

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**WHO:** Project Applicant, Lok GuerneWood Park Development Co., **Permit Sonoma File No. PLP18-0012**

**WHAT:** Use Permit to construct a 120-room resort, implement a Streamside Conservation Plan to allow for Riparian Corridor encroachment of 4,490 square feet, habitat restoration of 1.26 acres, and to construct improved public river access, parking lot and trail on a 9.67-acre property. The project includes two main hotel buildings with 100 rooms and 20 suites located in detached bungalow buildings, lobby and hotel services, pool and spa, two meeting rooms for special events, small restaurant and bar, 201 total parking spaces (with 25 spaces dedicated for public use), public restroom facility, and an ADA-compliant public trail to the Russian River. Proposed hours of operation for the resort are 24 hours per day, 7 days per week with up to 37 employees. Located at 17155 Highway 116, Guerneville, **APNs 072-130-005, -007 and -009. Supervisorial District 5.**

**Parcel Zoning:** Recreation and Visitor Serving Commercial and Combining Zones for Local Area Development Guidelines for Russian River Corridor and Highway 116 Scenic Corridor, Floodway, Floodplain, Scenic Resources, Riparian Corridor with 50-foot and 25-foot setbacks, and Valley Oak Habitat.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403.

**WHERE & WHEN:**

After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a public hearing on October 14, 2021 to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL MATERIALS:**

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Senior Office Assistant, Alexandria Sullivan at [Alexandria.Sullivan@sonoma-county.org](mailto:Alexandria.Sullivan@sonoma-county.org) or (707) 565-1737 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

**GETTING INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the Senior Office Assistant listed above. The required 30-day public review period on the IS/MND is August 27, 2021 to September 27, 2021. Comments on the IS/MND must be received by **September 27, 2021, at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

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.

**DATE:** August 27, 2021