foot walk to the site.

Bicycle Access: The site is 50 feet from River Road. River Road is not currently a Bike Route, however it is proposed to be a Class I and Class II Bike Route in the Sonoma County Bicycle and Pedestrian Plan.

Utilities and Services

Water Supply:

The water supply for the existing single story store is provided by Sweetwater Springs Water District 17081 California 116 Guerneville, CA. No water service is proposed for the proposed “outdoor sales yards, swap meets, flea markets” use. There are no supply wells on the property.

Water Conservation Plan:

The estimated annual water demand for both parcels is 12,775 gallons per year, or 17.1 centum cubic-feet (CCFs) per year, for the water use by the single story store. The Water Conservation Plan for the site involves the following items already in place: the existing vegetation is all native plant species that don't require watering or irrigation, and no irrigation system is on site or is planned.

Sewage Disposal System:

The existing single story store on the site is serviced by a public sewer. Sonoma Water, Russian River County Sanitation District provides public sewer service. No additional sewer service is proposed for the “outdoor sales yards, swap meets, flea markets” use.

Storm Water Management Plan:

Except for the existing 430 SF single story store structure, the entire site is pervious surfaces. The existing structure has a roof sloping to the north and south, with water directed from the roof to the ground below.

The proposed project does not include and storm water treatment or flood control. There are no existing wetlands on the site.

Solid Waste Disposal:

A 6 ft. x 15 ft. trash enclosure area will be installed immediately west of the existing single story store structure.

Recycling containers will be included in trash enclosure area, and vendors will be encouraged to recycle any recyclable waste materials they produce will operating at the outdoor market.

Fire and Emergency Services:

Fire and Emergency Services for the area are provided by Russian River Fire Protection District 14100 Armstrong Woods Road, Guerneville, CA 95446 (approximately 1.5 miles from the site).

The Fire Hazard Severity Zone for the site is Moderate.

For Parcel 070-300-061, the existing structure is 2 feet from the road, and is 245 feet from the fire hydrant (see Site Plan included for location of fire hydrant). Fire and emergency vehicles have adequate access to the existing structure from Canyon 7 Road, or by entering the parking lot off Canyon 2 Road and driving to the south end of the parking lot.

Energy Conservation Plan:

Electrical

It is estimated that there will be n change in annual electrical demand for the site, and the existing single story store structure will use approximately 4,500 kilowatt hours per year, continuing with its current use as a commercial structure.

The outdoor market will not produce any electrical demand.

Natural or Propane Gas

There are no natural or propane gas uses proposed for the site.

Transportation Fuels

It is estimated that the use will produce an annual transportation fuel use of 8,424 gallons of gas for the outdoor market vendor transportation needs, per the table below:

Parcel 070-300-061 (14580 Canyon 7 Rd.)					
"Outdoor sales yards, swap meets, flea markets" use					
Annual Energy Demand: Transportation Fuels					
Type of Visitor	# of Visitors	Miles Traveled Per Day Per Person	Gas Used Per Mile (Gallons)	# of Days	Total Gas Used Per Year (Gallons)
Vendors/Employees	35	20	0.03	104	2,427
Truck Trips	18	20	0.17	104	6,240
Outdoor Market Customers	346	5	0.03	104	5,997
Total					8,424

Proposed Design

Architectural Design Style:

It is unknown when the existing single story store structure was constructed. The roof was replaced in 2014. The structure is painted white with a gray asphalt shingle roof. There are no exterior lights on the structure.

Landscaping and Fencing:

No changes are proposed to the existing landscaping. The Site Plan included shows the existing landscape features that will all remain.

Construction Methods & Timing:

No construction or grading is planned. The plans included show the “as-is” layout that will be kept the same.

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

7. Site Plan

14580 CANYON 1 ROAD
 APN: 070-300-061
 ZONING: LC, F2 LG/RRC RC50 SR
 LAND USE: LC

14550 CANYON 2 ROAD
 070-300-014
 ZONING: LC, F2 LG/RRC RC50 SR
 LAND USE: LC

STRUCTURE/USE AREA DETAILS

070-300-014
 1. BUILDING 1 - SINGLE STORY STORE
 AREA/FOOTPRINT: 430 SF
 NUMBER OF LEVELS: 1
 NUMBER OF UNITS: 1

070-300-061
 1. OUTDOOR MARKET AREA
 AREA/FOOTPRINT: 1,300 SF

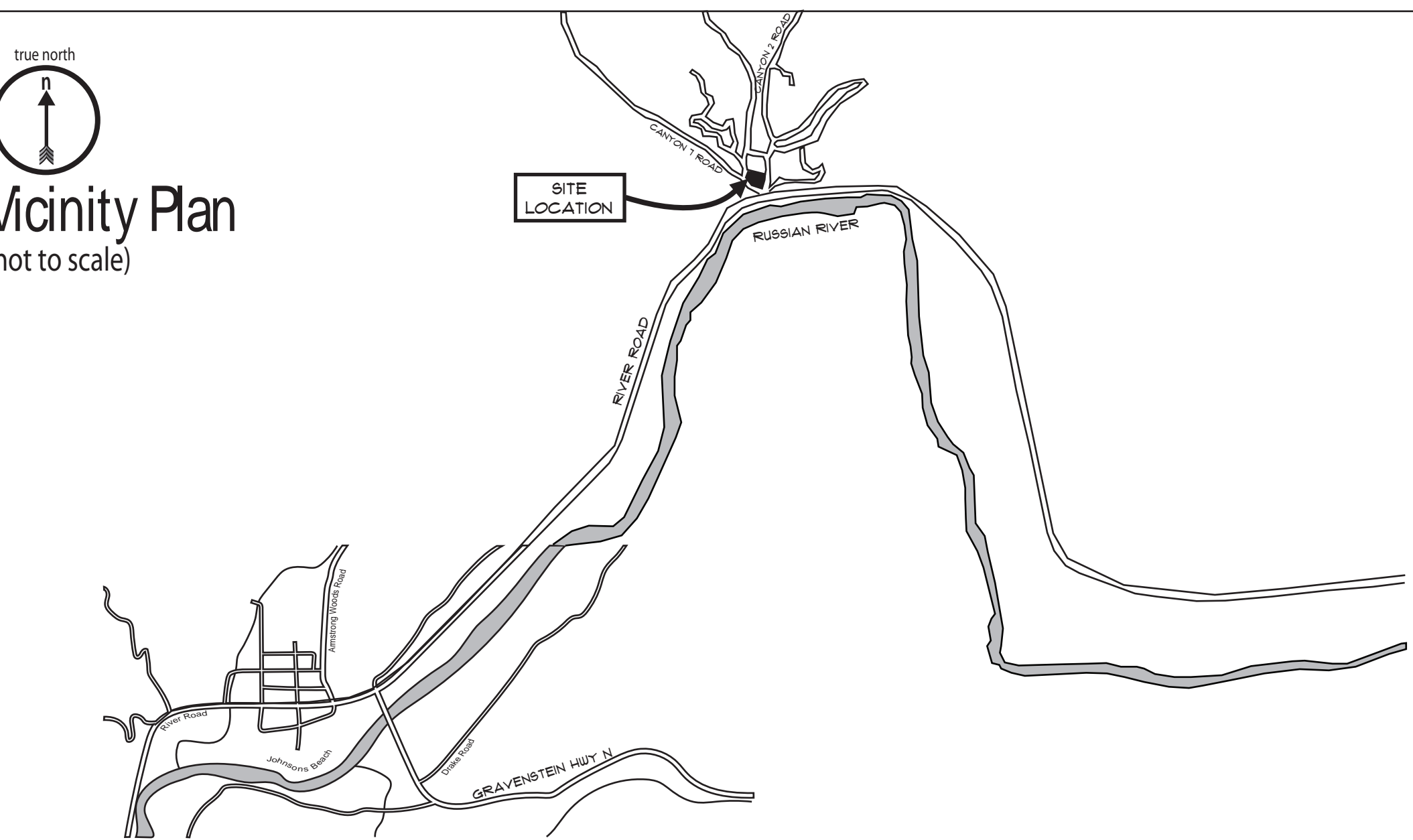
070-300-061 & 070-300-014

1. PARKING LOT
 AREA/FOOTPRINT: 18,480 SF
 PARKING SPACES:
 SPACES (REGULAR): 31
 SPACES (COMPACT): 4
 ACCESSIBLE SPACES: 2
 TOTAL: 37
 LOADING SPACES: 1



SYMBOLS

- ◉ UTILITY POLE
- LIGHT POLE
- ⊗ FIRE HYDRANT
- ⊞ ELECTRIC METER
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- PROPOSED OUTDOOR MARKET USE AREA
- 50' RIPARIAN CORRIDOR BOUNDARY



TREE LIST

- | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|
| 1. California Redwood, diameter 12" | 11. California Redwood, diameter 12" | 22. California Redwood, diameter 12" |
| 2. California Redwood, diameter 2" | 12. California Redwood, diameter 12" | 23. California Redwood, diameter 12" |
| 3. California Redwood, diameter 12" | 13. California Redwood, diameter 12" | 24. California Redwood, diameter 2" |
| 4. California Redwood, diameter 12" | 14. California Redwood, diameter 12" | 25. California Redwood, diameter 12" |
| 5. California Redwood, diameter 12" | 15. California Redwood, diameter 12" | 26. California Redwood, diameter 2" |
| 6. California Redwood, diameter 2" | 16. California Redwood, diameter 12" | 27. California Redwood, diameter 12" |
| 7. California Redwood, diameter 2" | 17. California Redwood, diameter 12" | 28. California Redwood, diameter 2" |
| 8. California Redwood, diameter 2" | 18. California Redwood, diameter 12" | 29. California Redwood, diameter 12" |
| 9. California Redwood, diameter 2" | 19. California Redwood, diameter 12" | 30. California Redwood, diameter 2" |
| 10. California Redwood, diameter 12" | 20. California Redwood, diameter 12" | 31. California Redwood, diameter 12" |
| | 21. California Redwood, diameter 2" | 32. California Redwood, diameter 2" |

*all trees will be protected

CONSTRUCTION NOTES

1. PROTECT IN PLACE EXISTING DIRT AND GRAVEL PARKING LOT

14580 Canyon 7 Rd, Guerneville, CA 95446
 14550 Canyon 2 Rd, Guerneville, CA 95446

Issuance Date
 12.31.2021

Revisions	
ID	Description

Prepared by
 Griffin Wright Consulting

COVER SHEET
 &
 SITE PLAN

A-1.0

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

8. Floor Plans

N/A

14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

9. Title Report

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:



President

Attest:



Secretary

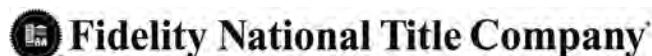
Countersigned By:



Authorized Officer or Agent



Visit Us on our Website: www.fntic.com



ISSUING OFFICE: 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
1101 College Avenue, Ste. 100 • Santa Rosa, CA 95404
(707)541-0300 • FAX (707)541-7300

**Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Title Officer: Cathy Clark
Email: Cathy.Clark@fnf.com
Title No.: FSNX-7052102444-CC

Escrow Officer: Katie Kingsbury
Email: kkingsbury@fnf.com
Escrow No.: FSNX-7052102444 -KK

TO: Rio Nido Lounge LLC

Attn:

PROPERTY ADDRESS(ES): 4444 Wood Road, Guerneville, CA

EFFECTIVE DATE: October 8, 2021 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Wood Road TIC Theodore LLC, a California limited liability company, as to an undivided 33.33333% interest and

Wood Road TIC Alexander LLC, a California limited liability company, as to an undivided 33.33333% interest and

Wood Road TIC Helen LLC, a California limited liability company, as to an undivided 33.33334% interest

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For [APN/Parcel ID\(s\): 070-300-056-000, 070-300-061-000, 070-300-014-000, 070-261-076-000 and 070-300-057-000](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Tract One:

Parcel One:

Being a parcel of land lying in Section 21, Township 8 North, Range 10 East, and being a portion of Tract A, as shown on Map No. 14 Redwood Valley Subdivision, filed in the office of the County Recorder in [Book 27 of Maps, page\(s\) 15](#), Sonoma County Records and being more particularly described as follows:

Commencing at the Westerly corner common to Lots 6 and 7, Division 1, Eaglenest, as shown on said Map No. 14, Redwood Valley Subdivision; thence from said point of commencement South 57° 36' West, 29.3 feet, the Easterly boundary of said Tract A and the true point of beginning of the parcel of land to be herein described; thence from said true point of beginning along said boundary of Tract A, North 15° 30' East, 100.00 feet; thence North 22° 15' East, 130.00 feet; thence North 1° 57' 20" West, 39.04 feet (Map North 2° West, 45 feet); thence North 49° West, 85.00 feet; thence North 28° 45' West, 25.00 feet; thence leaving said boundary of Tract A, South 17° 28' West, 192.86 feet; thence South 8° 23' 40" West, 140.65 feet to the centerline of a 20 foot right of way; thence along said centerline, South 72° 57' 30" East, 85.77 feet to the Easterly boundary of Tract A; thence leaving said centerline and along said boundary, North 7° 45' West, 15.00 feet to the point of beginning of the parcel of land described.

Parcel Two:

Being a portion of the lands of Walsh Construction Company, Inc. a California corporation, as described by Deed recorded in [Book 3644 of Official Records, page 476](#), Sonoma County Records and being more particularly described as follows:

Beginning at the Southeast corner of Parcel Two of the above mentioned lands; thence along the Southerly line of said Parcel Two, North 78° 19' 14" West, 87.95 feet; thence leaving said Southerly line, North 12° 52' 20" East, 178.83 feet; thence North 83° 3' 35" East, 72.30 feet; thence North 14° 29' 27" East, 85.01 feet; thence North 23° 09' 40" West, 90.90 feet to a point in the Northerly line at said Parcel Two; thence along said Northerly line, North 71° 50' 12" East, 40.49 feet; thence continuing along the boundary line of the said Parcel Two, South 28° 46' 47" East, 59.37 feet; thence continuing along said line South 17° 00' 22" West, 196.80 feet; thence continuing along said line South 8° 22' 41" West, 140.65 feet to the point of beginning.

[APN: 070-300-056-000](#)

Tract Two:

Being a parcel of land lying in Section 21, Township 8 North, Range 10 West, and being a portion of Tract A, as shown on Map No. 14, Redwood Valley Subdivision, recorded in [Book 27 of Maps, at page 15](#), Sonoma County Records, and being more particularly described as follows:

Beginning at a point in the Easterly boundary of said Tract A, said point bears South 28° 45' East, 50.63 feet from an old 3/4 inch pipe found marking an angle point in said Easterly boundary line; thence from said point of beginning and along said Easterly boundary line South 28° 45' East, 59.37 feet; thence leaving said Easterly boundary line South 17° 28' West, 192.86 feet; thence South 8° 23' 40" West, 140.65 feet to the centerline of a 20 foot right of way; thence along said centerline North 78° 18' 15" West, 205.54 feet to the Westerly boundary line of Tract A; thence along said Westerly boundary North 21° 45' East, 134.26 feet; thence North 5° East, 100.00 feet;

EXHIBIT "A"
Legal Description
 (continued)

thence North 25° West, 50.00 feet; thence North 13° 45' West, 24.76 feet; thence leaving said Westerly boundary North 74° 35' 30" East, 137.62 feet; thence South 15° 24' 30" East, 20.00 feet; thence North 74° 35' 30" East, 84.74 feet to the point of beginning of the parcel of land herein described.

Excepting therefrom a portion of the lands of Walsh Construction Company, Inc., a California Corporation as described by Deed recorded in [Book 3644 at page 476](#) Official Records of Sonoma County and being more particularly described as follows:

Beginning at the Southeast corner of Parcel Two of the above mentioned lands; thence along the Southerly line of said Parcel 2, North 78° 19' 14" West 87.95 feet; thence leaving said Southerly line North 12° 52' 20" East 178.83 feet; thence North 83° 03' 35" East 72.30 feet; thence North 14° 29' 27" East 85.01 feet; thence North 23° 09' 40" West 90.90 feet to a point in the Northerly line at said Parcel Two; thence along said Northerly line North 71° 50' 12" East 40.49 feet; thence continuing along the boundary line of the said Parcel Two South 28° 46' 47" East 59.37 feet; thence continuing along said line South 17° 00' 22" West 196.80 feet; thence continuing along said line South 8° 22' 41" West 140.65 feet to the point of beginning.

[APN: 070-300-057-000](#)

Tract Three:

Lot 4, as shown on Parcel Map No. MNS 04-0030, filed for record March 27, 2007 in [Book 708 of Maps at Page 41](#), Sonoma County Records.

[APN: 070-261-076-000](#)

Tract Four:

Parcel One:

Being a portion of the certain Record of Survey filed December 30, 1970 in [Book 153 of Maps, at Page 12](#), Sonoma County Records, and more particularly described as follows:

Beginning at a set 1" outside diameter iron pipe and tag (R.C.E. 8720) located at the common southerly corners of Tracts A & B as shown upon the aforementioned Record of Survey; thence S 71°52'07" 135.06 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 7°54'14" W 102.25 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 30°44'16" E 109.36 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 10°53'33" E 89.67 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 68°50'49" W 84.68 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence N 74°15'51" W 202.74 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 24°36'11" W 74.93 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 23°52'06" E 98.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2° 15' 44" E 80.16 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 26°52'37" W 55.30 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 2°11'45" E 56.91 feet to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 25°15'12" E 104.59 to a set 1" outside diameter iron pipe and tag (R.C.E. 8720); thence S 63°38'36" E 72.78 to the point of beginning.

Excepting from Parcel One herein, that portion described in the Grant Deed to Richard L. Holling, et ux, and recorded on September 11, 1996 under [Document No. 1996-0080936, of Official Records](#).

Parcel Two:

EXHIBIT "A"
Legal Description
(continued)

Being a portion of the lands delineated as Madrona Road on Map No. 14 being Redwood Valley Subdivision, Rio Nido, Formerly Eagle Nest, recorded in [Book 27 of Maps, Page 15](#) and as shown on a Record of Survey recorded in [Book 153 of Maps, Page 12](#), on file in the office of the Sonoma County Recorder, and being more particularly described as follows:

Commencing at the most southerly corner of the lands of Vincent P. Walsh and Dorothy C. Walsh as recorded in [Document No. 80-013516](#), Parcel "A" and delineated as Tract "A" as shown on said Record of Survey marked by a found 1 inch outside diameter iron pipe; also from said point of commencement a found 1 inch outside diameter iron pipe marking the Northwest corner of Lot 700 as shown on said Record of Survey bears N 22°20'46" E, 193.36 feet; thence along the Easterly line of the said lands of Walsh N 7°54'05" W, 33.42 feet to the point of beginning of the hereinafter described parcel of land; thence from said point of beginning and continuing along said Easterly line N 7°54'05" W, 68.87 feet to a found 1 inch outside diameter iron pipe; thence continuing along the Westerly line N 30°41'19" E, 91.44 feet to a point from which a found 1 inch outside diameter iron pipe found on said Easterly line bears N 30°41'19" E, 17.84 feet; thence leaving said Easterly line S 14°12'55" W, 151.50 feet to the point of beginning.

[APN: 070-300-061-000 and 070-300-014-000](#)

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

THE FOLLOWING ITEMS AFFECT TRACT ONE:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 093-043
[Tax Identification No.:](#) [070-300-056-000](#)
Fiscal Year: 2021-2022
1st Installment: \$12,421.70 Open
2nd Installment: \$12,421.70 Open
Land: \$242,500.00
Improvements: \$293,000.00

2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring on or after the Date of Policy.
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 28, 1953
Recording No.: [Book 1238 at Page 538](#), of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Northern Counties Title Insurance Company
Purpose: Road
Recording Date: October 27, 1965
Recording No.: [Book 2165 at Page 544](#), of Official Records
Affects: Southerly 10 feet

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company
 Purpose: Utilities, use facilities
 Recording Date: June 25, 1987
Recording No.: [87-06042, of Official Records](#)
 Affects: A Southerly portion

Reference is hereby made to said document for full particulars.

7. Any rights, interest or claims affecting said land which may exist or arise by reason of any matter(s) that may be set forth and/or disclosed by a survey plat, filed February 9, 1988, in [Book 411, Page 47](#), of Record of Surveys.
8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
 Dated: May 31, 2012
 Trustor/Grantor Dennis Judd, Trustee Survivor's Trust of Emil Judd and Lillian Judd Revocable Trust
 Trustee: Sonoma County Community Development Commission
 Beneficiary: Sonoma County Community Development Commission
 Recording Date: June 5, 2012
Recording No.: [2012-53320, of Official Records](#)

THE FOLLOWING ITEMS AFFECT TRACT TWO:

9. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 093-043
Tax Identification No.: [070-300-057-000](#)
 Fiscal Year: 2021-2022
 1st Installment: \$714.91 Open
 2nd Installment: \$714.91 Open
 Land: \$102,489.00

10. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
11. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring on or after the Date of Policy.
12. Rights of the public to any portion of the Land lying within the area commonly known as Willow Road.

EXCEPTIONS
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mount Jackson Water and Power Company
Purpose: Public Utilities, reservoirs, etc.
Recording Date: May 9, 1909
[Recording No.:](#) [Book 257, Page 37](#), of Deeds

14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 7, 2021
[Recording No.:](#) [Book 402, Page 309](#), of Deeds

15. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 24, 1924
[Recording No.:](#) [Book 63, Page 443, of Official Records](#)

16. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 18, 1924
[Recording No.:](#) [Book 73, Page 44, of Official Records](#)

17. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 29, 1927
[Recording No.:](#) [Book 181, Page 110, of Official Records](#)

EXCEPTIONS

(continued)

18. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 30, 1943
 Recording No.: B62247, [Book 582, Page 248, of Official Records](#)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Sonoma
 Purpose: Drainage
 Recording Date: February 14, 1952
 Recording No.: D60217, [Book 1106, Page 443, of Official Records](#)

Reference is hereby made to said document for full particulars.

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Counties Title Insurance Company
 Purpose: Road
 Recording Date: October 27, 1965
[Recording No.:](#) [Book 2165, Page 544, of Official Records](#)
 Affects: As described therein

Reference is hereby made to said document for full particulars.

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Russian River County Sanitation District
 Purpose: Sewer line and maintenance
 Recording Date: May 3, 1978
[Recording No.:](#) [Book 3390, Page 687, of Official Records](#)
 Affects: As described therein

Reference is hereby made to said document for full particulars.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Richard L. Holling, et ux
 Purpose: Road
 Recording Date: October 24, 1978
[Recording No.:](#) [Book 3472, Page 310, of Official Records](#)
 Affects: Southerly portion

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company
 Purpose: Utilities, maintenance, ingress and egress
 Recording Date: June 25, 1987
Recording No.: [87-060642, of Official Records](#)

Reference is hereby made to said document for full particulars.

24. Matters contained in that certain document

Entitled: Notice of Restrictions Affecting Real Property
 Dated: April 1, 2004
 Executed by: County of Sonoma
 Recording Date: April 2, 2004
Recording No.: [2004046512, of Official Records](#)

Reference is hereby made to said document for full particulars.

THE FOLLOWING ITEMS AFFECT TRACT THREE:

25. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 093-043
Tax Identification No.: [070-261-076-000](#)
 Fiscal Year: 2021-2022
 1st Installment: \$310.77 Open
 2nd Installment: \$310.77 Open
 Land: \$31,535.00

26. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
27. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring on or after the Date of Policy.
28. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 28, 1953
Recording No.: [Book 1248, Page 538, of Official Records](#)

EXCEPTIONS
(continued)

29. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Richard L. Holling and Juanita Holling, his wife, as Joint Tenants
 Purpose: General Road
 Recording Date: October 24, 1978
Recording No.: [Book 3472, Page 310, of Official Records](#)
 Affects: As described therein

30. Matters contained in that certain document

Entitled: Certificate of Compliance
 Dated: October 3, 1986
 Recording Date: October 16, 1986
Recording No.: [86084377, of Official Records](#)

Reference is hereby made to said document for full particulars.

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat: Parcel Map No. MNS 04-0030
 Recording Date: March 27, 2007
Recording No.: [Book 708, Page 41, of Parcel Maps](#)
 Purpose: Public Storm Drain and Maintenance
 Affects: A Westerly portion

32. Recitals as shown on that certain plat/map

Recording Date: March 27, 2007
Recording No.: [Book 708, Pages 41-43, of Parcel Maps](#)

Reference is hereby made to said document for full particulars.

THE FOLLOWING ITEMS AFFECT TRACT FOUR:

33. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 093-043
Tax Identification No.: [070-300-014-000](#)
 Fiscal Year: 2021-2022
 1st Installment: \$142.94 Open
 2nd Installment: \$142.94 Open
 Land: \$1,500.00

EXCEPTIONS
(continued)

34. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	093-043
Tax Identification No.:	070-300-061-000
Fiscal Year:	2021-2022
1st Installment:	\$1,040.57 Open
2nd Installment:	\$1,040.57 Open
Land:	\$85,500.00
Improvements:	\$5,658.00

35. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
36. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring on or after the Date of Policy.
37. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 21, 1907
[Recording No.:](#) [Book 240, Page 21](#), of Deeds

38. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 21, 1907
[Recording No.:](#) [Book 240, Page 75](#), of Deeds

39. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 21, 1907
[Recording No.:](#) [Book 240, Page 219](#), of Deeds

EXCEPTIONS

(continued)

40. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 21, 1907
[Recording No.:](#) [Book 240, Page 497](#), of Deeds

41. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 7, 1921
[Recording No.:](#) [Book 402, Page 309](#), of Deeds

42. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 24, 1924
[Recording No.:](#) [Book 63, Page 443, of Official Records](#)

43. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 29, 1927
[Recording No.:](#) [Book 181, Page 110, of Official Records](#)

44. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mount Jackson Water and Power Company
 Purpose: Pipe lines, flumes, ditches, reservoirs and incidental purposes for a water supply system
 Recording Date: May 7, 1909
 Recording No.: [Book 257, Page 37](#), of Deeds
 Affects: As described therein

Reference is hereby made to said document for full particulars.

EXCEPTIONS

(continued)

45. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 16, 1960
Recording No.: [Book 1724, Page 475, of Official Records](#)

46. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Russian River Sanitation District
 Purpose: Sanitary Sewer
 Recording Date: June 29, 1978
Recording No.: [Book 3418, Page 298, of Official Records](#)
 Affects: As described therein

Reference is hereby made to said document for full particulars.

47. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
 Purpose: Public utilities
 Recording Date: June 25, 1987
Recording No.: [87-060651, of Official Records](#)
 Affects: As described therein

Reference is hereby made to said document for full particulars.

48. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lowbrau, LLC
 Purpose: Pedestrian ingress and egress
 Recording Date: July 1, 2014
Recording No.: [2014045079, of Official Records](#)
 Affects: As described therein and shown upon the Record of Survey recorded in [Book 792, Page 32](#), of Record of Surveys

Reference is hereby made to said document for full particulars.

THE FOLLOWING ITEMS AFFECT ALL TRACTS:

49. Water rights, claims or title to water, whether or not disclosed by the public records.

EXCEPTIONS
(continued)

50. A notice that said Land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document

Recording Date: July 18, 2000
Recording No.: [2000-071665, of Official Records](#)
 Redevelopment Agency: Russian River Redevelopment Project Area

51. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$730,000.00
 Dated: June 9, 2021
 Trustor/Grantor Wood Road TIC Theodore LLC, a California limited liability company, Wood Road TIC Alexander LLC, a California limited liability company and Wood Road TIC Helen LLC, a California limited liability company
 Trustee: Fidelity National Title Company, a California Corporation
 Beneficiary: Rio Nido Lounge, LLC, a California Limited Liability Company
 Loan No.: None shown
 Recording Date: June 11, 2021
Recording No.: [2021069169, of Official Records](#)

52. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

53. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

EXCEPTIONS
(continued)

54. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Wood Road TIC Theodore LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

EXCEPTIONS
(continued)

55. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Wood Road TIC Alexander LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

EXCEPTIONS
(continued)

56. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Wood Road TIC Helen LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
 - f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
 - g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form
57. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.
- Party(ies): The Vestees named herein
- The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.
58. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

- Note 1.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Commercial Property, known as 4444 Wood Road, Guerneville, CA, to an Extended Coverage Loan Policy.
- Note 2.** Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- Grantor: Rio Nido Lounge, LLC, a California limited liability company and D. Judd Commercial, LLC, a California limited liability company
- Grantee: Wood Road TIC Theodore LLC, a California limited liability company, as to an undivided 33.33333% interest and Wood Road TIC Alexander LLC, a California limited liability company, as to an undivided 33.33333% interest and Wood Road TIC Helen LLC, a California limited liability company, as to an undivided 33.33334% interest
- Recording Date: June 11, 2021
- [Recording No.: 2021069168, of Official Records](#)
- Note 3.** Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.
- Note 4.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 5.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 6.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 7.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
- Note 8.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

NOTES
(continued)

- Note 9.** Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- Note 10.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

**ATTACHMENT ONE
(CONTINUED)**

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

COUNTY ASSESSOR'S PARCEL MAP

070-26

TAX RATE AREA

REDWOOD VALLEY SUBDIVISION MAP NO. 14
REC. 02-07-1912 IN BK. 27, MAPS, PGS. 15

Parcel Map No. MNS 04-0030
REC. 03-27-2007 IN BK. 708, MAPS, PGS. 41-43

SCALE: 1"=100'



This map is being furnished as an aid in locating the herein described land in relation to adjoining lands and is not a warranty of the land depicted. Except to the extent a policy of title insurance is expressly required by endorsement, if any, the Company makes no representation or warranty as to the accuracy of the measurements, acreage or other matters shown thereon.

EAGLE NEST MAP NO. 1
REC. 10-08-1906 IN BK. 19, MAPS, PGS. 18

EAGLE NEST MAP NO. 2
REC. 11-05-1906 IN BK. 19, MAPS, PGS. 19

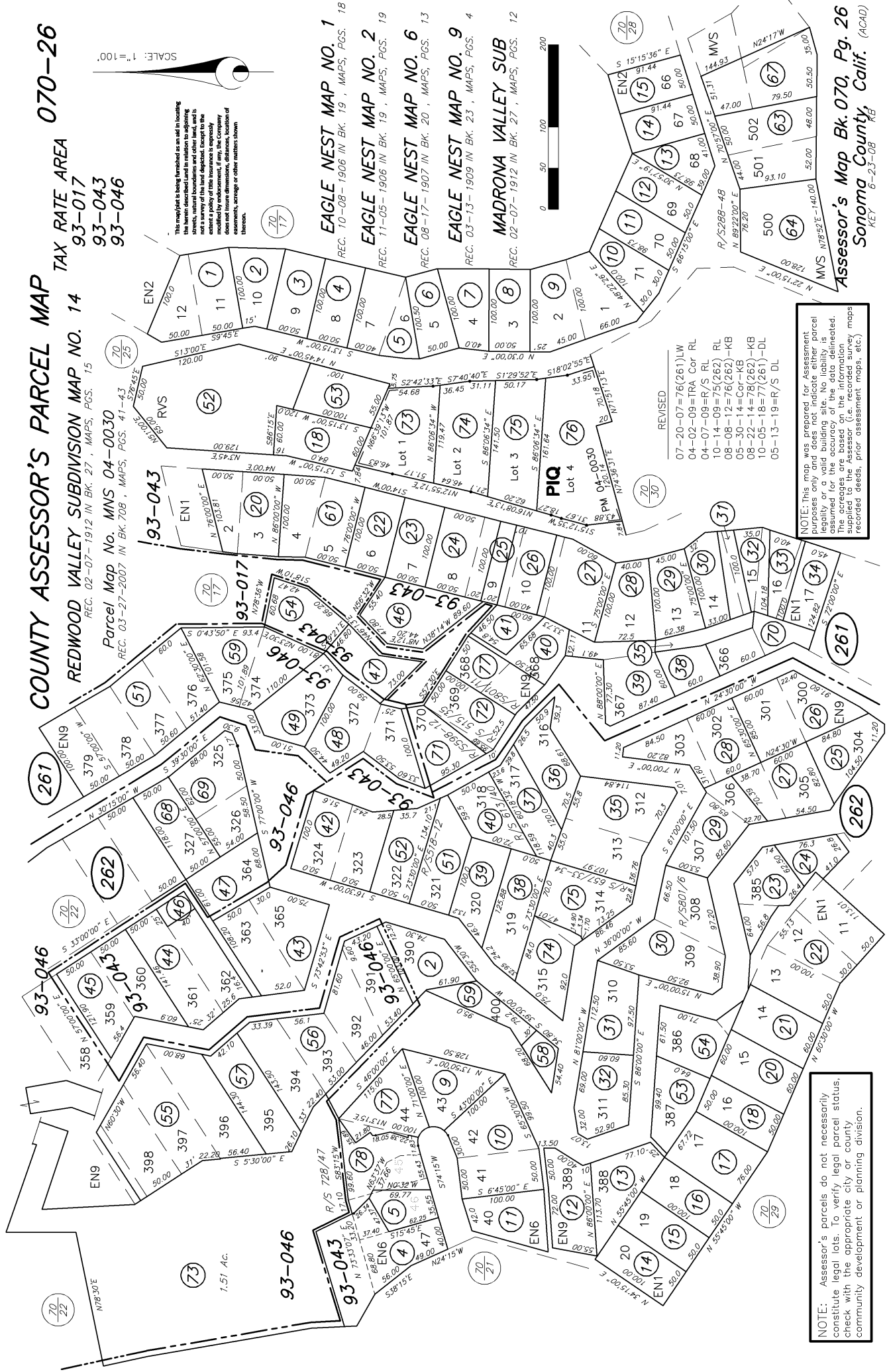
EAGLE NEST MAP NO. 6
REC. 08-17-1907 IN BK. 20, MAPS, PGS. 13

EAGLE NEST MAP NO. 9
REC. 03-13-1909 IN BK. 23, MAPS, PGS. 4

MADRONA VALLEY SUB
REC. 02-07-1912 IN BK. 27, MAPS, PGS. 12

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid boundary site. No liability is assumed for the accuracy of the data delineated, supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



REVISED
07-20-07=76(261)1W
04-02-08=TPA Cor RL
04-07-08=RY/S RL
10-14-09=75(262) RL
08-08-12=76(262)-KB
05-30-14=Cor-KB
08-22-14=78(262)-KB
10-05-18=77(261)-DL
05-13-19=19/R/S DL

KEY: 6-23-08 KB

Assessor's Map Bk. 070, Pg. 26
Sonoma County, Calif. (ACAD)

COUNTY ASSESSOR'S PARCEL MAP

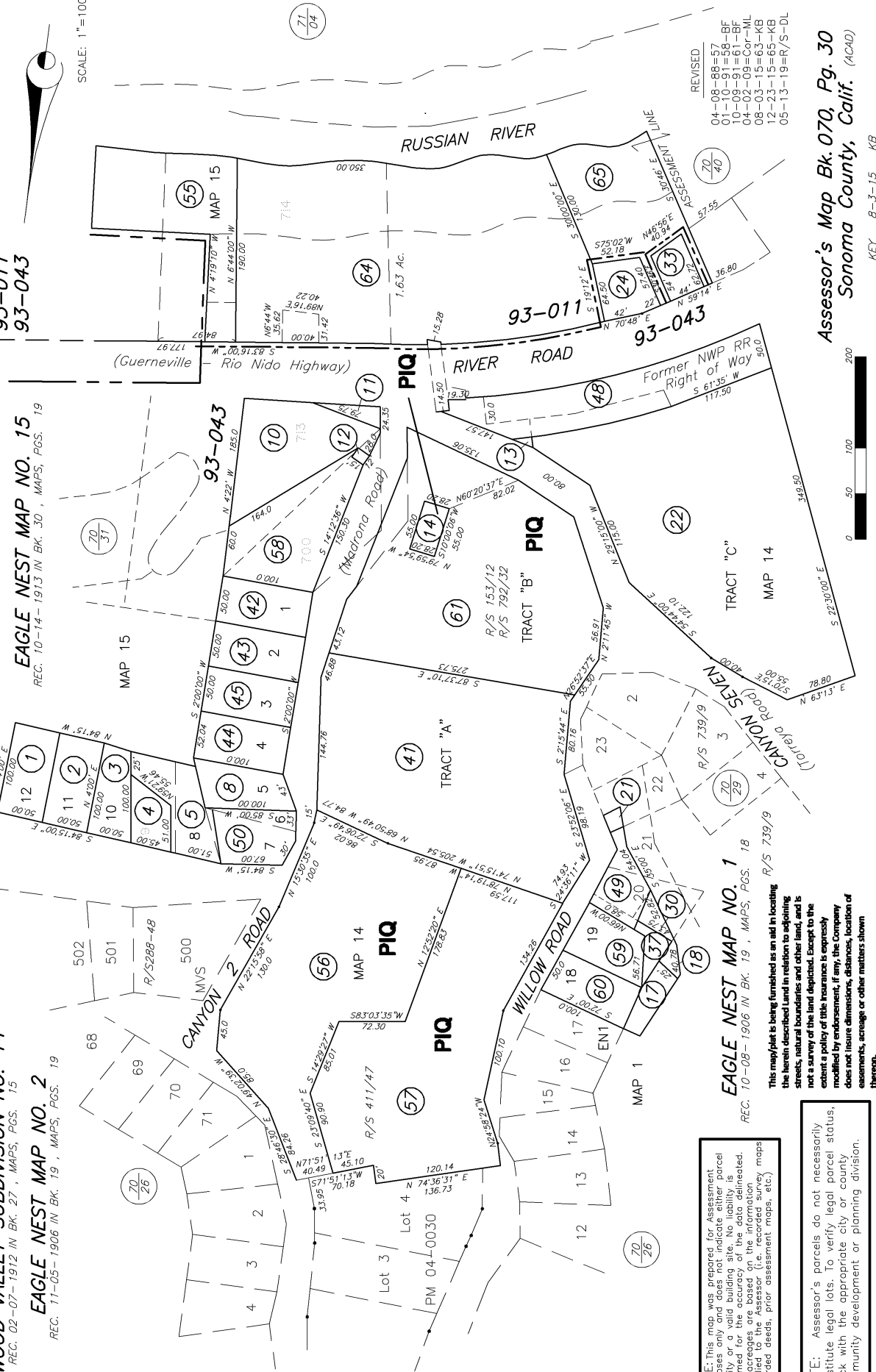
070-30

TAX RATE AREA
93-011
93-043

REDWOOD VALLEY SUBDIVISION NO. 14
REC. 02-07-1912 IN BK. 27, MAPS, PGS. 15

EAGLE NEST MAP NO. 2
REC. 11-05-1906 IN BK. 19, MAPS, PGS. 19

EAGLE NEST MAP NO. 15
REC. 10-14-1973 IN BK. 30, MAPS, PGS. 19



- REVISED
- 04-08-88=57
 - 01-10-91=58-BF
 - 10-09-91=61-BF
 - 04-02-09=Cor-ML
 - 08-03-15=63-KB
 - 12-23-15=65-KB
 - 05-13-19=R/S-DL

EAGLE NEST MAP NO. 1
REC. 10-08-1906 IN BK. 19, MAPS, PGS. 18

NOTE: This map was prepared for Assessment purposes only and is not a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Assessor's Map Bk. 070, Pg. 30
Sonoma County, Calif. (ACAD)

KEY 8-3-15 KB



14580 Canyon 7 Road, Guerneville, CA 95446, 14550 Canyon 2 Rd, Guerneville, CA 95446

Use Permit Application

10. Preliminary Site Grading, Storm Water Management and Drainage Plan

11. Preliminary Architectural Plans

12. Preliminary Landscape and Irrigation Plans

N/A



**Lower Russian River Municipal Advisory Council (MAC)
Land Use Standing Committee, Kyra Wink, Chair
Minutes from November 22, 2021**

Call to Order at 5:31pm

Chair/Kyra Wink

Pledge of Allegiance

MAC Clerk/Mary Agneberg

Roll Call

MAC Clerk/Mary Agneberg

Present: Chair/Kyra Wink, Committee Members Michael Nicholls and Nic Pereira

A. Approval of Agenda: Kyra Wink, Chair, Land Use Committee for the Lower Russian River MAC Representative Michael Nicholls made a motion to approve the agenda, seconded by Rep. Nic Pereira, passed unanimously 3-0.

B. Statement of conflicts of interest - none

C. Correspondence - none

D. Consent Calendar

Approval of Minutes from the September 27, 2021 Meeting of the Land Use Committee for the Lower Russian River

Chair Kyra Wink made a motion to approve the consent calendar, which was seconded by Rep. Mike Nicholls, and passed unanimously.

Public Comment on matters not on the agenda - none

Agenda Items:

Calendar Items:

1) Permits and Projects of Interest

a. Project Homekey – George’s Hideaway

Dave Kiff, Interim Executive Director of the Sonoma County Community Development Commission was invited to speak about the proposed site for services for the unhoused. The CDC is currently working on three Project Homekey sites and there are five or six cities also working on Project Homekey projects who will also be applying for the \$1.4 billion in available funds. The offer to the owners of George’s Hideaway is contingent on the receipt of Project Homekey funding. The site will be used for transitional housing for people coming out of homelessness. The lodge will be renovated to create offices for services, and there also is a kitchen and six rooms above for tenants which could have kitchenettes. The

adjacent duplex will have two apartments including one for a 24/7 onsite manager. It is possible to have an additional 14 or 15 tiny homes on the 2.4 acre site. The goal is to stabilize folks coming off the streets or out of shelters, provide health, mental health and wraparound services. Some of the people could conceivably be there for a very long time in permanent supportive housing and others will move on to other housing opportunities.

Mr. Kiff is preparing to submit the proposal to the state, others have already applied, but he is confident there will still be funds available as he finishes the proposal. He and Tim Miller of WCCS have been talking about getting some Quick Havens like the county purchased for Los Guillicos – made by formerly unhoused folks in Rohnert Park - as a stopgap measure.

Representative Nicholls asked about West County Community Services and whether they will move services to the new location, and that will not be the case. Staff will provide services but keep the offices in downtown Guerneville. Also, the site has a new septic, but is it to code and will it be sufficient for 14 or 15 tiny homes and the additional tenants? Mr. Kiff states it their intent to use Project Homekey funds to pay for the hook up to the sewer and that they may bring in a toilet station while construction takes place.

Representative Pereira asked what outreach has been done with the neighbors. Mr. Kiff reported nothing beyond what's been in the newspapers. Rep. Pereira asked follow-up questions about lighting and the potential for 24/7 foot traffic. The lighting has not been designed yet. There won't be people dropping in at odd hours – the access will be controlled and limited.

Chair Wink asked for details about funding. The state provides major funding and it is competitive. If the county doesn't get the funding we won't be able to go forward as planned. The county does have funds reserved for a capital match for homeless services.

Rep. Nicholls brought up a previous concern about transportation at George's Hideaway. WCCS does have a van but he is concerned about possible relapses for the folks in recovery who will then be walking on a dangerous highway without a shoulder in many places. Mr. Kiff reports that Tim Miller and WCCS are working on an operational plan to keep people safe.

Rep. Pereira asked a follow-up question about neighborhood outreach and was told a listening session will be scheduled once the grant is secured.

Public Comment:

Mark – Points out that George's Hideaway is not in the sanitation district so connecting to the sewer will not be an easy task.

Robin - Will the site be require people be clean & sober? No, they are going to follow the housing first model where people get a roof over their heads then address behavioral and health issues. A person would not be immediately kicked out if they are not sober or break recovery.

Rep. Pereira requested a future meeting with Tim Miller to address the unanswered questions. Mr. Kiff offered to take them back to Mr. Miller to get answers. Rep. Pereira feels it would be more beneficial to have an in-person meeting with Mr. Miller.

Lucy Hardcastle – Wonders about ongoing funding? The county adopted a funding plan in October for Project Homekey projects that involves housing vouchers. These funds are already designated for solving homeless issues with sales tax funding from Measure O and the state’s AHAP program.

- b. **PLP16-0054** Park in down town Forestville. Planner: **Georgia McDaniel**
Georgia.McDaniel@sonoma-county.org, 707-565-4919

Chair Wink spoke to the planner. The applicant has been following up on design review comments following the discovery of wetlands on the property and a revised plan has gone out for referral. Once this is done they will need to prepare a CEQA report with a thirty day review and comment period. LUC plans to keep this project on the list.

Public comment:

Mark – please pass on Mr. Miller’s responses to committee questions

Vesta Copestakes – Is there any news about the hotel adjacent to the park? The property owned by the Bartolomei family? (No discussion - project is not currently under review by the LUC.)

Lucy Hardcastle – She is the person leading the FPA’s downtown park project and she offered to answer questions from the LUC. Members of the LUC were excited about the project going forward.

- c. **PLP21-0020** food truck washout station to be located within an existing remodeled 2,304 sq. ft. building located on a 0.78-acre parcel (former lumber site) zoned LC (16095 River Rd., Guerneville) Planner: Georgia.Mcdaniel@sonoma-county.org (707) 565-4919

Chair Wink read the project description.

Rep. Pereira expressed concern over lighting and indicated lighting should be downcast and away from the homes. Also is concerned about hazardous materials since the taco trucks have both gasoline and propane tanks. The applicant is the owner of the Guerneville Taco truck and their track record for cleanliness and being a good neighbor is reassuring.

Rep. Nicholls would like to know that the grease traps will be cleaned regularly and the oil and grease removed from the property.

Public comment:

Vesta Copestakes – Does the project follow the one lumen requirement, and will it be lit down not up, follow the rules for sound, and the clean out of hazardous waste?

- d. **PLP19-0018** Design review gas station/mixed use – 15190 River Rd, Guerneville, CA 95446. Planner: Derik Michaelson, Derik.Michaelson@sonoma-county.org, (707) 565-3095 <https://share.sonoma-county.org/link/kIFZM3E8LIs/>

Chair Wink – This project is not moving right now, has gone back to the design review committee and once it passes the DRC, it will need an environmental review. There are a number of items to be addressed before it can move forward.

1) Updates on Permits and Projects of Interest:

a. **PLP18-0012** Lok GuerneWood Park Development Co.

Planner: **Georgia McDaniel** Georgia.McDaniel@sonoma-county.org, 707-565-4919

Chair Wink – Planning Commissioner Eric Koenigshofer invited the Land Use Committee to meet with the developer at the project site on the day before the item was to be heard before the full planning commission. The LUC was grateful for the invitation. It was an opportunity to review the site and discuss the plans and the concerns the public had brought to the committee.

Commissioner Koenigshofer felt strongly that he had not had sufficient time to review the 800 page document he just received from the developer and stated he would like the item to be continued into 2022 to allow him to review the new documents. It will come back for public hearing in February.

He is still grappling with the scale of the project in the community. It's a hot topic.

Rep. Nicholls – very thankful for the opportunity to walk the property, to look at the stakes and where the buildings would be located, and to see which trees would have to be removed or trimmed. We had a lot of questions answered and it was one of the most meaningful experiences he has had as a MAC representative.

Public Comment:

Alexis – It's an important development... and let's make it a brilliant destination that enhances our area, please.

Mark – Are they still seeking a variance for a 53 foot building when the fire truck ladder is 28 feet? This will build a service demand that fire district can't meet.

Anna – How will the development get hooked up to the sewer system when no one else can get connected?

Commissioner Koenigshofer – The property may already have allocated capacity in the sewer system since it was previously developed. Regarding the variance in building height – fire officials have said they don't expect a ladder truck would be needed for this project because of the construction materials used. As for Anna's comment, the question is how much does Guerneville want to be like Healdsburg?

Cynthia Strecker – how much of the 53 foot variance is from the four stories and building out of the flood plain? And she would like to see a model of the project rather than a rendering.

Rep. Pereira – Echoing Cynthia's comments – he was surprised by the size of the project particularly when he walked to the river and looked back up at it. The issue he has is with the size and the scope of the project and he is not sure that is the right location for a project of this size.

Mark - Cyndi Foreman, Fire Marshall for SCFD– was surprised at the fire variance since there is no plan for a larger ladder truck and nowhere to park/store it. Mark is not opposed to the project, he is opposed to the variance for size exceeding the community standards for safety.

Lucy Hardcastle - If we need tourist dollars and don't want to turn our neighborhoods into mini hotels via vacation rentals, doesn't it make sense to accommodate that need?

Commissioner Koenigshofer – doesn't know that "our need" has been sufficiently defined. Not sure how the hotel opening would affect the vacation rental market, housing, workforce housing, availability of housing and affordable housing. The community doesn't have a duty to redefine itself to meet external demands. Sometimes the adaptations lead to a diminished quality of life for residents and quality of experience for visitors.

Chris – is concerned about character of the awful size of the project. We don't need to transform our community as Eric said earlier.

Chair Wink – There continues to be a lot of concerns about the Lok development. Wants to echo Rep. Nicholls in thanking Commissioner Koenigshofer for the invitation to view the property and it gave her a better appreciation of the size of the project to see the stakes and the markings on the trees. The item goes before the Planning Commission again in February. We will continue to monitor this project until we meet again in January. **Commissioner Koenigshofer** thinks it is good to keep it on the agenda and to keep listening to the community.

Chris – Would not like to see Guerneville converted into a Healdsburg – if people want beautiful large hotels they should visit Healdsburg.

- b. **UPE21-0056** Timberland Conversion (7250 Giovanetti Rd, Forestville)
Planner: Marina.Herrera@sonoma-county.org or 707-565-2397

This application is stalled. They have to deal with illegal tree removal and other issues. Marina's letter states:

"application was submitted prematurely. You must first secure a **Zoning Permit for a Minor Timberland Conversion to address illegal tree removal to date**, prior to seeking an additional entitlement, specifically a Use Permit for a Major Timberland Conversion and proposed cannabis use. As you are aware, Code Enforcement Action has taken place on the subject property in regards to the removal of 3 acres of timberland without the proper permits. An Abatement Hearing took place on January 26, 2018, followed by a Settlement Agreement executed on June 15, 2021."

- c. **PLP21-0003 Monte Rio Gas Station Permit application**

Planner: Doug Bush Doug.Bush@sonoma-county.org , 707-565- 5276

Doug Bush reports that 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. Permit may be cancelled by this week.

- d. **PLP20-0018** Re-zoning sites for Housing Planner: Nina Bellucci 707-565-1236
<https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Rezoning-Sites-for-Housing/Resources-and-Documents/>

Nina Belluci - The re-zoning project is being done to get ahead of the curve on the Housing Element Adoption next year by identifying potential sites in advance. This topic will go back to the MAC.

Call for agenda Items

Status of Rotten Robbie Gas Station in Forestville

Adjournment - Motion to adjourn by Rep. Nic Pereira, seconded by Rep. Mike Nicholls, passed unanimously and the meeting was adjourned at 6:37p.m.

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:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

Lower Russian River MAC

Regular Meeting schedule:

- Thursday, December 16, 2021, Location TBD, 5:30 p.m.
- Thursday, February 17, 2022, Location TBD, 5:30p.m.
- Thursday, April 21, 2022, Location TBD, 5:30p.m.
- Thursday, June 16, 2022, Location TBD, 5:30p.m.
- Thursday, August 18, 2022, Location TBD, 5:30p.m.
- Thursday, October 20, 2022, Location TBD, 5:30p.m.
- Thursday, December 15, 2022, Location TBD, 5:30p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:
[Sonomacounty.ca.gov/lrrmac](https://sonomacounty.ca.gov/lrrmac)