



## Lower Russian River Municipal Advisory Council

Lower Russian River Municipal Advisory Council  
(River MAC)  
October 21, 2021  
5:30 – 7:30 pm

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 and on Facebook live, links below. After the event, videos are available both on Facebook and on YouTube under Sonoma County 5<sup>th</sup> District.

Please click the link below to join the webinar:

<https://sonomacounty.zoom.us/j/94599744563?pwd=Z1Z3MSs5TG11bW96K1A1YUNmb1FCUT09>

Passcode: 634927

Or One tap mobile :

US: +16699009128,,94599744563# or +13462487799,,94599744563#

Or Streaming Facebook Live on Supervisor Lynda Hopkins page

<https://www.facebook.com/supervisorlyndahopkins/>

### LOWER RUSSIAN RIVER MAC AGENDA October 21, 2021 5:30 – 7:30 pm

The River MAC welcomes you to its meeting. Your interest and participation are encouraged and appreciated. Questions and comments may be entered in the zoom Q&A or by raising your hand during public comment. Due to time constraints, public comment is limited to 2 minutes per speaker.

#### AGENDA

**Call to Order**

**MAC Clerk/Mary Agneberg**

**Pledge of Allegiance**

**MAC Clerk/Mary Agneberg**

**Roll Call**

- A. **Approval of Agenda** **River MAC Chair Pip Marquez de la Plata**
- B. **Statement of conflict of interest**
- C. **Correspondence –**  
Bruce Robinson Memo of 10/14/21;  
DuBrava Village Community Letter of 9/26/21
- D. **Consent Calendar**  
Approval of August 19, 2021 Minutes
- E. **Public Comment on Matters Not Listed on the Agenda.**  
Comments are restricted to matters within the River MAC's jurisdiction.
- F. **District Update from Lynda Hopkins**

**G. Regular Calendar Items**

1. Fire Safe Council
2. Selection process for MAC representatives

**H. Committee and Staff Reports**

1. Land Use Committee Report - Kyra Wink  
Status for LOK / Dubrava Permit and process for further engagement  
Report from September Land Use Committee meeting
2. MAC Communications/Outreach Committee - Lisa Nahmanson, Chair
3. Vacation Rental ad hoc committee – VESTA Copestakes, Chair
4. Trash - Lisa Nahmanson, Chair
5. Staff Report – Elise Weiland

**I. Proclamations – none**

**J. Call for agenda items**

**K. 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:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please email [District5@Sonoma-County.org](mailto:District5@Sonoma-County.org) or contact the 5th 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 Meetings

Regular Schedule:

Thursday, December 16, 2021, Location TBD, 5:30 p.m.

Thursday, February 17, 2021, Location TBD, 5:30 p.m.

Lower Russian River Land Use Committee,

Monday, November 22, 2021, via Zoom, 5:30p.m.

Fourth Thursdays beginning in January 2022

Thursday, January 27, 2022, 5:30p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:

[Sonomacounty.ca.gov/lrrmac](http://Sonomacounty.ca.gov/lrrmac)

Permit Sonoma File No. PLP18-0012

Bruce Robinson

Report to Abuse

**EXTERNAL**

Please share my concerns about the proposed Resort Project (Permit Sonoma File No. PLP18-0012) stated in my Memorandum below into the correspondence section of the LRRMAC meeting on Oct 21st. Thank you!

Sincerely, Bruce Horace Robinson

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----- Forwarded message -----

From: **Bruce Robinson**

Date: Thu, Oct 14, 2021 at 8:15 PM

Subject: Permit Sonoma File No. PLP18-0012

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**MEMORANDUM**

**DATE:** October 14, 2021

**FROM:**

Bruce Horace Robinson

Cell Phone: 707-657-3994

E-Mail: [707bhrobinson@gmail.com](mailto:707bhrobinson@gmail.com)

Mailing Address: PO Box 135, Guerneville, CA 95446

Residential Address: 17350 Guernewood Lane, Guerneville, CA 95446

**TO:**

Alexandria Sullivan

Senior Office Assistant, Permit Sonoma

[Alexandria.sullivan@sonoma-county.org](mailto:Alexandria.sullivan@sonoma-county.org)

**RE:** Permit Sonoma File No. PLP18-0012

I am writing on my own behalf as a homeowner in the Guernewood Park area of West Sonoma County with regard to the above-referenced Permit Sonoma Project. I have lived in my current home for over 24 years and I am convinced that this project will be an unmitigated disaster. In the final analysis, a Permit to build and construct the proposed Resort should be denied for the following reasons:

- The traffic on River Road/Highway 116 will be dramatically increased in light of the scale of the Resort. I live within a short walk from the proposed resort site next to Dubrava. The current road through the area is only two lanes and there are no turnouts that I know of. There is no pedestrian access and a complete lack of designated bicycle lanes. The use of the area by the public, Resort guests, Resort staff and the sheer scale of the Resort would make the efficient flow of traffic and commerce through the Guernewood Park area a complete nightmare.



- I am deeply concerned, in fact frightened, about fire safety evacuation, and emergency medical services in West Sonoma County if this Resort is allowed to be built. I have had to evacuate from my home twice in the last few years due to fire-related emergency situations and getting out of the area safely has been traumatic due to a lack of emergency infrastructure and adequate planning. The large volume of people that would be connected with this proposed Resort on a daily basis coupled with a nonexistent emergency infrastructure poses a significant challenge both for residents and emergency services vacating and entering the Guerneville Park area.
- The environmental impact of this proposed Resort is also of extreme concern to me. A full scientific analysis is not required in this day and age to realize that a project of this size will automatically increase greenhouse gases from traffic congestion, the pollution of riparian habitats, and the disruption of nesting and resting areas of native species. Furthermore, the reports that over 70 fully grown trees will be cut down to allow this proposed Resort to be built is environmentally unconscionable.

September 26, 2021

Sonoma County Board of Zoning Adjustments Commissioners:

On behalf of the community of Dubrava Village, the residential complex of 55 townhomes directly adjacent to 17155 Highway 116 in Guerneville, we would like to formally appeal the Intent to Adopt a Mitigated Negative Declaration Pursuant to the CEQA for the Lok Guernewood Park Development Co., Permit File No. PLP18-0012.

We believe developing the property could benefit Guerneville, West County, and the county at large. However, many aspects of the current design would negatively impact our community, the surrounding neighborhood, and other stakeholders.

The Dubrava Village Homeowners Association has repeatedly raised concerns about the resort design in meetings with Kirk Lok, his consultant, Efren Carrillo, and Noble House representatives. Members of the Lower Russian River Municipal Advisory Council (MAC) and Guerneville representatives Nic Pereira and Naomi Huffstutter have also raised concerns. Neither Lok nor his representatives have acknowledged or addressed these concerns. This lack of regard for our community was evidenced in the design presented at the MAC meeting on June 17, 2021.

Our concerns directly relate to the development's impact on the environment, property values, and the quality of life in Dubrava Village and the surrounding neighborhood. Following are the top concerns we would like addressed in the zoning hearing and the project's final design.

- 1) **Size and scope of the resort:** The size of the development is too large for a 9.67-acre lot, with 100 rooms, 20 bungalows, hotel services, pool, spa, restaurant, bar, meeting spaces, and 201 parking spaces. The scale of this development does not fit our rural community. The size and scale will exacerbate and create new traffic, safety, light, noise, and environmental issues in Guernewood Park and the surrounding area.
- 2) **Lack of a barrier between Dubrava Village and the resort:** The current design would replace much of the open green space and trees next to Dubrava Village with a dense parking lot and limited visual buffer. As illustrated in the latest design, parking would exist along the fence line between our two properties. Not only would trees that sequester carbon, serve aesthetic purposes, and provide privacy be replaced with concrete, but headlights and parking lot lights will shine directly into the bedrooms of 19 Dubrava Village homes. This is particularly concerning because the hours of operation for the resort hotel will be 24 hours a day, seven days per week. Currently, Dubrava Village uses selective ambient lighting to highlight environmental features and to limit light pollution to support the natural setting and stargazing.
- 3) **Significant noise and inadequate sound wall:** The current sound level for Dubrava Village is almost non-existent with only distant road traffic. The scale of this development would have an adverse impact on the environment by bringing noise levels significantly above

nighttime and daytime standards. From cars entering and exiting the parking lot; to live music, drinking, and eating at the restaurant, bar, and pool; to amplified speech for meetings and conferences; to daily trash pickups and deliveries from the service area; to chickens in the Chef's garden; to the ongoing operation of mechanical equipment (A/C, generators, etc.), the resort's current design will dramatically increase noise in Dubrava Village. In the current plans, all of these services are located on the west side of the property, directly bordering our community. The proposed 6-8 foot sound wall is wholly inadequate to mitigate the noise generated by 200+ guests, 37 staff, and up to 120 non-guests using the resort. Additionally, the previous noise study done in February 2016 did not measure the cumulative impact of all sources of noise nor did it account for the impact to adjacent properties.

- 4) **Traffic on River Road:** The scale of the resort, including occupants and staff, will increase traffic in the area considerably. The current road is only two lanes, with limited turnouts and pedestrian access. During the summer, it can take more than 30 minutes to travel 1.5 miles from downtown Guerneville to the neighborhood. Adding this resort would only worsen the situation. The public use of the area, coupled with the influx of guests, staff, and non-guests will contribute significantly to traffic and safety issues on a highly used intersection of the Guerneville neighborhood. Furthermore, the traffic impact study from February 2016, indicates a 25%+ and 30%+ increase in traffic during evening and midday peak traffic hours; we believe that this situation only worsened in the last five years and is significantly worse during summer months.
- 5) **Fire safety, evacuation, and emergency services:** The likelihood of a fire-related evacuation for this location and Guerneville neighborhood is significant and increasing. Fires in Sonoma County have increased in frequency and scale due to the prolonged drought, and previously low-risk areas within West County have seen a significant increase in fire incidents in the last three years. The large volume (300+) of non-local guests, non-guests, and staff coupled with the limited infrastructure poses a significant challenge for residents and emergency services both vacating and entering the area.
- 6) **Environmental impact:** The current scale of the resort has the potential for significant environmental impact, including but not limited to greenhouse gases from increased traffic, pollution of riparian habitats, and the disruption of nesting and resting areas of river otters, ospreys, freshwater shrimp, and other native species. The current riverfront area is modest, accommodating 20-30 people, so the current landscape and environment will need significant alteration to support 200+ people using the riverfront during the operation of the resort. We believe these changes and the volume of guests using this area will significantly reduce the presence of wildlife in the area.
- 7) **Easement through Dubrava Village:** Due to the current scope and layout, the resort requires an easement through Dubrava Village. This requirement exacerbates several of the issues cited above, including light, privacy, and noise. Additionally, large vehicles using our narrow roads run the risk of damaging Dubrava property.

In appealing to you to address these issues, we offer these suggestions for consideration:

- 1) Scale back the resort to a size more appropriate for the location, surrounding communities, and infrastructure. Examples of successful hotels in West County include The Farmhouse Inn with 25 suites on River Road in Forestville on 6 acres, The Stavrand with 21 suites on CA-116 in Guerneville on 5.5 acres, and the boon hotel + spa with 18 rooms/suites in downtown Guerneville on 4.3 acres. A like-for-like comparison, given the larger 9.67-acre lot, would suggest ~35-40 rooms.
- 2) Create a green space (trees, shrubs) at least 30 feet in depth to shield light pollution, mitigate noise, and maintain privacy for homeowners.
- 3) Relocate the hotel parking lot entrance and service areas directly bordering Dubrava to prevent increased traffic and noise in the community.
- 4) Build a sufficient sound, privacy, and fire-retardant wall between the resort and Dubrava to mitigate noise, trespassing, and the spread of fire.
- 5) Reassessment of traffic impact during peak summer months and necessary improvements to the road infrastructure to mitigate significant issues found during traffic studies.
- 6) Reassessment of noise impact on Dubrava Village and mitigation of noise-related issues with necessary restrictions on scale and hours of operation.
- 7) Indemnification for the Dubrava Village HOA for any damage caused by the exercise and use of the easement for emergency vehicles through Dubrava's property.

Thank you,

Mark Vather and Elizabeth Vather, 14060 Sosna Way

Sheila Fischer Kiernan and Steve Fischer Kiernan, 17263 Verba Lane

Geoffrey P Cumming and Peter J Manning, 14067 Sosna Way

Suzanne Boyle, 14054 Sosna Way

Margaret Foulks, 17261 Verba Lane

Frank Gran and Russell Hagenhoff, 17247 Verba Lane

Lisa Redding, 17251 Verba Lane

Brian Applegarth and James McCasland, 17239 Verba Lane

Paul Rossi, 14085 Sosna Way

George Ordynsky and Carol-lyn Ordynsky, 13038 Sosna Way

Cindy Tucker and Mike Tucker, 17234 Verba Lane

Joan Bacci, 14069 Sosna Way

Gail Wood, 14068 Sosna Way

Michael Volpatt, 14058 Sosna Way

Tracy Genovese and Nathan Genovese, 14096 Sosna Way

Jonathan Kurshan and Philip Hall, 14050 Sosna Way

Antonio Castillo and Douglas Troyer, 14065 Sosna Way

Erika Donald and Linda Locke, 13046 Sosna Way

Jimmy Owens, 14092 Sosna Way

Jacqueline McEvoy, 14090 Sosna Way  
Dennis McCarthy, 17249 Verba Lane  
Tom Gibbon and Gary Blanchard, 14073 Sosna Way  
Patrick Navarre, 13040 Sosna Way  
Robin Malone and Nola Anderson, 14064 Sosna Way  
Kelly Eaton and Andy Wedeman, 17245 Verba Lane  
Susie Albrecht and Jim O'Neil, 17230 Verba Lane  
Chris Moore and Charlee Moore, 17228 Verba Lane  
Dan Samson and Tony Paine, 17253 Verba Lane  
Patrick Sheridan and Brenda Sutherland, 14052 Sosna Way  
Naomi Shelan and Richard Dell'Ara, 17255 Verba Lane  
Chris Grossgart, 14081 Sosna Way  
Laura Peterson, 14094 Sosna Way  
Bill Caruthers and Doug Sauder, 14080 Sosna Way  
Fay Grundel and Steve Kenyon, 17257 Verba Lane

## Appendix

Below are pictures of the community bordering the Lok GuerneWood Park Development Co.:

Dubrava Village eastside of property during the day (12 pm Weekday)

*A view of the Dubrava Village fence line, looking into the area to be developed. Even during the middle of the day, this area is mostly silent, except for distant car traffic from River Road.*





Dubrava Village bedroom view during the day (12 pm Weekday)

*This is the current view from a bedroom window on the eastside of Dubrava Village, overlooking the property to be developed. Current plans indicate that this entire area, up until the fence line, will be replaced with a parking lot, with limited preservation outside of a few protected redwoods.*



Dubrava Village street right before sunset (7:30 pm weekday)

*Limited light or noise within the complex as the sun sets and ambient lighting comes on.*



Dubrava Village picture facing into the development (9 pm Weekday)  
*Dubrava uses minimal ambient lights within the community to highlight environmental features and limit light pollution within the neighborhood during the evening and through the night.*



Dubrava Village bedroom view at night (9 pm Weekday)  
*Once the sun sets, views are of ambient lighting of redwood trees through Dubrava bedroom windows.*





Dubrava Village bedroom window from inside (9 pm Weekday)

*Dubrava homes receive limited light from the outdoors once the sun sets. On a clear night, residents can enjoy looking at the stars while walking through the community or through their skylights.*





**Lower Russian River MAC  
Minutes  
August 19<sup>th</sup>, 2021  
5:30-7:30pm**

**Call to Order at 5:32pm**                      **Chair/Pip Marquez de La Plata**

**Pledge of Allegiance**                      **MAC Clerk/Mary Agneberg**

**Roll Call**                                      **MAC Clerk/Mary Agneberg**

**Present:** Pip Marques de La Plata, Vesta Copestakes, Jeanette Dillman, Tony Goodwin (Alternate), Nic Pereira, Naomi Huffstutter, Kyra Wink, Lisa Nahmanson, Alice Teeter

**Absent:** Mike Nicholls

**A. Approval of the Agenda**

**B. Statement of Conflict of Interest**

No reported conflicts of interest.

**C. Correspondence** - No correspondence.

**D. Consent Calendar**

1. Approval of the June 17, 2021 minutes

2. Approval of the April 15, 2021 minutes

Motion to approve the April and June 2021 minutes by Vesta Copestakes, seconded by Lisa Nahmanson, and passed 8-0.

Motion to approve the Consent Calendar by Tony Goodwin, seconded by Nic Pereira and passed 8-0.

**Public Comment** - No public comment on non-agendized matters.

**Regular Calendar Items**

**1. Opening Comments from Supervisor Lynda Hopkins**

**Supervisor Hopkins** -

**Update on Unhoused:** On July 22nd we had a meeting at the Senior Center to bring together the neighbors of the original encampment in downtown and then the sort of secondary encampment that was then shifted over to the park and ride and the service provider. We will extend an invitation to our local MAC reps and also the chair as well. It was intended to be a listening session to hear concerns of the neighbors

of the encampment downtown and the impacts that have occurred. There was a County process moving forward when residents sort of took the matters into their own hands.

Solutions that the community members present:

- Acquisition of George's hideaway for homeless services and potentially a tiny house type village in the back portion of the property. There was also the property owned by Herman J Hernandez on the other end of town. State funding is potentially available Project Homekey is the state funding that we utilized to acquire the Sebastopol inn and Hotel Azura will be broadening the eligibility.
- The group was looking at Laura's Law implementation in Sonoma County which can mandate treatment for folks who are at risk of harming themselves or others. The county has not yet had the kind of the funds and the means to implement but it's something that we could consider implementing in Sonoma County
- Another solution that was supported by the community was looking at expanding homeless or drug court in Sonoma County using probation as a tool to encourage folks to accept treatment. Sonoma County is trying to encourage folks to stay on that path.

The encampment clearing day at the park and ride on Wednesday August 4th resulted in many of the campers accepting services. A huge amount of credit goes to the county outreach workers who were there, but more importantly to Tim Miller at West County Community Services and to Amy McGraw who had developed individual relationships with the folks at the encampment.

Regarding the concern about fire risk at homeless encampments- there is a plan to map out to the rural homeless encampments so that we can get those on a map literally and on the radar for service from West County Community Services and County outreach street teams, and folks like Keary Sorenson who can educate folks on fire risk, give out fire extinguishers, etc. The County can't kick people off of private property. Property owners need to work directly with the Sheriff's Office. We have stepped up patrols of regional parks and we're working actively to try to open that park to the community

We will be working to schedule a town hall in Guerneville (and virtually) regarding a couple of different types of property acquisitions. On the agenda will be:

- Homeless services and what we can do to address homelessness
- Public safety buildings in Guerneville - the sheriff substation and the fire station are both unreinforced masonry and they need to be replaced urgently.
- Vet's Hall – Is in bad shape, no formal foundation, all four walls are starting to kind of lean in opposite directions and ultimately we know that it's in the floodplain on the Bank of the river and so you know if that building is not going to be functional in the future.
- We also have an opportunity to look at a neighborhood service center so instead of having to drive to downtown Santa Rosa to meet with the county right you could actually have an annex that would be in.

- We want to talk about the emergency pre-positioning of supplies in the event of an earthquake.

### **COVID Surge**

More than 80% of our population has had at least one dose of a COVID, and of those 72% have the full two doses. There has been an uptick in demand over the past couple of weeks. The bad news is the delta variant continues to spread in Sonoma County. Sonoma County now has mandatory masking indoors and public setting, and just passed a policy for our more than 4000 county employees that says either you need to show proof of vaccination or you need to be tested for COVID-19 on a weekly basis .

There is a significantly higher transmission rate in unvaccinated residents compared to vaccinated residents, and we're also seeing a much higher rate of hospitalization with intubation and ventilation in unvaccinated residents as compared to vaccinated.

### **Parks Update:**

The Board of Supervisors and did award the Guerneville River Park phase two bid last Tuesday. This is a roughly \$1 million project includes constructing a non-motorized boat staging and portage area, and a second park entrance with a parking lot. There will be more invasive species removal and native planting as well as new ADA accessible path. And more picnic sites for groups. Construction starts in September and the new facility is expected to open this year or next year. More information to come.

### **Council Comments:**

**Vesta Copestakes** - Applauds consideration of the former Georges Hideaway as a potential site. People could help build to learn carpentry skills, electrical, and plumbing. It does need work but it is a rather perfect location that doesn't impact neighbors, and it's close enough to town, with a bus stop for people to get to work.

**Nic Pereira** - Disagrees and notes a long list of other reasons other than the condition of the buildings as to why that site was not ideal. Will share those reasons as things progress.

## **2. Presentations: Russian River Confluence and Revitalization projects**

### **1. Elise Weiland**

The Russian River Confluence was formed in 2017 in response to the fact that the Russian River watershed is really struggling. The water quality and quantity continue to degrade even though we have a lot of different organizations working on it. The concept was to bring together organizations that are working on the river to row in the same direction to set priorities and to work together on the mission to drive community action towards a healthy, resilient and regenerative Russian River and to aim for a healthy, economic, environmental, recreational and spiritual heart of the river.

We have over 18 organizations including County Supervisors, First Nations Water Board, Sonoma County Tourism and many more organizations that are coming together to work on this. Confluence will identify the most damaged points in order to triage and address the issues with the river.

The communication strategic priority is to establish effective communications across the watershed and campaign for watershed health and recovery. We want to *inspire and engage* communities to contribute towards the health of the river. We also want to have the communication send people towards pathways for beneficial participation integrating

stewardship of the river into participation, engaging businesses land owners residents and visitors and interest interestingly enough as since getting this started we've been hearing so many great things that are going on and it's going to be really wonderful this year and expand those activities through this communications channel we want to *communicate the vulnerability of the river* I mean now in the drought it's kind of obvious but you know in good years it's hard to see and that the need for immediate and urgent actions and we also want to *create an understanding* of how projects in one area affect another and *connect the dots* to how the watershed works.

People upstream will do projects that we've never heard of that are affecting downstream quite a bit, and they may not be understanding how they're affecting the river downstream. And people downstream may not understand why things have changed. Russian River Confluence put together a request for proposals (RFP) and the marketing committee did a rigorous analysis of the different proposals and chose Catch Creative.

## 2. Catch Creative

### Brandt/Ryan -

Catch Creative is a full service design, creative and marketing agency based in Healdsburg right across from the river. This is that we've gotten the opportunity to kind of get to know different types of organizations in a variety of different industries everything from the corporate world to the nonprofit world to the local government which has made our creative knives somewhat sharp. We did the Sonoma Land Trust re-brand a few years back, the same with Becoming Independent, biodynamic wineries with a bio dynamic kind of organic focus with Fetzer, the agricultural community, folks like Nordstrom in Seattle and Whole Foods.

On a personal level, I grew up on the river and I've lived in many different towns along the river, my grandparents moved up here in the 50s and my parents grew up here. This project is at an intersection between my personal life and my professional life.

We broke this project down into three phases:

- Phase one: research discovery planning. We've just learned an immense amount talking from everybody from business owners to county professionals to tourists to collect information and trying to understand the issues
- Phase two: identity design campaign development. That's where we take all the research all the thinking all the conversations we've had and put together the creative materials for this campaign
- Phase three: campaign expression and outreach. It's getting it out there getting the word, spreading the word and doing whatever is possible to extend all of the great ideas and to elevate the perception of this region with whatever tools we have accessible to us.

We're trying to talk to as many people as possible. We have a big list of key stakeholders to have an interview. We've gotten you know maybe 25% response rate which is good, but we thought people would be more excited to talk to us. So we become more proactive- sent street teams out for meeting people at popular places for having conversations, engaging them to find out what they love about the river. What things that they don't like about the river and really just trying to understand as many perspectives as possible to be inclusive and a community led sort of initiative. We want to be inspired by the community and do our best to do something that represents the people.

We need help getting the word out there, spreading the ideas that we have, being part of maybe potentially a behavioral shift. It's an aspirational goal that's going to need a lot of people's participation. We have the domain [Russian River Revitalization.org](http://RussianRiverRevitalization.org). It's bilingual so it can be in English and Spanish which it's been incredible to just see how many Spanish-speaking individuals are really enjoying the river.

There's an interactive online survey that is a great tool and it's a great place to go and to provide information. We were excited to have the ability to do some polling with you all to collaborate with you and to get some insight from you all. It'll be really a great tool for us in general for the MAC to be able to poll people on different questions.

**Council comments:**

**Vesta Copestakes** - I was unaware of your research how do we find it so that we can participate and share that with people?

**Catch Creative** - We now have the website [russianriverrevitalization.org](http://russianriverrevitalization.org) and on there is the survey and a way to sign up for more information and also to participate.

**Tony Goodwin** - Sounds like we're talking about the river area in general not just the river itself - the entire Russian River watershed. During the drought there are people whose wells are right on the very edge of the river and they say "well we don't take any water from the river." Everything from the head waters to the ocean is very important.

**Elise Weiland** - One of the keys is bringing together the information of the whole it was great this weekend I was able to sit down with some people from Jackson family wineries that are working on groundwater recharge. How can they take wastewater and help recycle that water? It's great to see so many different projects happening there's a First Nations project where they took out invasive weed and were able to reclaim 10s of millions of gallons of water went back into the river. We want to take the good things that are happening on the watershed from the tip to the stern and replicate those and expand them throughout. One of the goals of the project is to have different users work sustainably together. We can create a great iconic Keep Tahoe Blue kind of brand that promotes the river as an ecotourism spot throughout the country and the world.

**Tony Goodwin** - Our economy is based on tourism and finding that happy medium is important. A lot of our families and children are moving out of the area to suit more tourism, Airbnb etc. Is this in this survey and this what these well there's the survey?

**Catch Creative** - Affordable housing and vacation rental structure are at the moment being worked on.

**Naomi Huffstutter** - Part of the presentation is about taking care of the environment but I'm wondering if it's really based upon increasing tourism and making things more inviting for visitors ?

**Catch Creative** - This is not a tourism campaign by any means. We're not trying to necessarily attract more people. It's about protecting the health of the river itself and the community that depends on a healthy river. That's a behavioral thing. People are coming in there and in the last five years we've seen a major spike in what's happening to the river, but as people are coming the health of the river has been diminishing by the way people are treating. If people are going to come why can't they be stewards of the river? Why can't they make it leave it better than they found it? It is completely possible and very aspirational but it's something that we should be working towards.

The goal is 2021 to launch the campaign and it will take time to build momentum as brands and campaigns do education and opportunities are being explored.

**Nic Pereira** - Guerneville has project fatigue because we just went through a re-branding a few years ago, and this sounds so similar to what we were pitched the last time around. I understand it's not necessarily the same thing but it sounds and looks very similar and may be some of why you're not getting the engagement that you think you should.

**Elise Weiland**- This project, unlike the last one, has a lot of participating organizations behind it. We're following the model of "Keep Tahoe Blue" which has been successful for over 35 years. There is a lot of will here to improve our watershed because the Russian River really communities really do care about our natural beauty that we live in and depend on. I really appreciate the research and the reaching out to community members here to get their input into this process, and so if you can break down any of that resistance before you can get to the creative part it will make it a much more successful campaign.

**Vesta Copestakes** - I'm very grateful that it's a local company with people who grew up here and understand the river.

### **3. Presentation: Fire Chief Marshall Turbeville, Fire Prevention**

**Fire Chief Marshall Turbeville** - Presented fire videos specific to the lower Russian River area and northwest portion of Sonoma County and the redwood forest, beginning with video from August 19th of 2020 during the Walbridge fire. Notes we're in the middle of the current 2021 fire season. Too late to do vegetation management so the focus is on preventing fires and being prepared to evacuate. (Video showed extreme fire behavior in the redwood forest with fiery material falling from the trees and embers blowing.) The fire creates its own weather with the tree branches moving and the leaves moving with the wind. What can we do to prevent loss of life? Evacuation. When the Sonoma County Sheriff through the fire agencies calls for an evacuation like during the Walbridge, the Kincade and during the Myers fire last year - we need to get you out of harm's way so we can focus on saving your house.

Structures primarily catch fire from radiant heat and embers. Video shows how this fire behavior picks up and how embers cause additional fires.

What you need to do now what you need to be prepared

- Keep your roof free of material since that's where embers can land
- The county does have fire adapted communities - So Co Adapts is coming to portions of the lower Russian River providing an opportunity for some reimbursement. Permit Sonoma is heavily involved in that. Start looking at retrofitting structures to be more fireproof/resistant
- Get out early to avoid getting stuck.
- Think about your gas tank vehicle being ready
- Check on your neighbors who maybe don't have cell phone service, seniors
- Ham radios and GMRS radios are being used for people to work neighbor to neighbor
- Do your part at your house to do defensible space, manage roadside vegetation
- More vegetation management along roads roadside treatments so firefighters can get in
- Be extra-prepared on the red flag days

My purpose tonight was not to scare anybody - just to educate and inform that redwood forests do burn and there is something you can do to get ready. Let's keep this momentum going into the winter and the fall months and prevent fires whenever we can prevent them. Then let's keep being prepared by taking care of ourselves and our neighbors.

**Council Comments:**

**Alice Teeters** - what we need to do with our propane tanks when evacuate?

**Chief Turbeville** - Inside your building or structure, or in an area that's not going to burn like a gravel driveway. Just remember then they could surprise a firefighter. And if it's a vacation rental, make sure those folks have a checklist of what they need to do if there's a red flag/fire watch.

**Vesta Copestakes** - Are those "evacuated" signs still available?

**Chief Turbeville** - Try the sheriff substation first and if they don't have any you can give me a call. Also, some people don't know that Sonoma County animal control does come by and take care of animals when you've evacuated. Call them to get on their route.

**Lisa Nahmanson** - Free home hardening inspections by the fire inspector – they walk around your property and tell you what to do to make your house even safer

**4. Information: El Molino update**

(Chair Marquez de la Plata advised that the MAC an advisory council has no jurisdiction over school board matters)

**Tasha Mattison/CARE –**

- Discussion of numerous issues with the manor in which the school board implemented unification of El Molino and Analy High School. Board member recall and lawsuit underway.
- On Instagram it's @saveElmo. You can go to [www.saveelmo.com](http://www.saveelmo.com). On September 11th a BBQ and Brews event and then we have our trial for our care lawsuit on September 22<sup>nd</sup>

**Public Comment:**

**Debbie Ramirez-** my biggest concern for the Russian River area around this is that with the closure of El Molino nobody in the far West county as they're calling it has access to a comprehensive high school. Laguna is a continuation school and you can't get credits there to go on to college. When you look at the size of this school district which is over 400 square miles the majority of the tax revenue that comes into this district is paid by people that are served by the by El Molino High School. I encourage those of you that don't know the full story to go ahead and look at these websites

**E. Committee and Staff Reports**

**1. AdHoc Appointment: Lisa Nahmanson to Chair the Trash Ad Hoc**

MAC Chair appointed Lisa Nahmanson to the trash ad hoc committee and Ms. Nahmanson accepted the appointment.

**2. Vacation Rental Ad Hoc**

**Vesta Copestakes** - The purpose of the Mac is to be a representative our community to the Board of Supervisors in this particular case to Permit Sonoma. On July 20th the Gary Helfrich gave a workshop to the Board of Supervisors. Thank you so much Gary and Permit Sonoma that they actually took some of our suggestions that came from our survey and are at least considering them for the ordinance. Switching



to a business license gives more opportunity for enforcement, and has more teeth. One of the issues that we've all had in terms of the community is lack of enforcement from Permit Sonoma. Permit Sonoma has fire safety. Tracking online advertising. Parking rules to be determined. The full report which is attached to the meeting agenda and I'm putting it up on our website to [www.RussianRiverMAC.com](http://www.RussianRiverMAC.com).

Permit Sonoma also has a way of mapping vacation rentals which has been used for fire safety and to determine how many vacation rentals are in a Fire Zone and that could also be used for density so I'm kind of hoping that they will find a way to use their fire safety mapping to solve the issue of how many vacation rentals are in a neighborhood and therefore how many is too many in a neighborhood.

**Gary Helfrich** – BOS Need date for the next workshop. 24/7 to be modeled after Marin County in use. Possibly with the same vendor.

**Neil Baker** – Kudos to Vesta and Nic and subcommittee and Gary Helfrich. Key takeaways – move to business license structure, consider neighbor concerns.

## **F. Staff Report**

**Elise Weiland -**

### **1. Security and Lighting**

FROG on lighting/cameras with a plan to expand to 3<sup>rd</sup>/4<sup>th</sup> Street. Old system at Plaza and bridge is defunct and needs replacement.

### **2. Vegetation Management**

Leo Chyi's report: \$300k approved from PG&E funds to resolve CEQA vegetation management issues. Permit Sonoma is using that money to hire two extra senior environmental specialist to do this work the board then set aside \$3 million in funds from the next allocation of vegetation management grants to fund these projects.

### **3. Parking update**

Regional parks has piloted a new program a shuttle program where people park right next to 101 and then I shuttled here they have gotten up to 400

We've been working with CHP on the bus problems in terms of buses just stopping in miscellaneous places We've been taking photos of the buses I know I personally was stopped behind one that just decided to stop in the middle of the road and then I could not get anywhere which is unacceptable so we've been asking community residents facing those problems to take pictures of the buses and then CHP an we've been working on sending them season just list desist letters

## **Council Comments:**

**Jeanette Dillman** - Pocket Canyon is becoming heavily involved in the vegetation management programming and in that huge wide area that I believe also includes the Rio Nido –it's basically a circle from Forestville down river Rd kind of around Martinelli and then 116. Thank you to Damien Boune for sharing his extensive knowledge of GMRS.

## **G. Call for Agenda Items**

- Vacation Rental Committee report
- Expansion of the gas station/convenience store at the corner of Mirabel and 116 – also to the Land Use Standing Committee.
- Update from Supervisor Hopkins about how the fire prevention funds will be utilized.
- Two-three minutes for an update on the work at the Hacienda Bridge, Mothers Beach

## **H. Adjournment**

Chair Pip Marquez de la Plata asked for a motion to adjourn the meeting. Vesta Copestakes made a motion to adjourn, and Tony Goodwin seconded. The motion carried 8-0 and the meeting was adjourned at 8:18 p.m.

DRAFT

## BECOMING: FIRE SAFE GUERNEVILLE

Extreme drought in Sonoma county, wildfires rampant across California for the 5<sup>th</sup> year in a row, Guerneville ranking 4<sup>th</sup> among fire risk areas, arson fires being set repeatedly in Guerneville: all these are reasons why the residents and merchants of Guerneville are ready to form FIRESAFE GUERNEVILLE.

To do this, we will build on PAST WORK by our residents, and plan new projects to assist in preventing fires.

Following the Tubbs fire in Santa Rosa in Oct., 2017, we started in November, 2017 at the Russian River Fire District with a Disaster Evacuation Planning Committee. This consisted of Forestville Fire Chief David Franceschi, Monte Rio Fire Chief Steve Baxman, Russian River Fire Capt. Ryan Lantz and Capt. Rob Cassady, CalFire Battalion Chief Marshall Turbeville, Sonoma County Sheriff's Community Liaison Charity Koch, Cazadero Community Services District Chairman Mike Nicholls, RRFD board of directors President, Jason Weaver, RRFPD CERT director Marilyn Fox, and Guerneville Neighborhoods Assoc. President Lois Lebovich, We met monthly for almost 2 years, creating evacuation maps, flyers and go-bags. We mailed a large postcard of emergency contacts and directions to residents and held 2 community town halls at the Guerneville Elementary School in the spring of 2018. The committee was finally disbanded in mid-2019.

### Forestry Improvement Projects already completed – B1411 area

Upper Old Cazadero Road, Guerneville

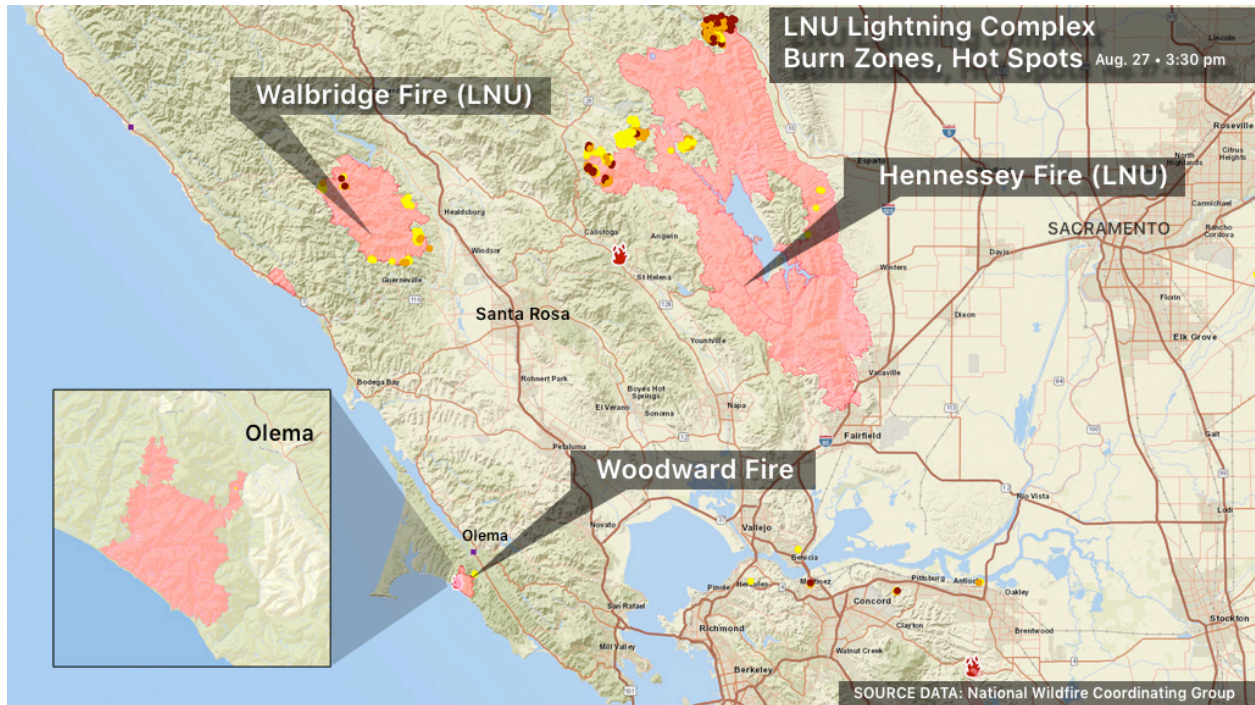
1. Finn – CFIP 2014
2. Finn – CFIP 2016
3. Haigler – CFIP 2017 (35 acres)
4. O'Leary – CFIP 2007, 2009, 2012, EQUIP 2016, 2020, NBFIP 2021 (in progress)  
Total acres 107

### B1411 area – LNU Fire Plan 2019 – Public Safety & Reducing Ignition

1. WUI (Wildland/urban interface) fuel breaks - created by residents on Upper Old Cazadero Road – Walbridge Fire, Aug. 17 – Oct. 2, 2020

### B1411 AREA – LNU FIRE PLAN 2019 – Tactical work

1. Ridgetop fire break bulldozed/ useful as fire vehicle access dirt road on Upper Old Cazadero Road - Walbridge Fire, Aug. 17 – Oct. 2, 2020.



## PROJECTS CURRENTLY IN PROGRESS:

1. Guernewood vegetation management grant application submitted by Environmental Resource Solutions, Inc. and Annabelle Breakey, member of the Guernewood Neighborhoods Assoc. on May, 2021. Fuel break of 157 acres in portions of Section 31 T8N, R10W, MDBM; Section 36 T8N, R11W, MDBM; Section 01 T7N, R11W, MDBN - Duncans Mills Quads, USGS
2. Alina Haigler is working with residents of Devil's BackBone area above upper Old Cazadero Road regarding adding water tanks for use by firefighters, maintaining the bulldozed fire break/vehicle roadway.
3. Multiple GMRS and amateur radio groups, including within the Guernewood Neighborhoods Assoc., to provide emergency communications, are working with the Sonoma County Office of Emergency Services.
4. Alina Haigler is compiling a contact list encompassing 55 households from upper Old Caz to Pool Ridge into the properties contained within Armstrong Woods Reserve is now active. These neighbors are mapping and sharing the information on existing water sources. These are the water sources used to fight the Walbridge Fire. Unfortunately, the 2year drought is leaving people with springs and wells which are drying up. A very important project we plan to do is to create a water catchment and storage system to be used for fire suppression along the ridges.
5. Mapping the back country: Tom Finn met with Chiefs Baxman and Turbeville to map roads opened with bulldozers during the Walbridge Fire in early winter 2020. They drove the back roads using GPS to map the area. These areas represent

very difficult terrain to access by emergency vehicles and are completely on private property. Some of the property owners are letting CalFire keep these roads for future access to fires.

6. GMRS radios are now at many of the households in the back country area and 2 repeaters are on ridge tops at Wildwood Retreat and the Overlook (Haigler property). The radio operators successfully stayed in touch during the September 2021 lightning event. A group on Pool Ridge monitored lightning strikes and looked for smoke from starts and then communicated to the Overlook Repeater station radio operator.

#### NEW PROJECTS TO BE UNDERTAKEN:

1. The Board of the Cazadero Community District indicated support for re-opening the stretch of Old Cazadero Road from Cazadero across East Austin Creek for emergency use in a letter to TPW director Johannes Hoevertsz on June 14, 2021. Maintaining Old Cazadero Road between Guerneville and Cazadero is a high priority project as it is the only road for fire fighters to access Devil's Backbone Ridge and was a critical road during the Walbridge Fire 8/2020.
2. Alina Haigler and residents of upper Cazadero Road are working with Good Fire Alliance to do permitted prescribed burns of slash materials when conditions allow.
3. Create a website for FIRESAFE GUERNEVILLE to include: maps and information on completed, pending and proposed projects and a suggestion box for other projects; a sign-up page for volunteers to help with running the council, or working on a specific project and links to agencies and other fire related resources.
4. Join SaferWestCounty which is a 501(c)3 non-profit group.
5. Create bylaws for FIRESAFE GUERNEVILLE, elect a board of directors, compile a membership list.
6. Map Your Neighborhood projects by areas within the county MAC boundaries of Guerneville.
7. Ongoing education as to vegetation management projects, how to form local evacuation groups, how to prepare for evacuation.
8. Other projects to be suggested by interested residents and merchants.

Submitted to FIRESAFESONOMA, and to Sonoma County Supervisor Lynda Hopkins by:

Lois Lebovich – [lmlebovich@yahoo.com](mailto:lmlebovich@yahoo.com) 707-869-5676

Alina Haigler – [alinahaigler@gmail.com](mailto:alinahaigler@gmail.com) 949-423-5585

Residents of Guerneville

# ¡En Sus Marcas, Listos, Fuera!

## Lista de seguridad

Consejos para mejorar la familia y la supervivencia de la propiedad durante un incendio forestales

- | <b>Si</b>                | <b>No</b>                | <b>Su casa</b>  |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. ¿Su casa tiene techo de material no combustible (como metal, tejas de composición o de barro, etc.) con las aperturas tapadas? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. ¿Está su techo y canaletas de lluvia libres de hojas y ramas?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. ¿Están todos los respiraderos cubiertos con malla de alambre de 1/8 pulgada?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. ¿Tienen sus chimeneas supresores de chispas aprobados?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. ¿Tiene su casa el revestimiento de paredes de materiales no combustibles?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. ¿Están los aleros de su casa cubiertos con material no combustible?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. ¿Son las ventanas de doble panel o cristal templado?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. ¿Son las terrazas y cobertizos de materiales no combustible? ¿Están las áreas libres de materiales y artículos combustibles?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. ¿Está toda la leña por lo menos a 30 pies de su casa?  |

- | <b>Si</b>                | <b>No</b>                | <b>Espacio defendible</b>   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. ¿Ha eliminado la vegetación alrededor de su casa de acuerdo con las recomendaciones de las zonas de espacios defendibles? (Considere agregarle más distancia al tomar en cuenta el declive de su propiedad.) |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. ¿Existe la distancia recomendada entre los arbustos?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. ¿Ha eliminado los combustibles en escalera?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. ¿Hay área limpia o césped que se extienda 30 pies de su casa?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. ¿Está la zona no combustible establecida y mantenida?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. ¿Hay la separación recomendada entre los arboles?  |

- | <b>Si</b>                | <b>No</b>                | <b>Acceso de emergencia</b>   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. ¿Está visible la dirección desde la calle o el camino?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. ¿Los números de la dirección están hechos de material reflectante y no combustible?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. ¿Está el camino a su casa libre de vegetación por lo menos a 10 pies de las orillas en ambos lados y libre de ramas que cuelgan? |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Si el camino a su casa es largo, ¿tiene suficiente espacio para que un vehículo de emergencia pueda darse la vuelta?             |



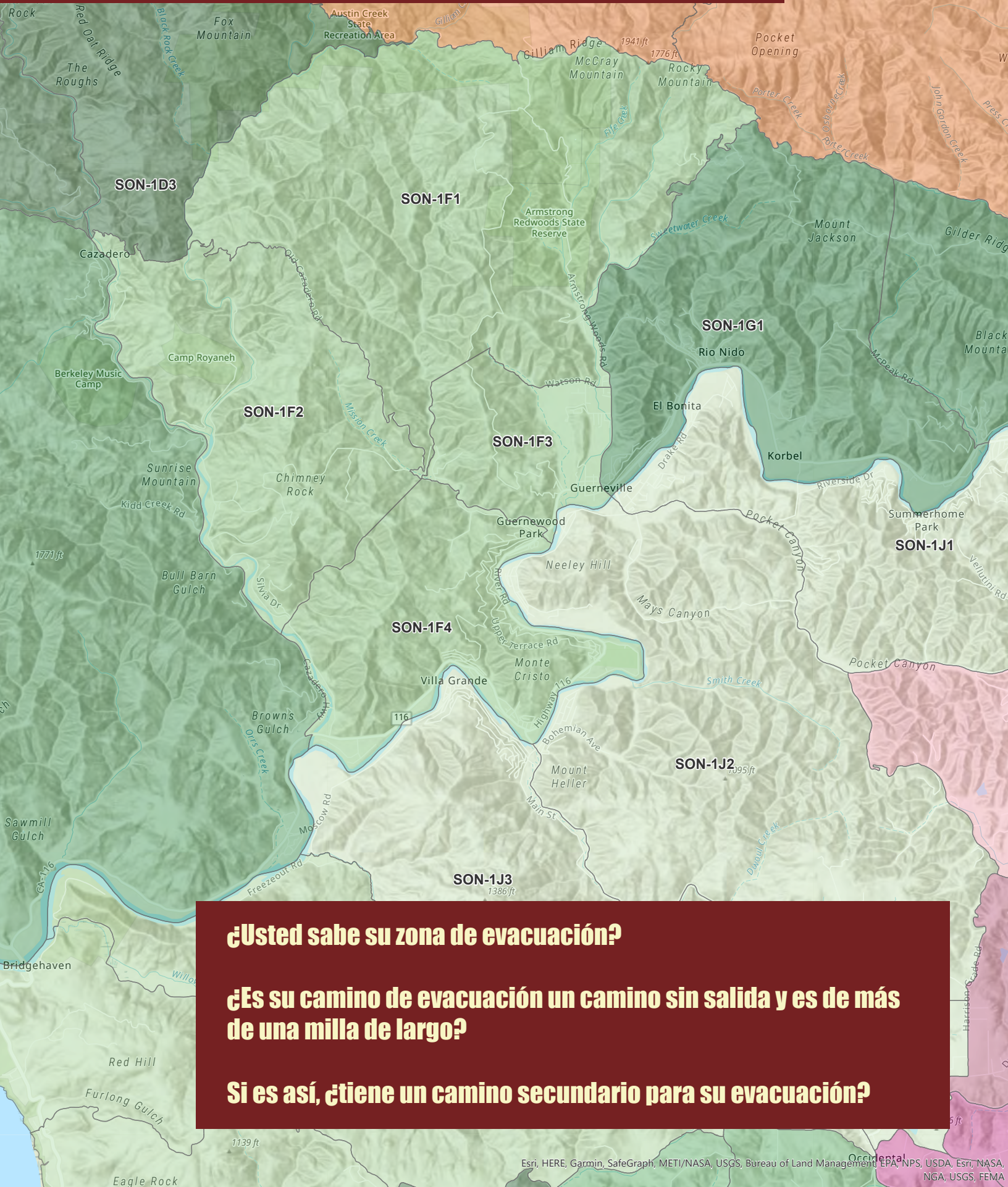
Ready, Set, Go!

[www.wildlandfireRSG.org](http://www.wildlandfireRSG.org)  
[www.FireSafeSonoma.org](http://www.FireSafeSonoma.org)





# Zonas de Evacuación de Guerneville



**¿Usted sabe su zona de evacuación?**

**¿Es su camino de evacuación un camino sin salida y es de más de una milla de largo?**

**Si es así, ¿tiene un camino secundario para su evacuación?**



The Lower Russian River MAC and the Sonoma County Coast MAC representative selection process for 2022 will be open from October 1<sup>st</sup> through October 31<sup>st</sup>, 2021. The Municipal Advisory Councils were established to advise the Board of Supervisors and other County decision makers on proposed projects located within the MAC and topics of interest relating to the Sonoma County Coast and Lower Russian River regions, to provide a regular forum for citizen participation in the formation of advisory recommendations on those decisions and to provide a bridge for communication between the county and local residents and businesses, and the general public on local government decisions affecting the Sonoma County Coast and Lower Russian River.

If you reside in one of the districts with open seats and you are interested in participating as the representative, please verify that your district has a vacancy and then complete the following application. Send your completed application to the 5th District Field Representative, Elise Weiland, [elise.weiland@sonoma-county.org](mailto:elise.weiland@sonoma-county.org). The application deadline is October 31, 2021.

**Apply here:** [MAC application](#) (PDF: 264 kB)

**Lower Russian River Districts with open representative seats:**

Forestville; Pocket Canyon; Rio Nido

Click here to view the interactive LRRMAC District map and find your district:

[View the River MAC Map](#) (PDF: 2.6 MB)

**Sonoma County Coast MAC Districts with open representative seats:**

Bodega Bay; Jenner; The Sea Ranch/Annapolis; Timber Cove

Alternate seats available: Bodega Bay, Fort Ross/West Cazadero and Jenner

Click here to view the interactive SCCMAC District map and find your district:

[View the SCCMAC Map](#) (PDF: 4.36 MB)



## **Purpose of the Municipal Advisory Councils**

Specifically, the SCCMAC and LRRMAC provide a forum for public expression and for making advisory recommendations to the County of Sonoma on the following:

- Use permit applications
- Rezoning applications
- General Plan amendment applications
- Prioritization of Transportation and Transit Improvements
- Health and Human Safety Net Services
- Additional topics suggested by District Supervisor

The SCCMAC and LRRMAC also serve as a liaison with the Fifth District County Supervisor on community support and outreach for residents in this unincorporated community.

In order to facilitate community engagement the SCCMAC and LRRMAC will make recommendations to the Board of Supervisors on the aforementioned advisory topics. In addition, the duties of the Municipal Advisory Councils shall include:

- Hold regular open and public meetings
- Study and analyze the advisory topics
- Keep the District Supervisor informed of any issues related to advisory topics within the community
- Provide recommendations on the advisory topics and annual reports to the Board
- Comply with the Sonoma County Municipal Advisory Council policies and procedures

## **Helpful Traits of a Good Municipal Advisory Council Representative**

Listens attentively and communicates clearly

Is active and engaged in the community

Does not become entrenched in their own opinions and beliefs

Operates with the best interests of the community in mind

Has prior experience working with organizations

Is able to see the big picture

Is effective in collaborative situations

Has some familiarity with the Brown Act (training provided)



**Lower Russian River Land Use Committee**  
**Report to LRRMAC, October 21, 2021**  
**Respectfully Submitted – Kyra Wink, LUC Chair**

There have been (2) Land Use Committee meetings

**There was a Special Meeting called August 18, 2021** (involved Coastal and LRR MAC Land Use Committee Members)

- The goal for this special meeting was to get input from the Coastal & Lower Russian River LUC on the current permit process and suggestions for improvements for Supv. Lynda Hopkins ahead of a meeting with Permit Sonoma

Feedback from the Meeting and info provided to Supv Hopkins was,

- MAC LUC Members / chairs should receive instant notification from Permit Sonoma when an application comes in to Permit Sonoma
- There should be not less than 90 days notifications before comment periods / deadlines of any sort for all events / permits to enable public engagement.
- On the permit form there should be a check box if any road involved in an event or permit is a one-way in/ out roadway.
- Permit Sonoma should have a list of MAC Reps and should communicate permit and event information (with comment period dates, etc... ) specific to their affected areas (or it all goes to LUC and LUC communicates to MAC Reps)
- Maybe limit events during fire season or red flag events / seasons
- No ministerial permits for Coastal MAC due to Coastal Commission / State Regs
- Must track event permits for overlaps

**The Second LUC meeting (first one for LRR MAC) was held on September 17, 2021**

**Three topics were discussed.**

- 1) The Meeting schedule was decided. The LRR LUC Meetings will be held on the 4<sup>th</sup> Thursday of every other month (opposite the LRRMAC Meeting). The next meeting however will be on MONDAY, November 22, 2021 (due to the Thanksgiving Holiday) at 5:30pm. The meeting schedule for 2022 will be published on the website.
- 2) LUC Communications, notice requirements and outreach - using Brown Act requirements, meetings will be noticed and community outreach will be modeled after the MAC Format. Suggestion for a LUC Logo was discussed (see top of page) LUC will elicit assistance from MAC Reps to communicate (via FB/ Nextdoor) and

post notices regarding events / permits happening within their respective communities.

**3) Permits and Projects of Interest Discussed.**

- a. Lok / Guernewood Park Development (Permit Sonoma File No. PLP18-0012)  
Public comment ended at 5pm. All public comments expressed at the two prior MAC meetings were given to the responsible Permit Sonoma planner.  
The Hearing is set for October 14<sup>th</sup>. (Update – **Hearing Now set for Oct 28, 2021**).  
Staffs report due before October 28<sup>th</sup>, 2021  
Planner is Georgia McDonald. [Georgia.McDaniel@sonoma-county.org](mailto:Georgia.McDaniel@sonoma-county.org)
- b. Permit for Timberland conversion to Cannabis cultivation (File # UPE21-0056)  
This project is at the beginning of the permit process and the progression will be monitored by this committee and shared with the community.
- c. Monte Rio Gas Station (Permit Sonoma File # PLP21-003)  
Permit for 24-hr fuel station with 3 dispensers to an existing mini-mart along a scenic corridor on a 0.32-acre parcel. This permit application is incomplete & stalled since March. Planner is Doug Bush – [doug.bush@sonoma-county.org](mailto:doug.bush@sonoma-county.org)
- d. Re-Zoning sites for affordable housing (Permit Sonoma File No. PLP20-0018)  
Notice went out and Planner is Nina Bellucci (707) 565-1236

## **10-21-21 LRRMAC Short-term Vacation Rental Committee Update/Report**

The work of our committee is coming to a close as Permit Sonoma gathers community input from citizens and Municipal Advisory Councils throughout Sonoma County. Although we are focused on the Lower River area, this new ordinance has to be written to apply to all Sonoma County unincorporated communities. Santa Rosa has also been revising the City's VR ordinance, so conducted citizen and industry surveys to get a feel for how communities want to address what has increasingly become a neighborhood-impact issue.

Our committee specifically tried to address VR density in neighborhoods in order to seek a balance between commercial properties and homes for locals. Defining neighborhoods continues to be a challenge, but as Fire Safe Councils get established along the Lower River and West County, their neighborhood boundaries might be useful for our cause. Permit Sonoma is mapping for fire and emergency safety, so their maps will help identify licensed businesses and therefore define properties within neighborhoods.

So far, Permit Sonoma sees moving this commercial business from Land Use oversight to Business License jurisdiction. Currently, coast communities do not have a vacation rental ordinance, so this change could bring ordinance oversight to a larger area that is dominated by the tourist industry. This change could also make ordinance enforcement more effective.

As Permit Sonoma closes in on what does and does not work with the current ordinance, opportunities for locals to ask questions and voice concerns is vital to rewriting this ordinance. Gary Helfrich is here from Permit Sonoma to hear from our neighborhoods and answer any questions you have.

Gary will give us an update on how Permit Sonoma is addressing community concerns with current proposed revisions to the ordinance, then we'll open this to our community for questions and comments.

# Trash Tracker

Lisa Nahmanson, Ad Hoc Chair. Alice and Avi = committee members

| Subject            | Assignment   | Status           | Point Person    | Comments   | Partner or Project                | Community engagement  |
|--------------------|--|------------------|-----------------|--|-----------------------------------|---|
| Adopt a Road       | Promote and sign up road sponsors  | Sales            | Alice           | reduce trash and mowing plastics   | TPW - Clyde Gallantine            | Sign up/Promote   |
| Funding Pick up    | 2 grants in progress 1) \$7,500 for Keary and Sally/Everclean 2) \$20,000 for Russian Riverkeeper      | CAO process      | Elise           | downtown Guerneville cleaning and river clean up   | Riverkeeper and Everclean         | volunteer with Riverkeeper!   |
| Republic Issues    | covered loads, security to stop trash stealing   | need feedback    | Lisa            | CHP agreed to spot enforce. Any progress?  | CHP, Rivekeeper                   | Cover your loads, get trash service from Recology   |
| Clean California   | Public Art and trash/clean up of public spaces, connect Philip Tymon River Arts                        | building a proje | Alice and Elise | November grant opening <a href="https://cleancalifornia.dot.ca.gov/">https://cleancalifornia.dot.ca.gov/</a> | River Arts & Media                |   |
| Trash Cans         | Grants for tri-bin cans  | need to locate   | Alice and Elise | Possible part of Clean California or separate grant  | Zero Waste Sonoma grants possible |   |
| No mowing trash    | Policy change at both TPW and CalTrans   | half hearted agr | D5              | need to push policy change   | TPW/ CalTrans                     |   |
| unhoused and trash | 1) Funding pick ups, 2) IMDT teams providing materials and trash staging, 3) SAC crews                 |                  |                 |  | Riverkeeper, IMDT                 |   |
| Education          | Russian River Revitalization -remove single use plastics, provide POS education, pick up bags/programs |                  | Elise et al     |  |                                   | Will have opportunities when the project rolls out  |
| Education          | Leave No Trace - SCTB, Regional Parks, Leave No Trace partnership                                      | launching in ear | Meda            | Regional Parks   |                                   | All of us, leave no trace and pick up trash when leaving a beach  |
| Education          | Sonoma Coast Pledge  | 2022             | Rodoni          | 3 county effort to stop trashing the coast - Marin, Mendocino, Sonoma  | Marissa Montenegro                |   |
| Local control      | CSD /Strategic plan launch December 4 BOS  | 2022/2023        | Elise           |  |                                   | Engage in conversations about how to provide local services in unincorporated West County - to come in 2022 |

