

## Land Use AdHoc Annual Report

Michael Nicholls – Chair

11/18/2020



### Lower Russian River Municipal Advisory Council Ad Hoc Report – Land Use 2020

**Michael Nicholls** –

Chair 11/18/2020

The Land Use Ad Hoc was established at the regular MAC meeting on June 18, 2020, specifically for the purpose of coordinating with Permit Sonoma, residents within the Lower Russian River MAC jurisdiction and the Board of Supervisors in identifying matters related to permitting and land use issues. Ad hoc members consisted of Michael Nicholls, Jeanette Dillman, Cynthia Strecker and Claudia Sisomphou.

1. The Ad hoc met on July 21, 2020 to review a presentation made by the *Lodge at Russian River – Guernewood Park*, a synopsis of key presentation points follow.
  - a. Resort will consist of 100 guest rooms, and 20 ‘tree house’ guest rooms, including dining, convention meeting space, and spa facilities
  - b. Lok and the Noble House group have a proven long-term hospitality service record in the county, the bay area and throughout the United States and are recognized for employee retention and competitive wage and benefits offerings.
  - c. The Resort is anticipated to create a year-round

customer/revenue base for downtown Guerneville and the lower Russian River Community.

- d. 25 Public Parking Spaces, managed by gatehouse personnel, in addition to employee and guest parking spaces.
  - e. Public rest room facilities adjacent to guest parking area
  - f. Public access to the beach area
  - g. Facility will provide \$250,000 in anticipated annual TOT revenue to county
  - h. Emergency shelter potential in time of need.
  - i. Has been in planning discussions since 2009 with the county
  - j. Anticipated workforce of 80-100, approximately 75-80% will be hired within a 20-minute commute radius from the resort. Wage structure to be based on prevailing wages, complete with healthcare, 401K and other benefits. Committed to compliance with NRLB guidelines should labor organizing take place.
  - k. Steel framed fire-resistant structure, meeting height limitations and built above 100-year flood level on a pier system, allowing for flood resiliency. No history of flooding noted in proposed building structure areas.
  - l. Zoned K (Recreation/visitor-serving) since 1989, therefore no zoning change is required to amend the county general plan.
  - m. Broad Support from business community and neighbors.
  - n. Traffic studies are numerous and recent, inclusive of major intersections at Hwy 116 and River Rd, and Hwy 116 and Armstrong Woods Rd.
  - o. Water supply needs are adequate from Sweetwater Springs. Russian River Sanitation district has confirmed adequate WWTP capacity for the resort.
  - p. Management group worked with County Fire on preliminary design
  - q. 24/7 Security is planned on-site. Emergency access is also provided to Dubrava neighbors.
  - r. EV Charging stations included in the plan.
2. The ad hoc recommended, at a future regular or special MAC meeting, a full presentation by the applicant be presented which includes public comment for final consideration and endorsement by the full council.

3. No additional land use projects were referred by Permit Sonoma or county staff to the Lower Russian River MAC for consideration during 2020.
4. The Land Use 2020 ad hoc is expected to complete its work in February 2021.