



NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

Project Title: Wildwood Conservation Foundation Retreat Center;
File No. PLP20-0009

Public Agency: Sonoma County

Project Applicant: The Wildwood Conservation Foundation

Applicant Address: 20111 Old Cazadero Road, Guerneville, CA 95446

Project Location: 20111 Old Cazadero Road, Guerneville, CA 95446

Date of Approval: 05/09/2023

To: County Clerk- Recorder Office Office of Planning and Research
County of Sonoma P.O. Box 3044, Room 113
585 Fiscal Drive, Room 103 Santa Rosa, CA 95403 Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

A request to:

- (A.) Rezone to TPZ. Accept the Planning Commission's recommendation, make necessary findings for, and approve the application for immediate rezone from RRD Resources and Rural Development to TP Timberland Production, adopt an Ordinance to effectuate the rezone to TP, and direct the recordation of Notice of Rezone to Timberland Production;
- (B.) Cancel Land Conservation Contract. Make necessary findings for and approve the petition for cancellation of the existing Land Conservation contract, (Recorded February 16, 1971 at Book 2516, Page 582) conditioned on recordation of the Notice of Rezone to Timberland Production, and direct recordation of a Certificate of Cancellation after recordation of the Notice of Rezone to Timberland Production;
- (C.) Exercise Original Jurisdiction & Approve Use Permit. Exercise original jurisdiction and make necessary findings for and approve a phased Use Permit, subject to conditions of approval, to allow the legalization and resumption of operation of an existing retreat center located on the +/- 210 acre parcel as a compatible use under Timberland Production zoning, with ongoing timberland production and conservation uses.

EXEMPT STATUS:

Title 14, California Code of Regulations CEQA Guideline Section 15301. Existing Facilities.
Title 14, California Code of Regulations CEQA Guideline Section 15300.2. Exceptions
Title 14, California Code of Regulations CEQA Guideline Section 15061(b)(3). General Rule.
California Government Code Section 51119. Timberland Production Zones.
Title 14, California Code of Regulations CEQA Guideline Section 15264. Timberland Preserves.

REASON WHY THIS PROJECT IS EXEMPT:

The project is categorically exempt from the California Environmental Quality Act under the existing facilities exemption, Title 14, California Code of Regulations, CEQA Guideline 15301, as there is no proposed change to existing land use which has existed for over forty years, and is a combination of timberland, conservation, and resort use, where no exceptions listed under Section 15300.2 apply; and under the common sense exemption, Title 14, California Code of Regulations CEQA Guideline § 15061(b)(3), because the project has no potential for

This notice was posted on 05/11/2023 and will remain posted for a period of thirty days through 06/11/2023

Doc No. 49-05112023-184

Deva Marie Proto, County Clerk
BY: *Christina Prado-Mendoza*
Christina Prado-Mendoza, Deputy Clerk

causing a significant effect on the environment because it involves converting the restriction on the property from Land Conservation contract to Timberland Production Zone, where such change is statutorily exempt from CEQA, pursuant to California Government Code Section § 51119 and Title 14 California Code of Regulations CEQA Guideline § 15264, and issuing a conditional use permit to legalize long standing existing resort use of the property without any proposed expansion, negligible or otherwise, to that use, and maintaining the existing timberland and conservation uses of the property.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Cecily Condon

Digitally signed by Cecily Condon
DN: cn=Cecily Condon, o=Permit Sonoma,
ou=Planning, email=cecily.condon@sonoma-
county.org, c=US
Date: 2023.05.11 10:37:46 -0700

Cecily Condon, Planning Manager
Permit and Resource Management Department
Project Review Division
(707) 565-1958



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
49-05112023-184

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 05/11/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0511-03
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PROJECT TITLE
WILDWOOD CONSERVATION FOUNDATION RETREAT CENTER ; FILE NO. PLP20-0009

PROJECT APPLICANT NAME THE WILDWOOD CONSERVATION FOUNDATION	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1958
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PROJECT APPLICANT ADDRESS 20111 OLD CAZADERO ROAD	CITY GUERNEVILLE	STATE CA	ZIP CODE 95446
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Christina Prado-Mendoza, Deputy County Clerk-Recorder
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