Petition Findings

Change of Lands from Agriculture Exclusive to Forestry Recreational

I. Introduction

The proposed change of lands from Agriculture Exclusive to Forestry Recreational necessitates a comprehensive evaluation of its compatibility with existing land use policies and its potential benefits for the surrounding community and environment. This petition findings document elucidates the rationale and justifications for the requested change, emphasizing its alignment with the comprehensive plan, adherence to the No Net Loss policy, and the significant economic and ecological advantages it presents.

II. Findings

A. Alignment with Comprehensive Plan and Surrounding Land Uses

The proposed change is fully aligned with the comprehensive plan's objectives for sustainable land use and development. The Forestry Recreational zoning already established on neighboring lands, located approximately 0.5 miles southwest across Alderpoint Road, clearly demonstrates the appropriateness of this zoning designation for the subject property. This harmony with adjacent land uses reinforces the proposal's consistency with the broader vision for land use in our region, ensuring that it preserves the County’s unique character and quality of life. Moreover, this alignment underscores our commitment to protecting forest and agricultural lands, thereby sustaining timber and agricultural production for future generations. Additionally, by creating high-quality job and career opportunities that can support families, the proposed change contributes to the economic vitality and prosperity of our community.

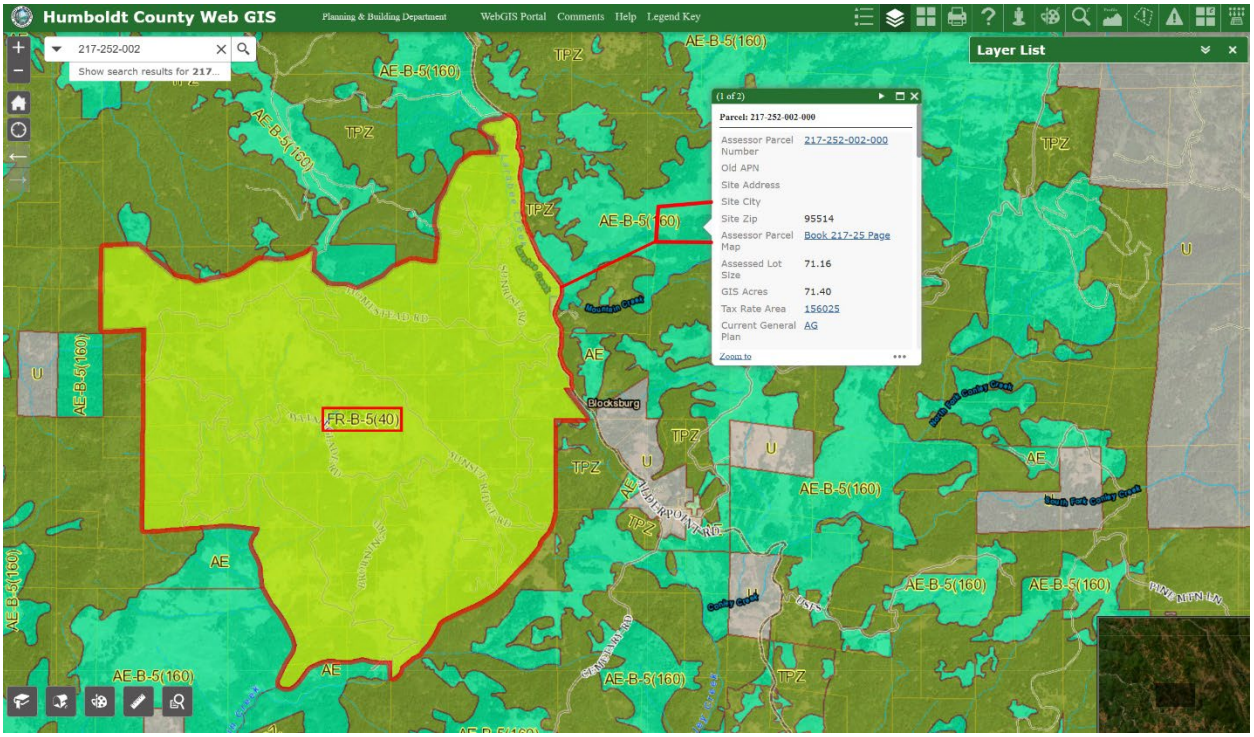

Figure 1: Zoning Map – Indicating the subject property's proximity (approximately 0.5 miles southwest) to areas zoned as Forestry Recreation (FR).

B. Minimization of Adverse Impacts

Environmental assessments have confirmed that the proposed change will have minimal adverse impacts on the surrounding ecosystem. Transitioning to Forestry Recreational zoning will be carefully managed to preserve the ecological integrity of the land while accommodating the expansion of the bed and breakfast business. Measures will be implemented to mitigate potential disruptions and safeguard the continued health and vitality of the local environment.

D. Maintenance of Established Uses

To maintain established uses consistent with the comprehensive plan, Twinkle Acres is committed to mitigating any agricultural land loss resulting from the proposed change. Once final architectural and construction plans are in place, the exact amount of land to be accounted for will be determined. Subsequently, collaboration with the county will ensue to select the most suitable mitigation option, which may include:

1. Re-planning of vacant agricultural lands with a permanent conservation easement for continued agricultural use.

2. Retirement of non-agricultural uses on lands planned for agriculture with a permanent conservation easement for continued agricultural use.
3. Financial contribution to an agricultural land fund to fully offset agricultural land conversion.

Additionally, the engagement of LEED accredited architects and the best builder in northern California, who have previously designed and built prestigious developments such as "The Montage" in Healdsburg, CA, further ensures the adherence to the highest standards of design, construction, and environmental sensitivity.

III. Conclusion

In summary, the requested change of lands from Agriculture Exclusive to Forestry Recreational not only aligns with the comprehensive plan and the No Net Loss policy but also promises significant economic and ecological benefits to the region. By transitioning to Forestry Recreational zoning, Twinkle Acres is embracing the highest and best use of the land, which will stabilize the cannabis component and create a sustainable ecosystem and experience unique to Humboldt County.

Moreover, expanding the bed and breakfast business further enhances the land's potential, offering employment opportunities and contributing to the local economy. The engagement of top architects and premier builders signifies a commitment to excellence and environmental stewardship, ensuring that the proposed development not only meets but exceeds expectations.

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Wright Contracting has been a premier builder in the North Bay since 1953, establishing a reputation for conducting business with integrity and a dedication to the highest quality construction. We maintain close relationships with clients, the majority of whom have returned after working with us on previous projects. Hand-in-hand, we progress through the design process, providing value engineering and constructability analysis and recommendations every step of the way. From preconstruction through construction, Wright Contracting's services are the best in the industry. Clients enjoy a high level of confidence, knowing that their project team has a solid track record of ensuring that projects are of the highest quality, successfully delivered on time and with a mutually beneficial relationship intact.

We feel certain that you will enjoy working with Wright Contracting and encourage you to contact any of the references we have provided, as no one can better attest to the high level of quality services and construction we provide.

Sincerely,

Mark Davis, President
mdavis@wrightcontracting.com

Extensive experience and a deep understanding of the local cost and resource environment give your project an advantage, ensuring it meets your requirements and expectations.

Since 1953, Wright Contracting has built its reputation as a Premier Builder through continuously providing the highest level of quality construction and services to our clients. We ensure client satisfaction through not only the quality buildings we construct, but the entire experience. From our detailed, hands-on constructability analysis and value engineering, to estimating and scheduling and on through construction, our goal is to ensure that every project is completed within budget, on schedule and of high quality.

QUALITY

We stand behind our work, bringing only the most skilled resources to every project because we are committed to achieving 100% client satisfaction.

INTEGRITY

Because we so highly value our relationship with clients and subcontractors, we always act with honesty, transparency and fairness.

DEDICATION

We never stop perfecting our craft and working on behalf of our clients to help them meet their project goals and objectives.

NUMBER OF EMPLOYEES: 60
YEAR FOUNDED: 1953

BONDING CAPACITY

$120M individual/$250M aggregate
Bonding Company: Chubb Group Federal Insurance Company

LICENSE

Contractors License: #1025609
Classification B, Expires: 4/30/25

CONTACT PERSON

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SERVICES

General Contracting
Pre-Construction
Construction Management

CORE MARKETS

Commercial
Education
Healthcare
Multi-Family Housing
Wineries
Hospitality

MAIN OFFICE

3020 Dutton Ave., Santa Rosa, CA 95407

NAPA OFFICE

1561 3rd Street, Napa, CA 94559

WRIGHT CONTRACTING

SUSTAINABLE PROJECT EXPERIENCE

Wright Contracting is committed to minimizing the adverse impact on the environment from construction activities. The California Building Code and it's Cal Green "Green Building Standards" mandate stringent green design and construction standards, to which adhere on every project. Within this baseline level of standards, energy efficiency and waste reduction are primary goals, while enhanced commissioning processes tend to exceed the minimums.

We seek to promote a culture of sustainability throughout our organization utilizing these key elements:

- Min. 75% recycling construction debris
- IAQ Plan dictates low VOC products for optimal Indoor Air Quality
- Sourcing of FSC lumber and other products from sustainable sources
- Local sourcing of products, materials and labor to minimize pollution
- Comply/exceed all regulations
- Optimize response to environmentally sensitive incidents
- Continuous improvement of internal processes for minimizing waste
- Professional development of staff to build diverse and knowledgeable team across all areas of sustainability/stewardship.

Wright Contracting has constructed numerous projects utilizing guidelines such as LEED Certification, Collaborative for High Performance Schools, Build it Green and CalGreen and we are committed to expanding our knowledge and abilities to incorporate new sustainability measures and materials as they become available.

Santa Rosa Fire Station 5	$18M	LEED Certified, Cal-Green
Caritas Village	$30M	Cal-Green/Green Building
Knights Bridge Winery	Private	Cal-Green Certified & More
River City Housing	$20M	GreenPoint
SRJC Athletics Complex	$20M	Net Zero Ready
Heitz Cellar	$5.7M	Reclaimed Materials
Montage Luxury Resort	$113M	LEED designed
Opus One Winery	$32M	Napa Green Winery/Land
Hamel Family Residence	Private	Cal Green/Reclaimed Matls
SRJC Bailey Field	$5M	Zero Net Energy
Bricoleur Vineyards	$2.4M	Reclaimed barn wood
SRJC Burbank Auditorium	$32M	Net Zero Ready
Cakebread Cellars	$23M	Cal Green/Green Building
Bouchaine Winery	$9M	Reclaimed Materials
SRJC Jeff Kunde Hall	$20.2 M	Net Zero Ready
Seismic Tap Room	$2.5 M	LEED Platinum v4.0
Mark Day School	$6.5 M	LEED Platinum
Marin Academy STEM	$12.6 M	LEED Platinum
Fetter Mixed Use	$21.1 M	Green Point Silver
The French Laundry	$8.6 M	Green Best Practices
Charter Oak Restaurant	$2.9M	Cal green
El Cerrito High Stadium	$13.5 M	Green Best Practices
College of Marin	$21M	LEED Gold
Cakebread Cellars	$3.2 M	Green Best Practices
Freemark Abbey	$11.5M	Reclaimed Materials
Schmidt Ranch Addition	$0.8M	Reclaimed Materials
Dominican Meadowlands	$10 M	LEED Silver
DeAnza High	$67.2 M	Green Best Practices
Santa Rosa Memorial	$12.5 M	Green Best Practices
Hamel Family Wines	$19.5 M	Green Best Practices
Sonoma Cutrer	$8.1 M	LEED Gold
Queen of Valley Acute	$66 M	LEED Gold
Logan Place Housing	$15.6 M	Green Point Project
Dominus, Napanook	$8.1 M	Green Best Practices
SRJC Culinary Arts	$18.5 M	Green Best Practices
SSU Tuscany Housing	$50 M	LEED Silver Equivalent
Rowan Court Housing	$12.8 M	Green Best Practices
SRJC Student Services	$41 M	Green Best Practices
SRJC Petaluma Campus	$61.7 M	Green Best Practices
Vida Nueva Housing	$5.2 M	Green Best Practices
North Bay Surgery	$3.8 M	LEED Gold
Healdsburg Kinder	$3.7 M	Green Best Practices
Queen of Valley Wellness	$15 M	Green Best Practices
Fitch Mountain	$14.5 M	Green Best Practices
SRJC Doyle Library	$39.9 M	Green Best Practices
Sonoma State Rec Center	$11.9 M	Energy Industry awards

From the exquisite Montage Resort in the rolling hills of Healdsburg to the Meadowood Resort ensconced among the trees and vineyards of Napa Valley to the world-renowned French Laundry restaurant, Wright Contracting has built or renovated some of the regions most coveted hospitality venues.

You will find an overview of these projects and more on the following pages. We are happy to provide more detailed information on any of our projects.

MONTAGE HEALDSBURG

LOCATION	Healdsburg, CA
TOTAL SF	112,384 SF
ARCHITECT	Delawie

The Montage Healdsburg is an ambitious and exciting project on 258 beautiful, wooded rolling acres in northern Healdsburg. The overall project totaled 112,384 SF and features a 2-story main building with 16,000 SF of versatile meeting and banquet space, a luxury spa and fitness center with pools, 3 food and beverage outlets and 41 individual buildings with 2-4 guestrooms per building (ranging from 1,700 to 2,600 sf per villas), divided into 130 guestrooms scattered throughout the resort campus. The project scope also included numerous support buildings for seamless management of the facilities.