



Lower Russian River Municipal Advisory Council

In accordance with Executive Order N-25-20 and N-29-20 regarding the Brown Act for public meetings during the public health emergency, 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. YouTube Channel can be found under Sonoma County 5th District.

Please click the link below to join the webinar:

<https://sonomacounty.zoom.us/j/94958452603?pwd=eGRROTdoK0lGaTE4eFpuN1AvWisxZz09>

Passcode: 479085

Or One tap mobile :

US: +16699009128,,94958452603# or +13462487799,,94958452603#

Or Streaming Facebook Live on Supervisor Lynda Hopkins page <https://www.facebook.com/supervisorlyndahopkins/>

LOWER RUSSIAN RIVER MAC

AGENDA

June 17, 2021

5:30 – 7:30 pm

The Lower Russian River Municipal Advisory Council welcomes you to its meeting. Your interest and participation are encouraged and appreciated. Questions and comments may be entered in the zoom chat.

Call to Order

MAC Clerk/Nance Jones

Pledge of Allegiance

Roll Call

A. Approval of Agenda

River MAC Chair Pip Marquez de la Plata

B. Statement of conflict of interest

(This is the time for the Chair, Vice Chair and Councilmembers to indicate any statements of conflict of interest for any item listed on this agenda).

C. Correspondence – Letter from Lloyd Guccione

D. Consent Calendar

a. Approval of February 18,2021 Minutes

b. Approval of Land Use Policy

E. Public Comment on Matters Not Listed on the Agenda

F. Regular Calendar Items

a. Supervisor Hopkins Opening Comments

b. Land Use

1. Appointment of Land Use Standing Committee

2. Presentation and Public Comment: The Lok Group / Guerneville development

c. Vacation Rental ad hoc committee report

d. Residential Parking

1. Budget report
2. Ad Hoc Report

e. Staff Report:

1. Monte Rio Park Update
2. Confluence Update
3. CalTrans/ADA project

G. Council Member Reports/Comments

H. Proclamations

None.

I. Call for agenda items

J. 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 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 Meetings

Regular schedule:

Thursday, August 19, 2021, Location TBD, 5:30 p.m.

Thursday, October 15, 2021, Location TBD, 5:30 p.m.

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:
Sonomacounty.ca.gov/lrrmac.

Lower Russian River Mac

Agenda

April 15, 2021

5:30-7:30

Call to order Mac Clerk/Nance Jones

Pledge of allegiance Group

Roll call

Present: Pip Marquez de la Plata, Vesta Copestakes, Jeanette Dillman, Tony Goodwin (alternate for Mike Nicholls), Nic Pereira, Naomi Hufstutter, Kyra Wink, Alice Teeter, Lisa Nahmanson

Absent: Mike Nicholls

Oath of Office-Supervisor Hopkins administered the oath of office for Sarah Lindsey for new alternate representative for Guerneville.

Approval of Agenda

Chair Pip Marquez de la Plata asked for two items to be changed on the agenda. He asked for removal of the bylaws under consent calendar and to move agenda item for AdHocs up to earlier in the agenda before the land use presentation.

Jeanette Dillman commented that the reason for pulling the bylaw item is that the board needs to receive the bylaws ten days prior to approval as stated in the current bylaws and that did not occur.

Lisa Nahmanson made a motion to approve the above changes and the motion was seconded by Nic Pereira. Motion carried 8-1-0.

Conflict of Interest- none

Correspondence-none

Consent Calendar-

Approval of February 2021 Minutes

A motion was made by Nic Pereira to approve the consent calendar and the motion was seconded by Kyra Wink. Motion carried 9-0-0

Chair Statement- Pip Marquez de la Plata

Before we start in earnest, I have a few comments to make that I hope will clarify some questions about the purpose of the MAC and what role is in our Community. As our name suggests, the Lower Russian River Municipal Advisory Council, is just that. We are a body that provides the 5th District Supervisor with advice and information about what is happening in each of our communities. This, in my opinion, is invaluable to residents as our Supervisor is really the only elected person that represents our interest in an unincorporated area in the county. We don't have mayors, or city councils, we don't have police departments or city planners or other resources that we can go to air grievances or get stuff done. We, as your councilmembers, are in essence listening posts for providing feedback to our only elected representative in a more orderly and concise manner. Keep in mind that we DO NOT have authority to create policy or divvy up budgets, or get a bathroom cleaned. But what we can do is advise our Supervisor or staff at District 5 of issues that are of import to the folks that live here.

Another question that is often asked is how is the agenda determined? So, I'd like to review the process and some recent examples to help clarify. We gather agenda items from the community, from Supervisor Hopkins and staff, and from AdHoc committees. Not everything that we receive can be covered in one meeting. As you've probably experienced, too often we have tried to pack too much into one meeting, and these end up being marathons for the most resilient.

We are working to keep the agenda under the 2-hour period unless there is a disaster or some item that demands a longer time period. Decisions are made by the Chair, additional Council members, and the Staff Field Representative.

Some recent examples:

- a.) Timing matters. We didn't have drought brought up as an issue at the last meeting, but it has become clear that this is an imminent problem that needs airing immediately.
- b.) Timing of Land use projects - this is also out of our hands, the MD gas station in Guerneville is ready to present to us and is at the right time for comments as they are moving to the design stage.

The Gas station in Monte Rio is also still in the early stages with just an application submitted and is not yet ready for comment.

- c.) Other pieces of the agenda are determined by whether they are best addressed as a full agenda item or whether it is better answered in another way - whether that is by staff or council, a direct reply by a councilmember or it is covered in another public forum. One example that came up is an agenda item asking about the Armstrong Woods re-opening. This was covered at a Guerneville Town Hall two weeks ago, it is the jurisdiction of the State Parks,

not the Supervisor, and it is now public information available on the Stewards of the Coast website that Armstrong Woods will be opening prior to Memorial Day weekend, therefore it isn't deemed a full agenda item that the Council needs to provide Advice on to the Supervisor.

Sometimes we invite someone who has asked for an agenda item to participate via public comment, as has happened with a requester this time from the El Molino Boosters.

So that's the process. I think we have an informative and important list of agenda items and we encourage you to continue sending your agenda items. We will continue to consider every item and address them to the best of this Council's ability.

AdHoc Committee appointments

Land Use Process

Chair Pip Marquez de la Plata presented a new process for assignment of land use AdHocs. There will now be a designated land use AdHoc committee for each land use item. There are currently three land use items in the planning process so three AdHocs will be assigned.

MD Gas Station AdHoc

Nic Pereira- chair

Lisa Nahmanson

Pip Marquez de la Plata

Gas Station in Monte Rio

Kyra Wink- Chair

New Resort in Dubrava (Guernewood Park)

Nic Pereira- chair

Cynthia Strecker

Naomi Hufstutter

Board Comment

Tony Goodwin- Land Use is very important. Feels it should be a standing committee to provide oversight to AdHocs. It is very important to Cazadero

Lisa Nahmanson- Feels this model gives more board members a chance to participate

Tony Goodwin- understands it is about committee meeting but feels if it is a standing anyone in community can come. Will not happen with AdHocs

Vesta Copestakes- how would standing committee work if AdHoc are under a standing committee?

Public Comment

Lloyd Guccione- Tony brought up a good point. He asked again for clock to be taken down as he cannot see the faces of the board. This is absurd and outrageous and the Chair is being rude.

Herman Hernandez- See this as an issue of how will people be able to attend all three. He feels that the county is not being transparent and how will notification happen to community and how will community be invited and kept informed.

Noelle- question regarding Drake Road that will go under public comment

Chuck Ramsey- comment on additional AdHoc moved to public comment

Motion was made by Lisa Nahmanson to appoint three AdHocs for Land Use. The motion was seconded by Alice Teeter. Roll Call motion approved 9-0-0

Public Comment

Lloyd Guccione- appreciated information from Jeanette. There are problems with transparency and timelines. He stated that John Uniack will not attend anymore as he sees it as a waste of time. He asked for the time clock to be turned off so that he could see the faces of the board members.

Chuck Ramsey- wants and AdHoc on the unhoused issues for Monte Rio. There are burglaries, dumping in the river, gang members, blocked roads with no escape during fires. Can and AdHoc address.

Noelle- There is a spot of 13 acres that crosses Drake Road that has been purchased and it is the only spot on that road where you can see the river. A new 30 ft trailer and heavy equipment is now placed there. Would like them to move. Noelle also commented on the amount of dead tan oaks in her area which need to be removed.

Kearry Sorenson- He would like the new park in Monte Rio named after Steve Baxman. He also talked of a person named Red across from Lamberts.

Tasha Mattison- Spoke of the recall effort going on for the board of trustees. She advocated for the removal of the President and Vice President as they voted for consolidation. This consolidation affects travel for students and extracurricular activities. They are preparing a recall petition and it will be available soon.

Mike Nicholls- asked what is being done about the blight conditions on 116. It was cleaned up and now a mess again. There was information that property was given notice but no update on what is happening

Lloyd Guccione- outlined that he has sent in correspondence and it has not been noted on the agenda or no action has been taken. He is waiting for response. He also says that the blight on 116 has been identified for years with no action.

Regular Calendar Items

Supervisor Lynda Hopkins update

- Lynda read a formal resolution acknowledging Vesta Copestakes for her 20 years of untiring service to her community and her work on the Gazette. It is a GOLD resolution and Lynda read through it for all to hear. The board clapped enthusiastically and congratulated Vesta on a job well done.
- River and Draught issues are of grave concern and Sonoma county will be looking at critical water conservation
- Vacation Rental AdHoc- Thanked the team for all of their hard work which goes to the board of supervisors and will assist with writing new regulations
- New company called PACASO allows and easy way to create a time share of a residential home. The supervisors are looking at this very carefully to understand impact.
- Lynda has been working with health and human services and sheriffs to address the issues in Monte Rio. She will keep group informed
- GRANT alert- Lynda talked about 25 million from PG&E that will be set aside for vegetation management. The great news is that an RFP process to apply for 2-4 million of those monies will be made available to individuals or groups. All projects large and small are eligible to put in an RFP.
- West County was highlighted as one of two areas noted for high fire danger so having this grant process will be a bonus for our area.

Board Comment

Nic Pereira- He is working on a Guerneville Fire Wise Council and is looking for 5-6 members

Tony Goodwin- Cazadero has started thinning brush and may be interested in this grant money

Vesta Copestakes- Can a neighborhood hire laborers through RFP process? Lynda responded that North Bay Jobs for Justice may be a good partner or Circuit Riders to get a group grant to get things done.

Public Comment

Herman Hernandez- met Vesta 27 years ago and congrats to her. Herman asked if individuals can apply for fire mitigation or does it have to go through agencies. Lynda said if a larger risk area wanted to apply together this would be good. Herman was not sure at this point if the county was going to address or not

Sonoma County Water Agency-Presenter Dan Seymour, principal engineer

Dan reviewed a slide presentation which will be included in this packet but following are some highlights from his talk.

The upper Russian River is in challenging times but all of the water shed is in trouble

We are facing historical drought of record

A) Lake Mendocino

- Lake Mendocino very low for this time of year
- Loss of water in reservoir is going down every year and it could possibly run dry this year
- They have file for temporary decrease of downstream flows and may have to make changes to lower river too
- This is the lowest that lake Mendocino has been since 1977

B) Sonoma County Reservoir

- Just inches behind 2014
- Storage levels below 2014
- 600,000 depend on this flow
- The reservoir is at 152,935 ft so there is water but in continual decline since 2020
- It is at the lowest level it has ever been
- You can track water levels at sonomawater.org/current-water-supply-levels

Board Comment

Nic Pereira- has there been consideration of a moratorium on hookups, or approval of cannabis proposals? Dan responded that Sonoma water is not a land use authority and he recognizes we need new homes for low income and homeless

Tony Goodwin- Are there any plans to generate water from other sources. Dan responded not at this time

How useable is the water when it gets very low? Dan responded they hope it does not get that low

How about fire? Will planes and helicopters still be able to get water. Dan said yes

Any effects on water due to covid, increased use. Dan responded no

Public comment

Lloyd Guccione- very informative presentation and should we not sell water to other agencies at this point? This means changing government habits as our current model does not work. We must consider growth.

Vera Fauss- How can mermaids help?

Michael Nicholls- Increase water flow from Eel River? Don responded they are also facing drought conditions. PG&E will reduce transfers so no real help.

Land Use Presentation of MD Gas Station- Harman Dhillon and Martin Breuer Presenters

Harmon outlined that he is representing his family and this is a mixed-use project. They have had their own issues with flooding of their home so they want to ensure this is addressed in the project.

Slides attached of proposed building

Highlights from the presentation

- They have been working on the project for the last 2-3 years
- The size has reduced over time to address neighbors' comments
- Gas station will remain the same size
- The housing numbers have been reduced to 4-studios, one will be the onsite managers with 2 two bedrooms, elevator, landscaping and parking only from old river road side
- They feel they have addressed most of the neighborhood major concerns
- Looking at making the building more eco friendly
- Most of the upper stories will be prefabricated and brought on site for less construction time and disruption

Board Comments

Naomi Hufstutter- Will this housing project accept HUD. Harmon stated they work with HUD now so there is no reason they won't for this facility.

Public Comment

Vera Fauss- What will happen to Fife Creek Antiques. Harman responded that they are trying to help them look for another property

Woody Hastings- from the Coalition of closing new gas stations asked if they will meet the new tank standards of double walled tanks. New ones should be above ground. Harman reported that the new tanks will be double walled.

Linda Johnson- not enough charm on scenic highway and can they add more charm. Will the top two floors be above the flood zone as **this** is the first area to flood. Martin responded that the top two floors are above the current flood zone. Harman also responded that the store hours will stay the same from 6am-10pm

General Mobile Radio Service- Presenters Lois Lebovich, Damian Boune, Michael Rausch

GMRS radio network is currently in Guernewood and Guernewood Park. Will be used in times of flood and fire for neighbors to notify each other of how they may be affected and can assist with evacuation needs. They are used when other communication systems may be down.

Lois's highlights:

- Grant from Sonoma County Fire
- Must be licensed
- Everyone can hear each other
- 34 individuals have been licensed to use
- Tried to get communication pods of 4,6,8 residences
- Currently looking to enhance connectivity through use of GMRS repeaters
- Members can also upgrade their handhelds
- These radios are useful during evacuations
- GMRS can contact HAM radio operators
- Can receive NOAA alerts
- Other communities looking at implementing same format

Damian Bourne highlights:

- Publicly licensed radio system
- Short range communication
- Have placed repeaters in Cazadero, Fort Ross, Timber Cove looking to place more
- Does not replace any other systems
- Available when nothing else works

Mike Rausch also presented that this is a very important system that can relay information and is a good supplement and the sheriffs support this model while they cannot use it exclusively. He also presented the use of evacuation tags which have been used in other fire zones and worked successfully to help sheriffs with checking for evacuation.

Board Comment

Lisa Nahmanson- Footprint depends on terrain so they try to locate in higher areas and have people relay messages

Vesta Copestakes- If neighborhoods want to join how do they. Lois will contact Vesta.

Jeanette Dillman- People are afraid to put evacuation signs in their windows due to looting. Mike responded this was not an issue in other areas and they are always watching for looters and catching them.

Public Comment

Lloyd Guccione- had wanted to give input on gas station as he lives behind the gas station and if you want to contact him get info from Nance.

Tony Goodwin- Lois had inspired me to get one going in his area. Can you use GMRS to communicate information from sheriffs to fire fighters. Mike responded that while they cannot support people staying, he recognized that the cazadero team basically saved many areas from burning. Lois also said that fire and other agencies cannot use but if they go through HAM radio operator the messages can be relayed.

AdHoc Reports

Vacation Rental report out- Vesta Copestakes, Lucy Hardcastle, Cynthia Strecker, Nic Pereira

Highlights from the presentation and slides attached

Vesta Copestakes- reported that the current cap on vacation rentals has given them time to collect data and allow the MAC to influence decisions at the board level when the ordinance is updated

Lucy Hardcastle- Lack of data and adherence has not teeth and the perception is that there is an increase in numbers

Vesta Copestakes- talked about the next steps are really about sharing information

Nic Pereira- developing a guide for residents on how to interface with the county and what the rules and regs are.

Board Comment

Alice Teeter- Thanked the group for all of their hard work

Naomi Hufstutter- Asked if the group is working with the two largest vacation rental businesses and if not to please reach out to them.

Public Comment

Debra Johnson- encouraged the group to work on all aspects of enforcement. There are many folks doing the right thing but very often it is one bad member that spoils if for the group so enforcement is key. Deb offered her help.

Vera Fauss- Vesta is an inspiration

Cea Higgins- Thanked the team for all of their hard work.

Parking Permit AdHoc- Lisa Nahmanson presenter

The champions met in March. It was determined that the group did not meet the required percentage to craft an ordinance. The focus then will be on identified neighborhood zones. For example, in Forestville, Hacienda are eligible. The AdHoc may need to refocus their work.

Board Comment

Vesta Copestakes -asked if they are working with regional parks and Lisa responded all avenues are open

Public Comment- none

Trash AdHoc- Alice Teeter presenter

The group has had great involvement in addressing trash in general but all trash that can go into the river. They are networking with other groups involved. They keep a punch list style of items to work on and are identifying county and community resources to work with. Some areas addressed are:

- Adopt a road now up to 18 groups
- Coordination of mowing and trash pick up
- Trash bags to unhoused
- New trash bins for Guerneville on Main Street which will not allow members of community to drop off their own personal trash in these bins
- Recology is now picking up trash three times a week on main street

Board Comment

Vesta Copestakes- When there are accidents on the road, they do not pick up the glass and smaller pieces from the accident.

Public Comment- none

Agenda items from the board and the community

Vera Fauss- Would like Carol Schumate and Kearry Sorrenson to speak on trash

Adjournment of meeting at 8:40pm

A motion was made by Nic Pereira to adjourn the meeting at 8:40pm. The motion was seconded by Kyra Wink. Motion passed 9-0-0.



Sonoma
Water

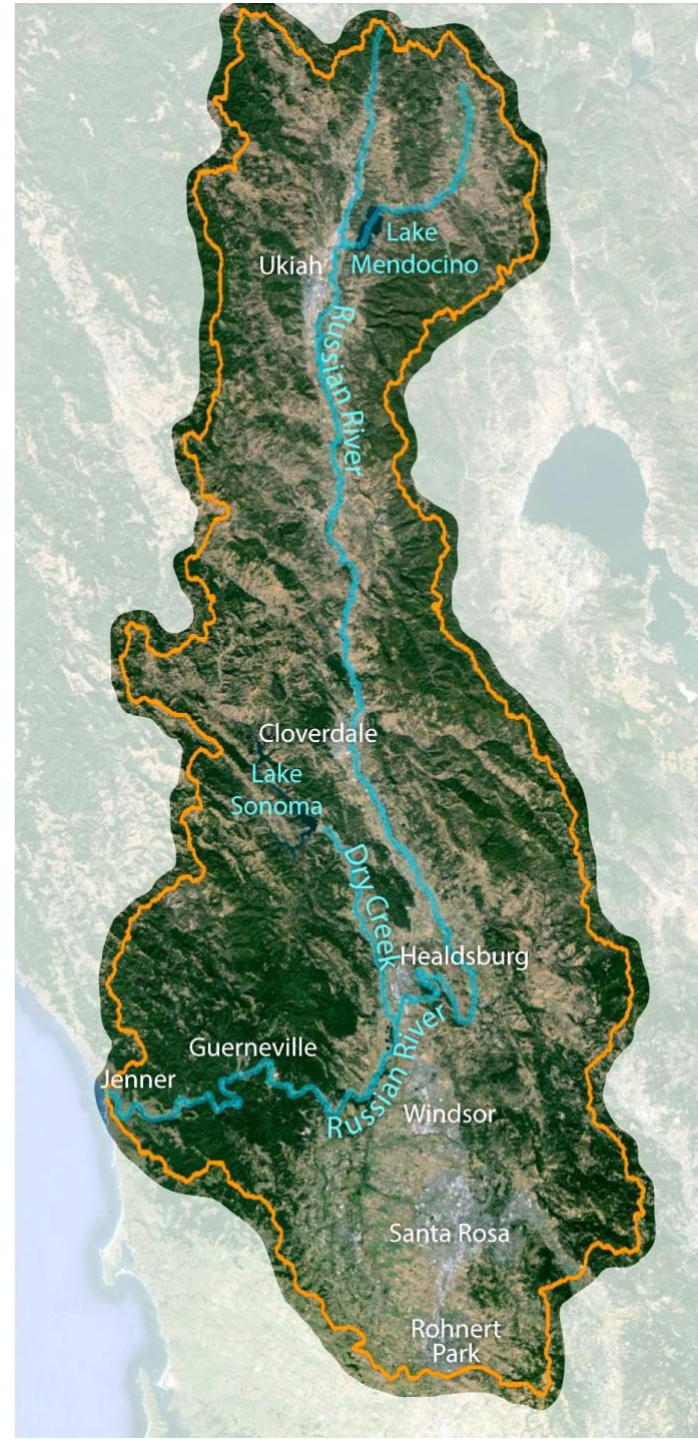
Responding to Drought Conditions

Don Seymour
WA Principal Engineer,
Resource Planning
Sonoma Water

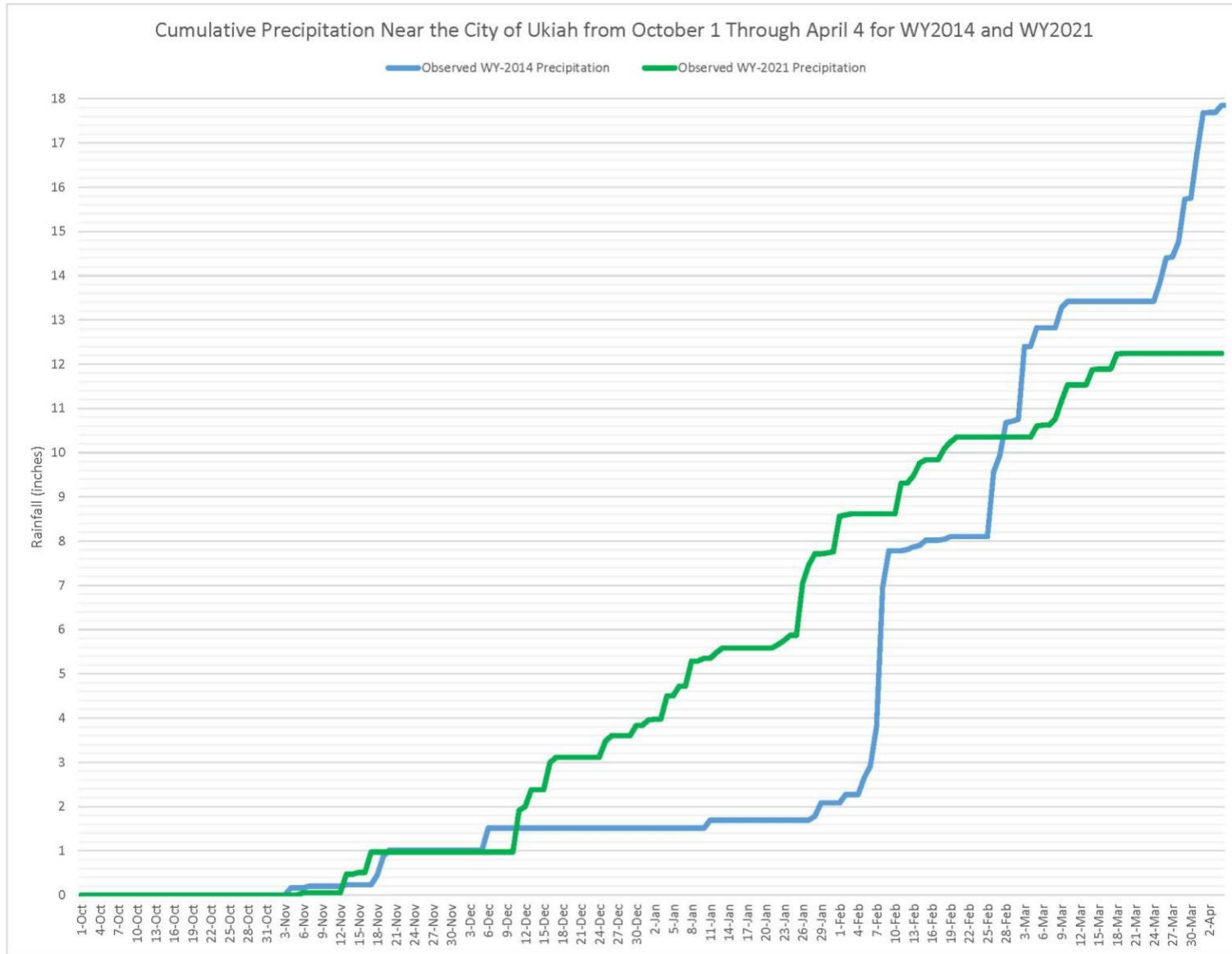


Russian River as a water source

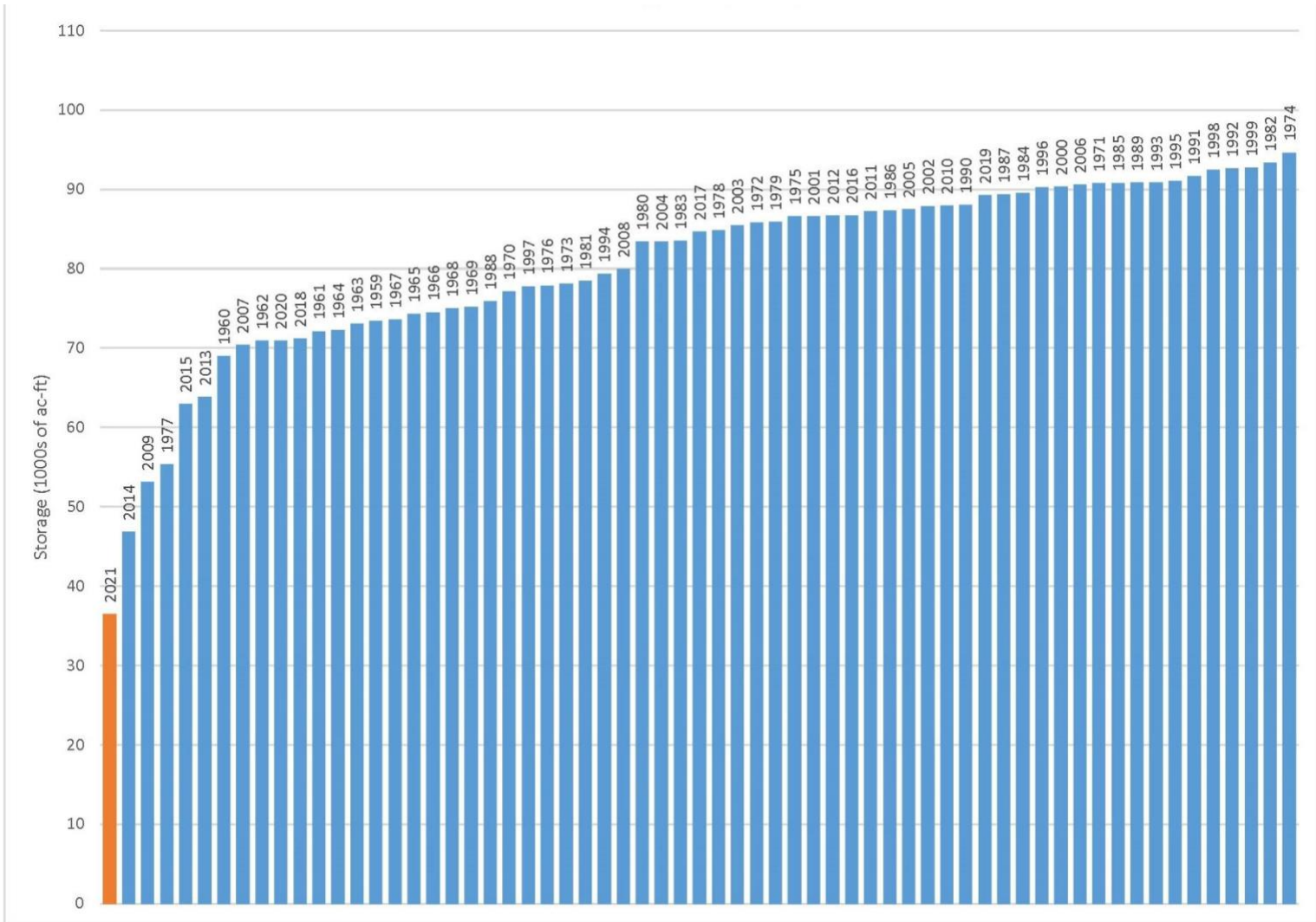
- Supplies water to more than 650,000 people, farms, businesses throughout the watershed
- SW supply is naturally filtered through sand & gravels



Ukiah Annual Average Rainfall (1894-2020): 30.88"



Lake Mendocino Storage on April 5 (1959-2021)



Lake
Mendocino
after two
years of
historically
low rainfall

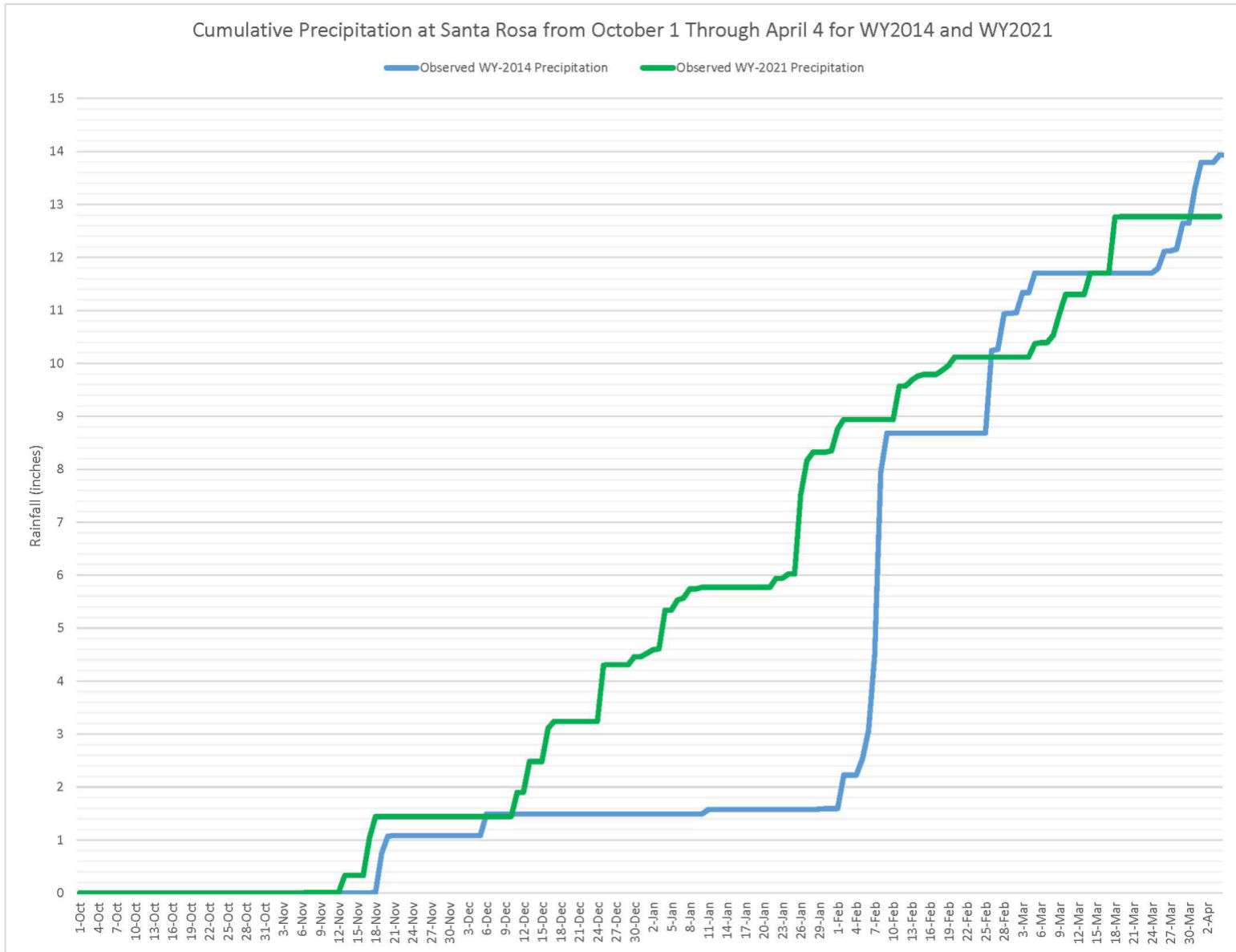


February 2019

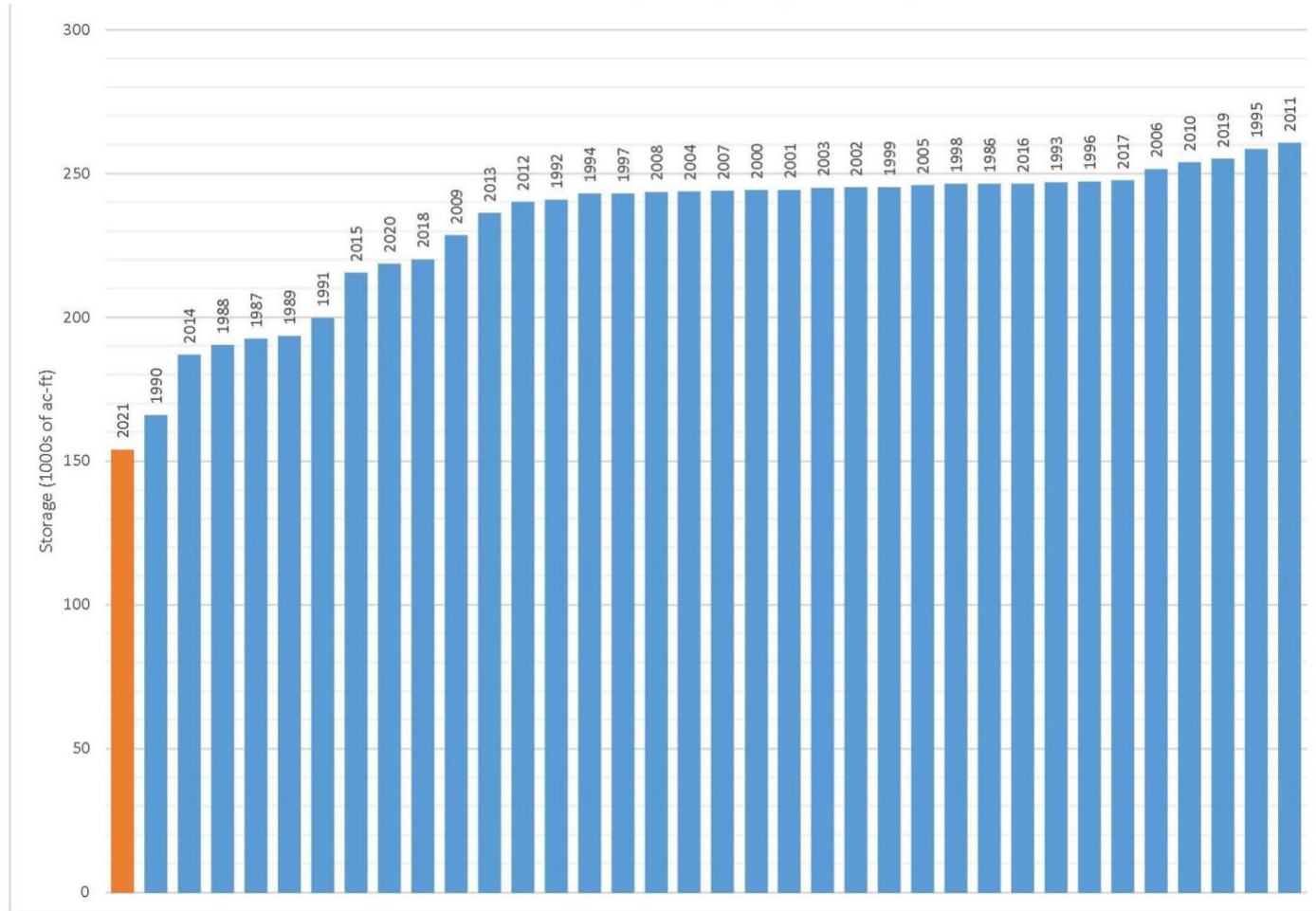


January 2021

Santa Rosa Annual Average Rainfall (1981-2010): 32.20"



Lake Sonoma Storage on April 5 (1996-2021)



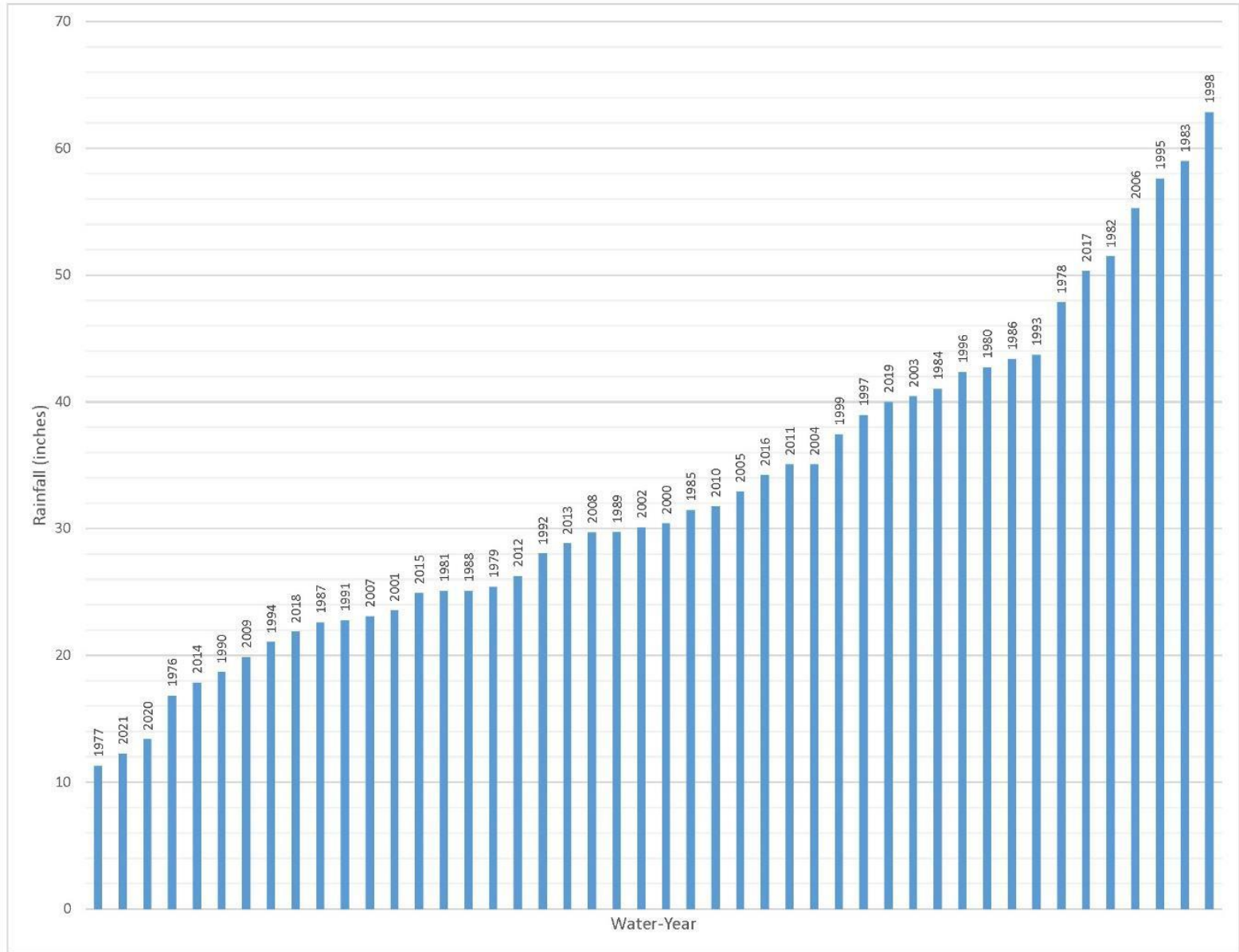
Lake Sonoma
during a
wet year in
2019;
And during
the drought
of 2014



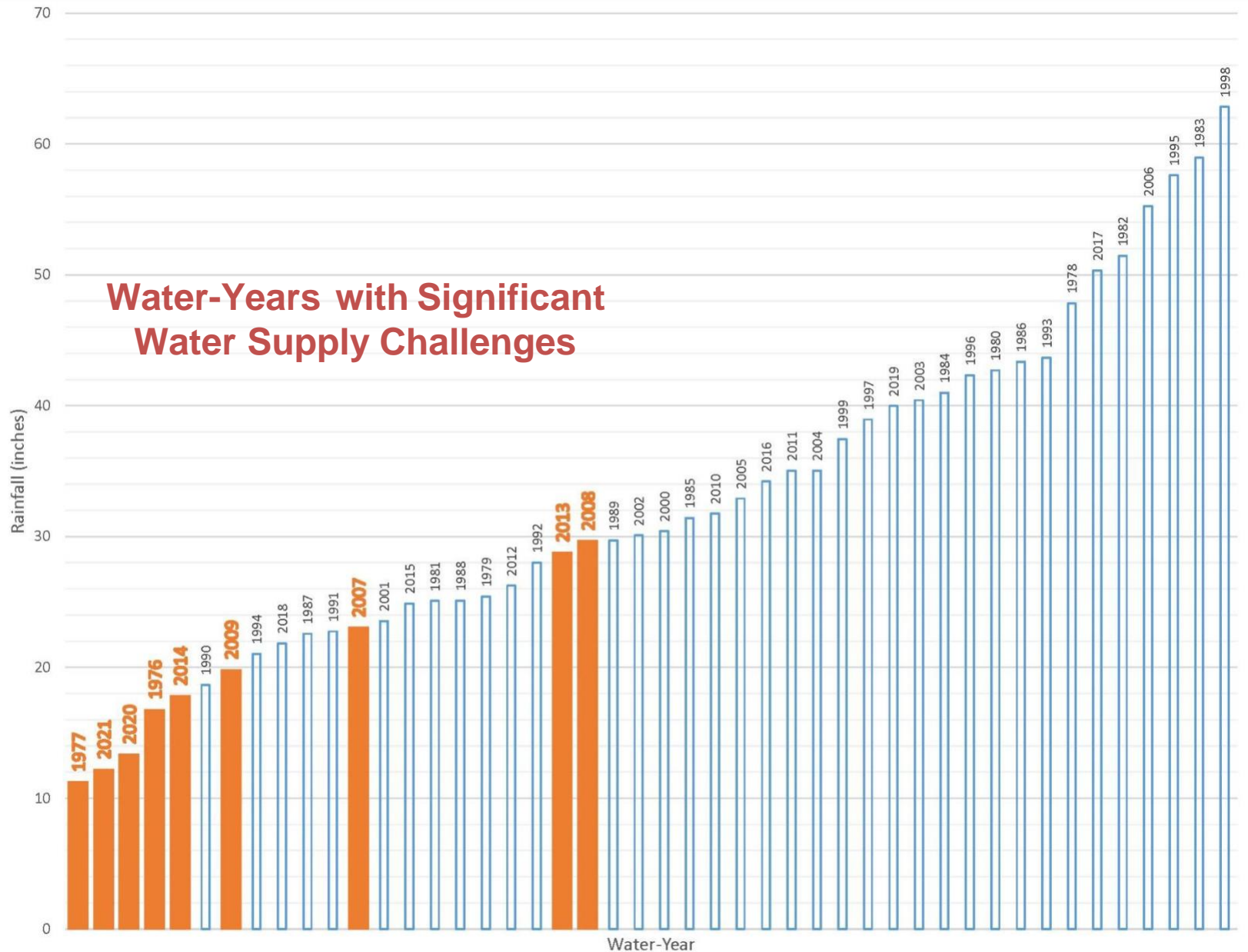
How does the current drought compare with past droughts?



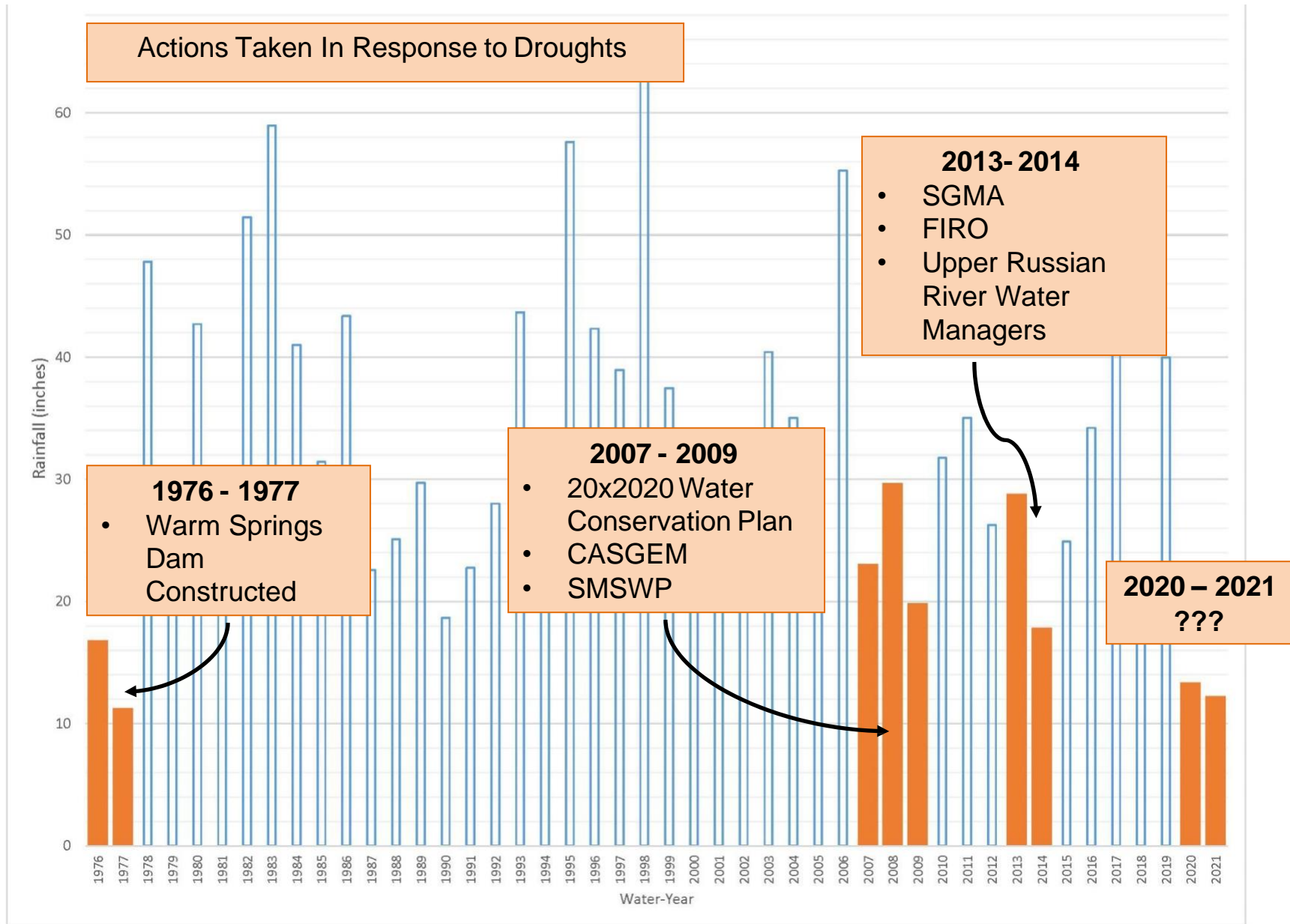
Ranked Cumulative Ukiah Rainfall Through April 8 1976-2021



Ranked Cumulative Ukiah Rainfall Through April 8 1976-2021



Cumulative Ukiah Rainfall Through April 8 1976-2021



Ongoing Water Use-Efficiency

- Regional per capita target for 2020: 129 gallons per day
- Regional per capita use for 2020: 113 gallons per day





For Water Supply information visit:

www.sonomawater.org/current-water-supply-levels

For Water Saving Tips visit:

Savingwaterpartnership.org



Sonoma
Water

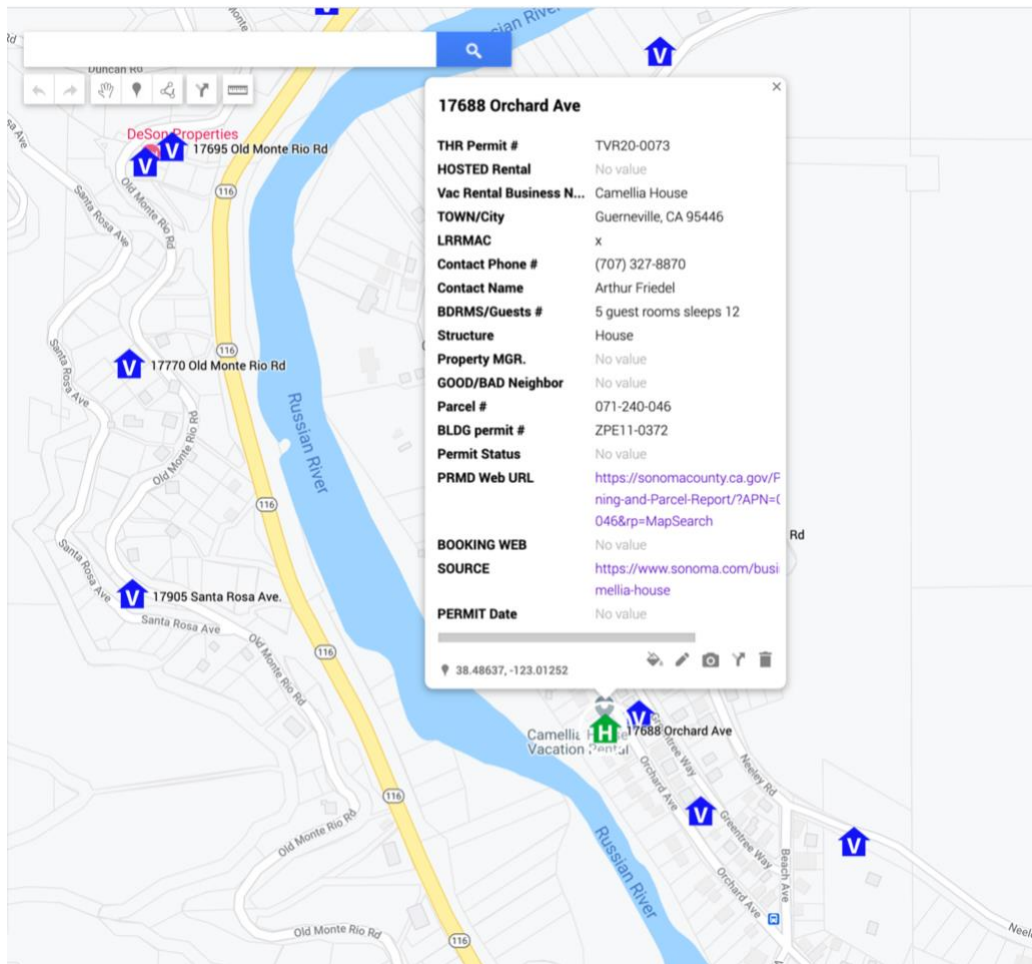
Questions?





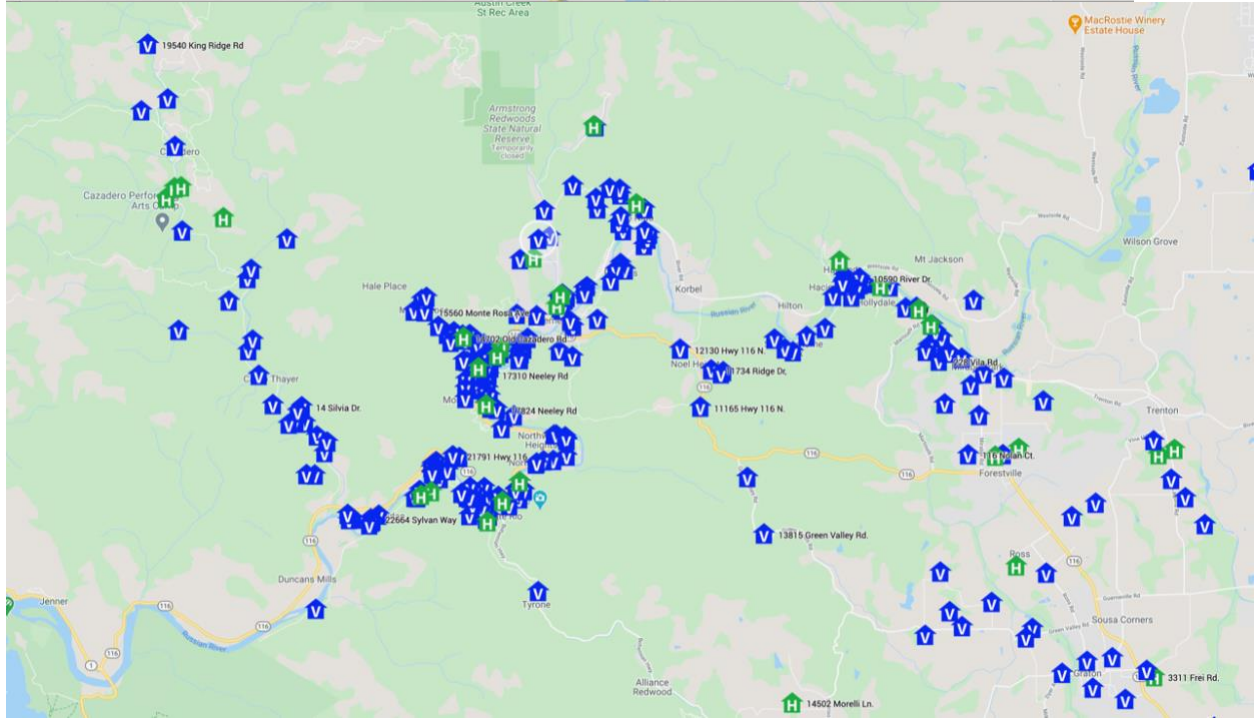
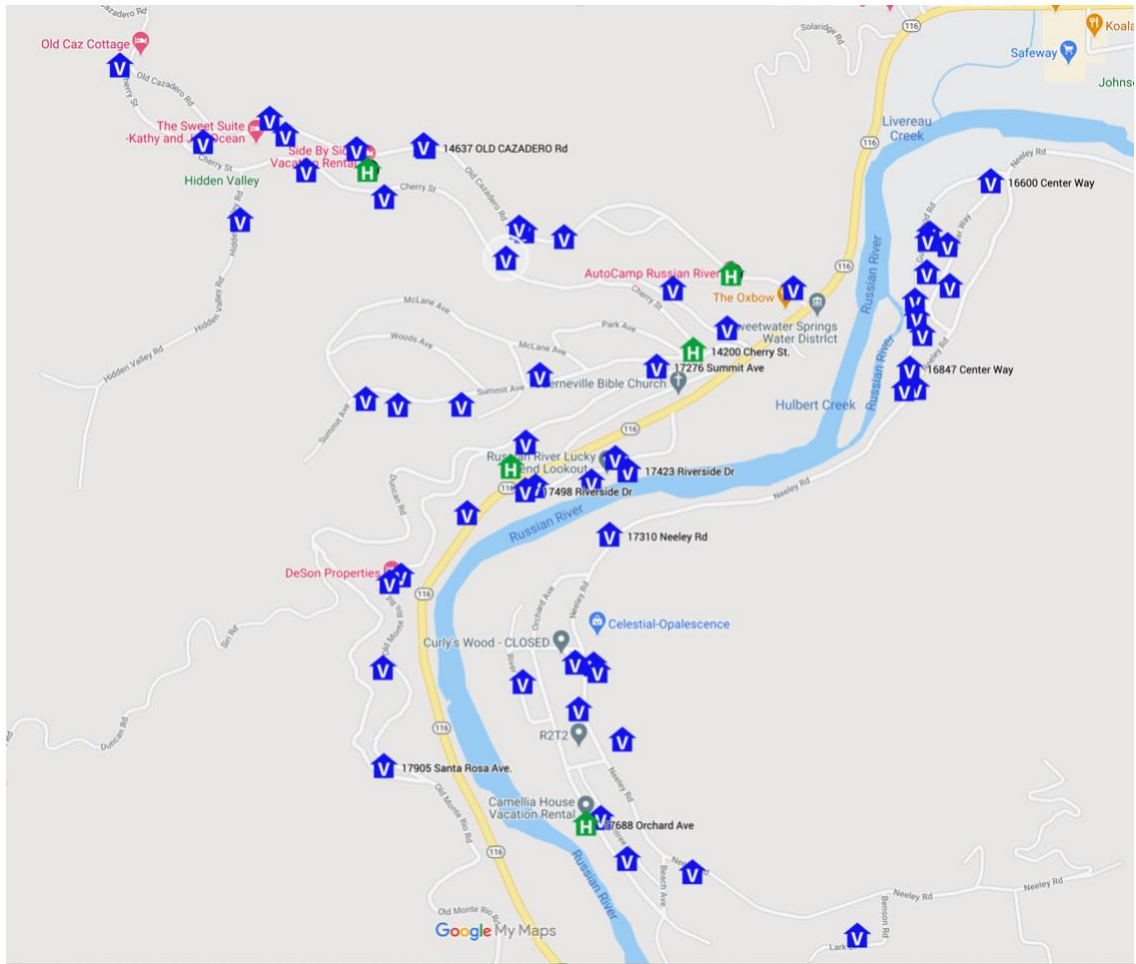
Sonoma
Water

Don Seymour
WA Principal Engineer, Resource Planning
Donald.Seymour@scwa.ca.gov



THR HOSTED 4-2021 FSort - Full County

THR Permit #	HOSTED Rental	Vac Rental Business Name	Address	TOWN/City	LRRMAC	Contact Phone #	Contact Name	BDRMS/Guests #	Structure	Property MGR.	GOOD/BAD Neighbor	Parcel #	BLDG permit #	Permit Status	PRMD Web URL	BOOKING WEB	SOURCE	
1	THR18-0048	Hosted Rental	Elm Grove Cottages	5450 Cazadero Hwy	Cazadero, CA 95421	x	(707) 632-4339						188-381-843	1/5/18-2/6/17			https://www.sonoma.com/business/18116	
2	THR18-0048	Hosted Rental	Bayona Beach Drapery	6000 Cazadero Hwy	Cazadero, CA 95421	x	707 237 7029		Cabin				188-688-872	7 - not listed			https://www.sonoma.com/business/18240	
3	THR20-0014	Hosted Rental	2 Pica Flat Rd	4900 Cazadero Hwy	CAZADERO, CA 95421	x								Done				
4	THR18-0037	Hosted Rental	Summerland Cabin	8900 River Rd	Furnessville, CA 95436	x	415.645.8599 24 hour		3 ROOMS - 8 people max	House			188-341-819	2/14-6/23			https://www.sonoma.com/business/18177	
5	THR19-0002	Hosted Rental	11217 Oak Ave.	11217 Oak Ave.	Furnessville, CA 95436	x								Done				
6	THR19-0006	Hosted Rental	8100 Tom Hopper Rd.	8100 Tom Hopper Rd.	Furnessville, CA 95436	x								Done				
7	THR19-0003	Hosted Rental	6715 1st St.	6715 1st St.	Furnessville, CA 95436	x								Done				
8	THR19-0030	Hosted Rental	9620 Rio Vista Rd	9620 Rio Vista Rd	Furnessville, CA 95436	x								Expired				
9	THR19-0044	Hosted Rental	Summit Manor	14200 Summit Ave.	Guerneville, CA 95446	x	(707) 469-8284 24 hour		2 rooms - 6 people max	House			178-688-693	2/11-5/26			https://www.sonoma.com/business/18105	
10	TVR 20-0013	Hosted Rental	Muiry Cottage	040 Cazadero Rd	Guerneville, CA 95446	x								Done			https://www.sonoma.com/business/18126_89	
11	THR18-0041	Hosted Rental	Side by Side	14700 Oak Cazadero Rd	Guerneville, CA 95446	x	(707) 469-9688 24 Hour			House			172-673-681	2/11-2/6/17			https://www.sonoma.com/business/18117	
12	THR19-0025	Hosted Rental	14200 Cherry St.	14200 Woodland Dr	Guerneville, CA 95446	x								Done				
13	THR19-0063	Hosted Rental	14210 Woodland Dr	14210 Woodland Dr	Guerneville, CA 95446	x								Done				
14	THR19-0049	Hosted Rental	14880 Rockside Hwy	14880 Rockside Hwy	Guerneville, CA 95446	x								Done				
15	THR21-0004	Hosted Rental	16424 Cullen Dr	16424 Cullen Dr	Guerneville, CA 95446	x								Done				
16	THR19-0032	Hosted Rental	17512 Hwy 116	17512 Hwy 116	Guerneville, CA 95446	x								Done				
17	THR19-0048	Hosted Rental	17670 Sonoma/Star Springs Rd.	17670 Sonoma/Star Springs Rd.	Guerneville, CA 95446	x								Done				
18	TVR20-0073	Hosted Rental	Camellia House	17688 Orchard Ave	Guerneville, CA 95446	x	(707) 327-8870	Arthur Friedel	5 guest rooms sleeps 12	House			071-240-046	2/11-03/72	https://sonomacounty.ca.gov/PRMD/Services/2	https://www.sonoma.com/business/18133		
19	TVR18-0014	Hosted Rental	Meadowview Cottages	20388 Hwy 116	Monte Rio, CA 95462	x	(850) 291-4888		3 cottages					7 - not listed	No Permits Found		https://www.sonoma.com/business/18117	
20	TVR18-0014	Hosted Rental	Grandma's House	21462 Rio Vista Ter	Monte Rio, CA 95462	x	(850) 359-3138 - 24 hour	Stephen O'Hara	3 beds - max 10 people	House					7 - not listed		https://sonomacounty.ca.gov/PRMD/Services/2	https://www.sonoma.com/business/18111
21	THR18-0044	Hosted Rental	21888 Monte Vista Ter.	21888 Monte Vista Ter.	Monte Rio, CA 95462	x								Done				
22	THR20-0006	Hosted Rental	21921 Mesa Grande Ter	21921 Mesa Grande Ter	Monte Rio, CA 95462	x								Done				





Land Use Committee Process



The goal of the Land Use committee is to amplify local voices and empower the community to influence land use decisions being made in their neighborhoods.

The Lower Russian River Municipal Advisory Committee (River MAC) and the Sonoma Coast Municipal Advisory Committee (Coast MAC) therefore adopt the following guidelines for taking up land use issues and permits for consideration.

A standing committee will be appointed by the Chair of each MAC.

Role/Tasks: The standing committee will meet at least once a month to

- review permit applications and determine timing/planner/scope of the project
- decide what action to take on open applications. This may include:
 - decline to review applications of lesser significance
 - providing notification to MAC representatives and to the community of Permit Sonoma hearings or next steps on projects considered of interest to the community. Such notification will be made through the e-newsletter and online postings.
 - inviting the permit applicant to provide a presentation at either a full MAC meeting or at a Special Meeting
 - compiling and providing public comment data from the presentation or other correspondence back to Permit Sonoma
 - voting to have the full MAC recommend approval or disapproval of a permit, or take some other action
 - tracking the projects if further action is required.
 - the Chair shall review event permits, which can have timelines of under 30 days, when they are received, and activate a notification for review to the full committee, MAC or special meeting if needed.

The Land Use standing committee may make the determination of how each permit is to be reviewed based on perceived interest to the community, timing, and other factors unique to the permit under consideration.

Membership: The standing committee will be comprised of 2 members of the MAC. This purposefully leaves room for an ad hoc appointment of up to 2 additional MAC members should the Chair determine that committee expansion is warranted. These additional time-limited committee members may be added for consideration of a particular project when there is a permit application of significant interest within, adjacent to, or of substantial interest to a MAC representative's district.

Brown Act: As a standing committee, the Land Use Committee will follow all public meeting regulations, policies, and procedures.

Communications/Notifications: the Land Use Committee will work with District 5 staff to set up timely online notifications of meetings, communications with Permit Sonoma and community members, and any online tools to support the MAC Land Use Committee.

January 9th letter from Lloyd Guccione

Hello and kind greetings Rue,

Thank you for your on-going noticing regards River items. Perhaps you can be of help.

Currently there are five items that are of interest:

1. Listing by Vanguard Realty of a 'coming duplex': 15453 River Road / 15452 River Drive/Bonita Avenue.

This property is apparently one of those raised with FEMA funds [low cost loans] out of the 100 year flood elevation. It *appears* that the bottom portion has been / is being remodeled to become a unit. I thought PRMD was involved with the process that such elevations would not be converted into subsequent living quarters. Also, I thought real estate agents in the river area are expected to be informed about this limitation - either as part of their due diligence, the declaration of the current owner, or the notice of PRMD.

2. Paving of entire parcel/lot at 15604 River Drive / Bonita Avenue. The lot/parcel was cleared of trees and entirely paved with asphalt. The address is part of the *scenic corridor* of River Road as put forward in the "Design Guidelines" and supposedly subject to the provision for the use of 'permeable' paving [i.e. see River Child Care Center parking area - permeable paving; required as per redevelopment funding stipulation].

3. Continued in-filling of ravine by Sonoma Landworks at 15994 River Road. The in-filling has continued despite notice to the Lower River MAC as a item of concern. Perhaps they do not consider it an issue in their *purvue*. Previously, when Action Rents was the tenant/owner of the adjacent parcel [15900 River Road] their initiation of in-filling was halted after PRMD was notified. Current level of in-filling has resulted in the ravine being diminished by ~ 75%. Significant loss of trees and foliage has been attendant to this process as well as the work of county roads in their cut-back/trims.

4. Neither 'County Roads' or PRMD have undertaken any notable positive action in regards to the "Design Guidelines" instituting River Road between Rio Nido and Guerneville a *scenic corridor*. There have been no efforts for tree planting, care in landscaping, or other related potentials (including issuance of *use permits*), and there has been an apparent indifference to the intent of the designation.

5. In the past 10-15 years there has been a steady conversion of single family homes into multiple 'apartment' / 'room' rentals along River Road. This has resulted in significant increases in densities. Also several of the parcels have also adopted use of land for rental of RV / trailer living accommodation. These are all in the flood plain. The net effect along River Road has been a change from single family homes to multiple occupancy.

Whether any of the above is of any 'concern' is up to the individual. I am sharing my observations and apologize if they are out of place. Perhaps in aggregate there will be some interest/concern; perhaps not. [Note: Google maps and street view is available for all the locations given above.]

Dear Elise, will you please include this email as correspondence for the Lower River
MAC?

Kindly, as always,

Lloyd Guccione

15270 Orchard Road

Guerneville, Ca. 95446

llbooks@pacbell.net