



**Special Meeting of the Lower Russian  
River Municipal Advisory Council (MAC)  
Land Use Standing Committee,**

**Kyra Wink, Chair**

**Thursday June 30th, 2022**

**6pm**

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic and the Sonoma County Board of Supervisors Resolution 21-0399, the River MAC meeting will be held virtually. The meeting will be on Zoom, links below. After the meeting,

videos are available on the 5<sup>th</sup> District YouTube channel  
[https://www.youtube.com/channel/UCy7u\\_uF73\\_2htucfV3Sc7qA](https://www.youtube.com/channel/UCy7u_uF73_2htucfV3Sc7qA)

Please click the link below to join the webinar:

<https://sonomacounty.zoom.us/j/98400623663?pwd=OEIyYWN4RlVtVzhSMTFiQlV2QnRIUT09>

Passcode: 422307

Or One tap mobile :

US: +16699009128,,98400623663# or +13462487799,,98400623663#

**Meeting Agenda**

**Call to Order and Pledge of Allegiance:** Chair Kyra Wink

**Roll Call:** Clerk Jeanne Broome

**A. Approval of Agenda:**

**B. Statement of conflict of interest**

**C. Correspondence**

**D. Consent Calendar-** none

**Calendar Items:**

- Public Comment: public comment on River Road project at 15999 and 16005 River Road, Guerneville. Use Permit requested to convert residence to lodging for River's End Lodge.
- Public Comment: public comment on Wildwood project at 20111 Old Cazadero Road, Guerneville. Request for zone change and subsequent rural development of parcel.

**Call for Agenda**

**Items Adjournment**

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

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

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

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

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

- Thursday, July 28, 2022
- Thursday, Sept. 22, 2022

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



June 22, 2022

To: District Five Director and All District Commissioners

## INTENT TO POST A NOTICE OF HEARING WAIVER

**Project File No. /Title:** UPE20-0068/River's End Lodge  
**Applicant:** Matthew Gillum  
**Project Location:** 15999 & 16005 River Road, Guerneville  
**Project Description:** Request for a Use Permit to convert an existing residence and three cottages into a six-room lodging operation on a 3.47 acre parcel in the Recreation and Visitor-Serving Commercial District (K) Zoning District. The facility will operate 24 hours a day, 7 days a week and have 2 full-time employees. No expansion of existing buildings or food service is proposed. No events.

**Project Planner:** Jennifer Faso  
[Jennifer.Faso@sonoma-county.org](mailto:Jennifer.Faso@sonoma-county.org)  
(707) 565-1683

Permit Sonoma intends to post a Notice of Hearing Waiver for the Use Permit referenced above on June 30, 2022. The Use Permit approval will be issued without a public hearing, unless a written request is received for a public hearing. If a written hearing request is received within 10 days of the Notice of Hearing Waiver, a public hearing will be scheduled.

ec: File No.: UPE20-0068  
Lynda Hopkins, District Five Supervisor  
Tennis Wick, AICP, Director  
Scott Orr, Deputy Director of Planning  
Cecily Condon, Project Review Manager



# NOTICE OF A SONOMA COUNTY PLANNING COMMISSION VIRTUAL PUBLIC HEARING TO CONSIDER A ZONE CHANGE, CANCELLATION OF A WILLIAMSON ACT CONTRACT AND A USE PERMIT

**Virtual Public Hearing Only--additional accommodations and digital file review are available.**

**WHO:** Project Applicant, Leif Glomset, **Permit Sonoma File No. PLP20-0009**

**WHAT:** Request for 1) a Zone Change from Resource and Rural Development (RRD) to Timberland Production (TP); 2) cancellation of the existing Land Conservation Contract (Williamson Act) to be replaced by the Timber Production Zone assessment district; and, 3) a phased Use Permit to legalize an existing retreat center operating year-round, with a maximum of 10 employees. The resort will operate Friday – Sunday with a maximum of 52 people onsite (including employees) following the completion of Phase I, and a maximum of 60 people onsite (including employees) following the completion of Phase II; and, open one weekend a month Thursday – Sunday with a maximum of 35 people onsite (including employees) during both phases. Phase I is expected to be completed within 2 years from approval and Phase II will be completed within 4 years from approval; located on a +/- 210 acre parcel located at 20111 Old Cazadero Road, Guerneville, **APN 106-230-007 & -008. Supervisorial District 5.**

**Parcel Zoning:** Resources and Rural Development (RRD) B6 160-acres per dwelling unit, Riparian Corridor 50' setback for development/50' for agriculture (RC).

**The Sonoma County Planning Commission** will hold a virtual public hearing to consider a Zone Change, Cancellation of a Williamson Act Contract and a Use Permit in which all interested persons are invited to attend and provide comments. **Members of the Public May Not Attend this Meeting in Person.**

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301. as the project proposes the legalization of a use operating in an existing facility and, 15264 for the creation of Timberland Preserve zones.

**WHERE &  
WHEN:**

The **Planning Commission** will hold a public hearing to consider this item on **July 7, 2022 at 1:05 pm. In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, this meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone, and may submit written comment prior to the hearing as described below.**

**ADDITIONAL  
MATERIALS:**

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the project planner. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, please contact the project planner, Ross Markey at [ross.markey@sonoma-county.org](mailto:ross.markey@sonoma-county.org) or (707) 565-2543.

**GETTING  
INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the Project Planner noted above. **Public comment prior to the meeting:** Public comment may be submitted via email to the Project Planner through July 6, 2022 by 5:00 PM.

**Public comment during the meeting:** Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted 1 week prior to the hearing date located: <https://permitsonoma.org/planningcommissionmeetingjuly72022>

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

**NOTICE ALSO**

**PUBLISHED:** Press Democrat June 26, 2022



**Special Meeting of the Lower Russian  
River Municipal Advisory Council (MAC)  
Land Use Standing Committee,**

**Kyra Wink, Chair**

**Thursday June 30th, 2022**

**6pm**

**Meeting Minutes**

The video of the Special meeting is here: [https://youtu.be/eUsnvDcY\\_s0](https://youtu.be/eUsnvDcY_s0)

LUC MAC Representatives Present: Kyra Wink, Nic Pereira, Michael Nichols

Guest Panelists: Matthew Gillum, David Harris, Ron Wood

Meeting called to order at 6PM by chair Kyra Wink.

Pledge of allegiance led by Kyra Wink, roll call by Clerk Jeanne Broome

Comment on agenda: Kyra clarified that agenda was set before confirmation of guests' attendance to present on their project plans. *Michael moved to adjust the agenda as Kyra stated, Nic second, all approve in roll call vote.*

Kyra called for conflicts of interest. Michael states conflict of interest with Wildwood presentation, as he is involved with the Cazadero GMRS Radio Group, which has a repeater at that site. Will be removed from panel during discussion.

**Correspondence:** received by Kyra—MINUTE 3:20

Wildwood:

- Bonnie Fagales and Shawn Hoyer wrote on their concerns about lifting the Williamson Act contract and changing the land to a timber production zone. They are concerned with safety and quality of life.
- Craig Wilkinson and Evelin Williams wrote on their opposition for the zoning change and the allowance for year long use. They are concerned with the safety of ingress and egress on Old Cazadero for locals.

River's End/Edge:

- Alina Hagler asked whether the project is now ADA compliant.

All correspondence received by Nic/Kyra at end of minutes

**Consent Calendar: none**

**Calendar Items:**

1. River's End/Edge Lodge—MINUTE 13:40

- a. Presentation from David Harris and Matthew Gillum-- David: Place for families to stay while visiting Russian River valley. All ADA and other compliances worked out in Use Permit. Matthew: Dedicated to being good community member, all compliances will be verified buy PRMD.
- b. Board comments:
  - i. Nic: Sewage? – David says no negative impact on existing services; connected to RR sewage and water district

Landscape activities using water? – David says scenic corridor ordinance means irrigation up front, restoration of riverbank irrigation.

ii. Kyra: Formerly workforce housing? – David says it was not maintained for 20 years, low rent; lots of inherited permit violations from previous owner, but no outstanding violations.

1. Nic: Could look at section 8 filing.

Public Comment: Bryan Hughes commented on River’s End’s contempt for PRMD. Concern with violations listed after Matt bought property, kicking out tenants during COVID, working w/out permits, zoning violations.

2. Wildwood—MINUTE 28:00

*Michael removed for conflict of interest.*

a. Video presentation link: <https://youtu.be/ZMZBP6zkxWw>

Ron: No commercial timbering, must cut down trees because of conservation easement, they plant trees. Lots done on fire roads to widen and increase turnouts, repaving, vegetation removal for fire/accessibility safety. Bridge for fire road being discussed.

b. Board comment: Nic: There is not “increase” in traffic, the facility was simply closed. Wants more road work and clarification on whether logging trucks will transport timber out—Ron says no.

Public Comment:

Jeanette Dillman (Q&A) commented in the Williamson Act and is concerned about timber harvesting.

Larry Hailger commented that he is supportive of Wildwood’s mission but does not believe they are good neighbors. He is concerned about traffic.

Alina Haigler commented on concern with caravans of cars, lack of transparency, and CEQA.

Rick Coates, executive director of Forest Unlimited, commented that the agricultural timber zone will be more protective and that the forestry plans by Wildwood are excellent.

Jeanette Dillman commented on the potential profit made from breaking Williamson Act.

Brenda Rufino commented on concerns with the power capabilities of the area and road safety.

Marc Duprey of Golden State Land Conservancy commented on Wildwood stewardship.

Rich Ernst commented that people are overreacting and that Wildwood operations before were not an issue. He would like to see more road work done by Wildwood.

Question by Nic: context for three part request?—The zoning changes allow for camping.

Letters and comments will be passed on to the planners. No agenda items to address.

*Motion to Adjourn by Michael, Nic seconds, all approve in roll call vote.*

Correspondence received  
1/8

Alfred Tyler- allietyler@gmail.com

To whom it must concern,

Wildwood has not shown themselves to be considerate or honest neighbors over the years.

When open, they refused to instruct their guests on how to drive on Old Caz and for years I would constantly run into a fleet of inexperienced people driving out into the wilderness for hallucinogenic drug experiences, sex awareness camps and other activities.

Imagine this group of people being responsible in the high threat area we live in. Imagine what an evacuation would look like if issued during a drug induced sex evening. It would be an utter catastrophe. Burning to death naked on DMT is a terrible exit plan.

When the entrance to Wildwood was washed out, neighbors up here worked with them to provide an alternative route through our private road.

Again, Wildwood appeared to not instruct their guests on proper procedure, or provide a map or concerns of neighbors. This resulted in several incidents of lost clueless Wildwood guests appearing on my property, sometimes late at night. Wildwood appeared to take no steps to prevent this. Also, Wildwood staff were caught several times hiking on private property, apparently clueless they were not to do this.

When the flood inducing rains hit a few years ago we had two washouts, one on our private road and one on Old Caz. Rather than adapt to the situation, Wildwood staff continued to drive over these washout slips, furthering the damage to the road.

Clueless, thoughtless and selfish, "but how are we to get to town?" responses exhibited the detachment from reality often shown from this group.

While I can not see their lights at night, I can hear their revelry horn each morning. Another sign of selfish disrespect to blast that horn across these pristine lands early in the morning. Is this really even necessary? Are their guests so incompetent as to not wake up from slumber on their own? Wouldn't someone walking around in mystic morning garb ringing a chime be sufficient? Why the horn?

Wildwood has also shown tremendous disregard for their zoning, for County codes and regulations, and for the Williamson Act. I also am aware Wildwood has in the past gone way over full occupancy, having as many as 80 people on the camp.

I find it hard to not believe that there is some back channel relationship between Wildwood and the County that has allowed this flagrant disregard in the past while working in tandem to seek reinstatement for the future.

Some questions need to be answered. For instance, whatever necessity or service Wildwood presents, is this more important than the integrity of Old Cazadero Rd?

Is Wildwood more important than the safety, security and privacy of the full time residents who make the effort to live in a quiet, rural atmosphere, and who pay the bulk of the property tax up here?

Can anyone convince me that a large gathering of naked, drugged up people dancing around tiki torches during our dry summers is safe?

Can Wildwood, a serial scofflaw of codes and regulations, be trusted to act honestly in the future?

The answer to these questions for me is a resounding NO, and I have yet to see any reason whatsoever to think otherwise. Frankly I am surprised the County is even considering their reopening with this long scroll of red Xs.

That said, if reopening is to happen, there needs to be serious respect shown for the full time residents here who don't want to hear their revelry horn every morning (weekend mornings also), don't want to see their lights at night, don't want to deal with clueless, inexperienced drivers that really have no skill or business driving this road and don't want to have festering beneath our fire threat the fear that if we have to evacuate we are going to run into a hoard of naked, drug-addled urbanites with no concept of what to do.

I have seen very little from Wildwood to suggest reopening is safe and sound action. If this is unavoidable, then strict regulations need to be administered to their actions and methods. They need shuttle busses. They need experienced drivers to drive them. They need to control their night lights. They need to remove the revelry horn. They can not be a fire threat. Their septic can not be a source of pollution.

Quite frankly, in this fragile setting up here, I can see no good reason to have 60 plus people on this one site for these periods of time. My septic handles three people, me, my wife, my child.

Would the County simply shrug if I disregarded regulations and built several illegal structures and had dozens of people using my septic on the headwaters of Hulbert Creek? (For comparison, my household uses 40 to 80 gallons of water a day. How much water, how many toilet flushes are cranking out of Wildwood?)

And I can tell you right now, situated on top of a hill, they're not going to even get adequate water in the later months. So what then? Giant water trucks delivering water a few times a week?

Why does Wildwood get such special treatment? This is what makes me suspicious of the relationship between Wildwood and the County. What exactly is going on here where the County would even consider giving this organization another chance after such a miserable record?

If this ill-fated action is to go forward, it must be done in the safest fashion, with as minimal impact as possible, and Wildwood needs to be monitored in a real way and held to account for any infractions.

When making this decision, keep in mind that Wildwood has a long record of "getting away with it". This can not be the future of this fragile, pristine and challenging terrain.

Sincerely

Alfred Tyler



Debbie Bacci- baccifam@gmail.com

Below are our concerns:

Concerns regarding Wildwood's zoning change to allow up to 60 people at the property.

In 2019, Old Cazadero Road, Guerneville was described by Linda Hopkins in a conversation with Alina Haigler, Harry Haigler and Tom Finn as "being one of the worst roads in Sonoma County".

- Wildwood is located at the end of an approximately 5-mile (approximately 15 minute long) narrow one-lane country road. An additional (up to) 60 cars and additional delivery and service vehicles will cause major issues for residents with properties on this road. More details to follow.
- There are inadequate pull outs for oncoming traffic. Drivers are frequently required to back up several hundred feet or more to allow a single car to pass. Having additional cars piling up in both directions presents further hazards.
- Most drivers visiting Wildwood are unfamiliar with the road and the blind turns, do not know the turnouts and are uncomfortable backing up or making room on the road for another vehicle to pass. Even with recent vegetation clearing, there are times when one or both cars must scrape a bush and/or get uncomfortably close to the cliff edge to let another vehicle pass.
- The road is in a state of disrepair. The 2019 flood event washed out a section of Old Cazadero Road near 18500 Old Cazadero Road and has yet been adequately fixed. .
- In a state of emergency there is currently only one way in, and one way out of the properties on Old Cazadero Road. An additional (up to) 60 cars would result in significant delays, which could result in an immediate threat to life. The proposed alternative emergency escape route via the old section of the public county road (from Wildwood to the town of Cazadero) requires several concerns to be addressed.
  1. There are at least two gates that are currently locked that prevent emergency egress, as well as one closed gate and two unlocked gates. The locked gates include the Sonoma County gate, proximate to the Wildwood retreat. And the Altimori gate approximately 1,000 feet northwest of the county gate. The closed gate (which is roped closed but not locked) is also on the public road through Altimori's land. The two currently open gates are located on the west side of East Austin Creek. One is a private gate on the county road on the Balfour property and the other is the second Sonoma County gate. The county needs to ensure all gates remain open and/or all residents have codes to all gates.
  2. There are trees and branches down throughout this stretch of road. The community needs access to assess and clear obstacles that could limit egress and cause loss of life in an emergency.
  3. There is a slide approximately halfway between Wildwood and the crossing at East Austin Creek that prevents anything larger than a UTV from traversing. The upslope either needs to be further dug out with an excavator or the downslope side needs to be retained and filled.
  4. The prior bridge at East Austin Creek collapsed. A summer bridge has been proposed, but no work has commenced.
- The Wildwood resort is located in a Zone 4 water scarcity zone. It is our understanding that a new well has been drilled. We are concerned with the impact that 60 people could have on the aquifer. It is our understanding that all new Sonoma County projects require an 8-hour well yield test conducted by the well driller or state licensed Geologist to certify adequate water for the project's needs, and a Hydrogeologic Report identifying the Cone of Depression and Zone of Influence identifying the impact to neighbors (with the average water usage of 60 guests) for approval by the county. We are speculative as to whether the well

can support the amount of people being proposed. Most wells identified in the Department of Water Resources (DWR) quadrangle for the area are either dry or can only pump a maximum of 5 gallons per minute with an 80 percent recharge after 24 hours. A new proposed residential build is required to have a minimum of 2 gallons per minute with an 80 percent recharge within 24 hours. The requirements for an entire retreat would be immense in comparison.

- All properties on the Upper section of Old Cazadero road are serviced by septic systems. How is Wildwood proposing treating the effluent (sewage and greywater) from 60 guests? And will the county be conducting quarterly checks to ensure that effluent is being treated appropriately?

- Most large projects require an Environmental Impact Report EIR to be presented during public council. The EIR is a comprehensive report that addresses the negative impacts of the project and presents solutions to the issues. Has Wildwood conducted an EIR?

- To ensure safe egress for all residents and guests, we believe there are only two solutions.

1. Shuttle all Wildwood guests into the retreat. Note, there would still be additional traffic due to the proposed shuttle, delivery vehicles and service vehicles. However, this would be much preferable to (up to) 60 inexperienced drivers on our unmaintained, narrow, one lane road.

2. The county uses our tax dollars to widen the road to either two lanes or at the very least provides adequate turnouts no less than every 100 feet of public road.

Thank you,

Vic and Debra Bacci

PO Box 263

17825 Old Cazadero Road, Guerneville, CA 95446

Sara Finn- finnsmith@sonic.net

Greetings!

I am a 30 year resident of the Old Caz community. I have also been visiting and recreating in the area since 1976. If you have received Greta Henderson's comments on the wildwood proposal, I do not have much more to add. Perhaps you have also heard from Alina Haigler and others as well. While everyone deserves a place in the sun and should pursue their dreams, it should never be at the expense of others. Would not the introduction of some 60 vehicles per weekend on a substandard road with as many as 35 blind turns be a threat to public safety? As it is, we as commuters have close calls on a daily basis. Coincidentally, the unprecedented maintenance activity taking place on Old Caz currently taking place is a mixed blessing. While we appreciate the Brush clearing and paving the unforeseen has reared its ugly head. Many of us are driving faster. Paving over pot holes has increased our comfort level. The paving and brush clearing is like putting lip stick on a pig. Yes it's still a pig of a road with many of the Wildwood visitors hogging the center. I don't blame them. They're scared and we are too especially since many of them panic and cannot back up. I have had to back up their cars for them! Please entertain this snippet of a day in our lives and picture WW visitors entering Old Caz at River Rd. They will notice our newest commercial venture "Auto Camp" as they enter. They should be careful to avoid the food and laundry trucks servicing the resort from the street as they continue on to the first of some 35 blind turns ahead. Just ahead on the valley floor they will encounter the first of dozens of backup situations. Not skilled in backing up around a blind turn? Panicked? Frozen, they expect the local to back up not noticing the driveway apron adjacent to their car. They survive the encounter only to be confronted with a truck hauling a tractor. No shoulder, no turnout, attempt to backup downhill but other Wildwood visitors are staking up. Truck driver gets out to assist visitors encouraging them to squeeze by his truck and the cliff. Success!, whats this!?!? A dozen bicyclists coveting their rights on the road. In fact their are another thirty coming covering entire road. Now they are late for their first Wildwood event. Against their better judgement they speed up only to encounter a downed tree, moreover it has taken down a power line dancing menacingly around their car.CELL PHONE!! No signal. This is not fiction. All of these scenarios have happened. Not once not twice but many times.

We urge the advisory board to consider the safety issues involved here..Should Wildwood get a pass from the County to proceed despite what is clearly a community against it, because of past abuses and violations,small van shuttles should be employed. 14 seaters. Turnouts should be constructed with railing if legally possible since the road has only a prescriptive easement covering its existing foot print. We pray for your enlightened judgement on this safety matter. Leave a legacy of safety and not of injury and death.

4/8

Greta Henderson- mpenzel@gmail.com

Hi Nic,

We are a young couple with property on Old Cazadero Road. I was born in raised in Guerneville and we are soon to have a new baby:) As exciting as this is, we are apprehensive regarding our safety for ourselves and the new little addition on our road. Old Cazadero road is already one of the worst in the county. Adding another 60 cars on our unmaintained, narrow, one-lane county road is like adding fuel to the fire.

Could you please present our concerns below at the the 6pm 6/30/22' MAC board?

Thank you,

Nick and Greta Henderson

5/8

Douglas Johnson- dsj.csr@gmail.com

Hello,

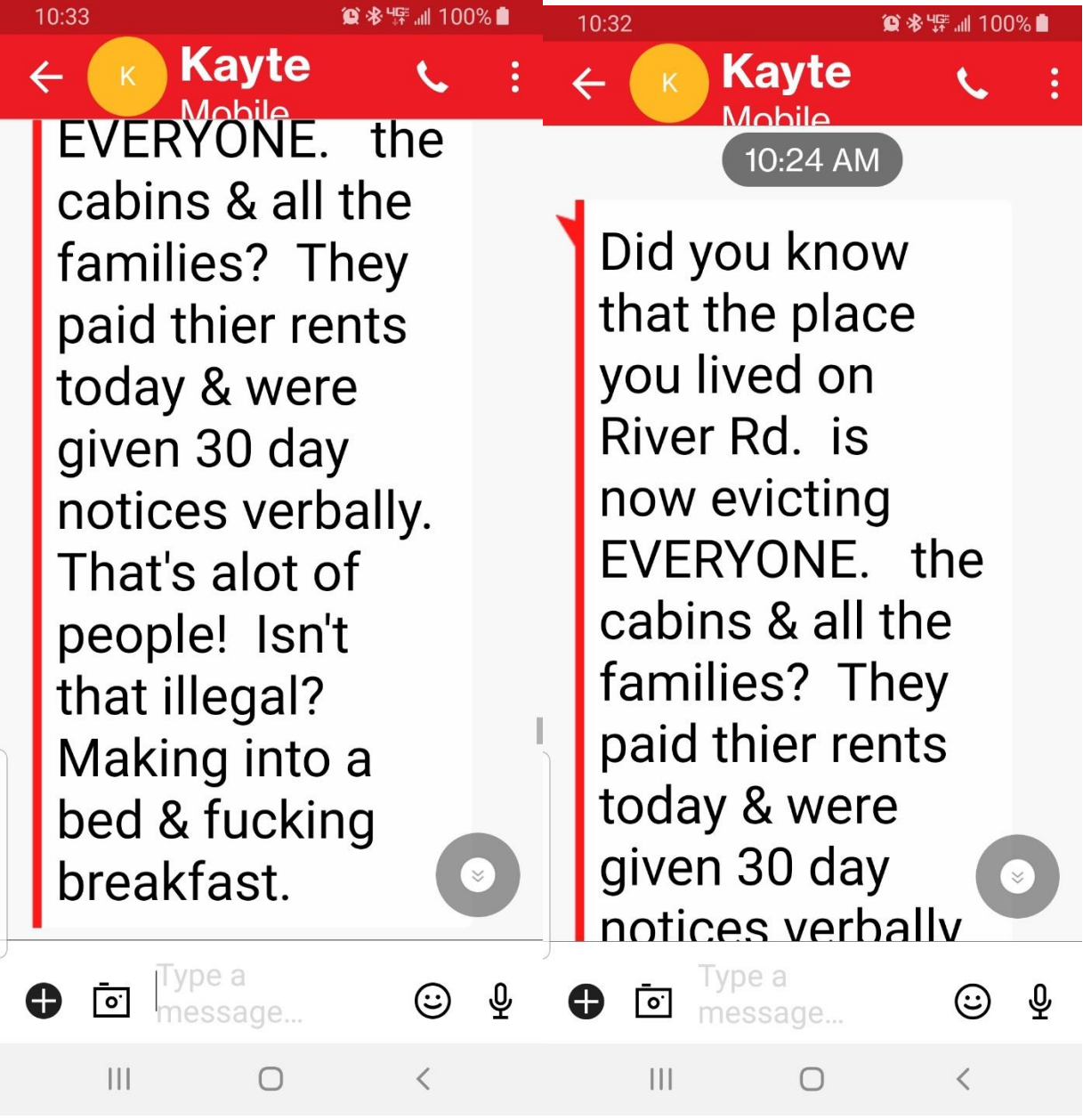
I have been a resident at the far north end of the Old Caz / Devils Backbone community for 20 years and have been visiting and recreating in this area since 1981. I completely concur with all that our neighbors have said regarding the life safety issues on the road. The washout of the road back in 2017 that required rerouting of Wildwood traffic onto non-easement roads only underscores the issue of the impact that traffic has on the community.

I would like to add another point; as an area zoned by the county as RRD with limits of 1 house per parcel, the Wildwood resort is already a situation of significant overuse. At night time we can see more than 15 separate light sources from that one parcel that are on all night long. It looks more like a small city than a rural residence. It would be an additional grievance to our quiet, rural location to have even more lights and more people and more cars piling into that location. We all live here for the peace and quiet and countryside, so why this resort needs to light up the forest for the guests who presumably are seeking a woodsy experience is a mystery to us. It certainly doesn't make the prospect of an expansion at Wildwood any more understandable.

Please respect the zoning that the county has established for this region, a rural and recreational district that brought us here to live in the peace and quiet many years ago. I doubt any of us would be so enthusiastic about living here if the Wildwood resort had the footprint that is being proposed. We are all alarmed that an expansion is being considered for this already non-compliant and unwelcome neighbor.

Regards,  
Doug Johnson

Anonymous: on River Road/ River's End Project



Anonymous on Wildwood

Dear Land Use Committee members Wink, Pereira, and Nicholls, and Supervisor Hopkins:

We live on Old Cazadero Road in Guerneville and have serious concerns about Wildwood's land use proposal (Legal Notice PLP20-0009 re: 20111 Old Cazadero Road, Guerneville).

First, in general, we are opposed to lifting the Williamson Act conservation restrictions once they have been agreed to. Wildwood received the benefits of the contract, but the public does not truly receive the benefits of open space if contracts are too easily discarded once they no longer serve the private landowner. Changing Wildwood's land to a timber production zone would be a major ecological loss and a betrayal of the public, in our opinion.

But more importantly, we also have more specific and practical concerns regarding safety and quality of life in our neighborhood.

Old Cazadero Road is a single lane winding through thick forest, including a grove of very flammable and unstable eucalyptus in addition to the usual firs and oaks. There is no other route in or out because the end of the road is gated off and no longer maintained by the county.

When Wildwood was holding regular weekend Human Awareness Institute (HAI) retreats, on Fridays and Sundays we would routinely get stuck amidst a mass of vehicles driven by people who didn't know where they were going and would stop on the road or need to back up out of a wrong turn. And there would also be late arrivals who would speed up the road and almost run us and our dog down, people throwing cigarette butts out of windows (because, hey, it's not their neighborhood, so why take care of it?), and other unsafe behavior that nobody who lives here or cares about safety would do. Most people may be responsible, but with that many visitors, there's guaranteed to be a bad apple or two spoiling the bunch and putting us all at risk. Generally the retreat participants we observed were driving solo, very occasionally in pairs, and staff we see are always driving solo too, so 50 weekend visitors would in practice mean almost 50 cars.

During the Walbridge fire, our neighborhood was evacuated on August 18, 2020, and due to the fire we were among the last (possibly the last?) to be allowed back in. Had there been dozens of additional vehicles leaving the area, one car breaking down or one driver unfamiliar with the road getting into a predicament that blocks traffic could have been a dangerous catastrophe. We are very concerned that the proposed occupancy numbers would far exceed the safe capacity of Old Cazadero Road for ingress and egress during a fire or another emergency.

Also, based on our experience with Wildwood as a neighbor, their management cannot be trusted to abide by applicable rules. Exceeding occupancy limits and ignoring applicable ecological / land use restrictions is why they were shut down.

Even since they were shut down they caused a fire on April 25, 2020, by going forward with an ill-advised prescribed burn on a warm windy day that got out of control. We have personally witnessed Wildwood leadership and staff driving on road sections that were closed due to sagging

pavement and putting all neighbors on the far/north side of the potential slipout at risk. We encountered a Wildwood Board member (nicknamed Wood) during the pandemic who didn't realize we lived nearby and was cheerfully boasting to us that the retreat center wasn't really closed and was going to reopen even bigger and better very soon, and making statements that we knew were false about Wildwood's forced closure by the county

In general, based on many experiences we have had with Wildwood management's careless and irresponsible behavior and lack of consideration for neighbors, we can tell that they do not have the best interests of the neighborhood in mind, and are very skeptical that they would abide by the terms of any renegotiated contract in good faith.

We ask that this proposal be rejected, and we also ask for rigorous enforcement of any terms Wildwood agrees to, with full accountability for failures to comply.

Please listen to those of us who live on Old Cazadero Road and consider how this proposal could compromise our safety, not just in an emergency but day to day as well.

Thank you for your consideration.



Isaac Y.- isaacmail@sbcglobal.net

Regarding MAC Public Hearing 6/30/22'

Concerns regarding Wildwood's zoning change to allow up to 60 people at the property.

I have 3 major concerns regarding expansion of the Wildwood Retreat, water, traffic, and emergency egress.

My family has owned the property at 19255 Old Cazadero Rd. since the 1970s. This property is just south of the Wildwood property, sharing the same ridge. Originally the property water source was a spring, however when my parents were elderly a neighbor, no longer the current property owner, drilled a well directly above their spring and now the property does not have a water source. We will need to drill a well in order to utilize the property. I am very concerned that, as we are aware there is already limited water flow from the neighbors well, having even more people drawing on the aquifer will mean we will not be able to draw enough water to utilize the property.

As a child, every trip to the family cabin was a nail-biter in my mind, as my father carefully drove the curving road, honking at the many blind curves and pulling over to the precipitous edge. In the fifty years since then the road conditions haven't changed, except for the ever increasing amount of traffic. Having many more drivers, particularly ones unfamiliar with the road, accessing Wildwood, would put a significant burden on the local residents.

When my family bought the property we didn't even think about wild fires. Now it is a constant concern. Even though I don't live there I watch the fire maps anxiously when there is a fire in the vicinity. It is not difficult to imagine the huge impact it would have on evacuations if there were so many more people, unfamiliar with the road, driving down the hill at the same time.

I believe that an expansion of the Wildwood Retreat is not appropriate to the location with its constraints on water and access.

Carol Enevoldsen-Yashar

