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through 07/23/2023

Deva Marie Proto, County Clerk
BY: *[Signature]*
Julio Montes Lopez, Deputy Clerk

Doc No.49-06222023-234 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	To: County Clerk- Recorder Office County of Sonoma 585 Fiscal Drive, Room 103 Santa Rosa, CA 95403	Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044
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 (Ordinance Adopted on 6/12/2023)		

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 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:



Derik Michaelson, Planner III
Permit and Resource Management Department
Project Review Division
(707) 565-1958

