

# NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING TO APPROVE A USE PERMIT FOR EXPANSION OF USE ON AN EXISTING RECREATIONAL PROPERTY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Notice Details:** This Notice of Waiver was issued during the Sonoma County Shelter in Place order. Additional accommodations for digital file review is available.

**WHO:** Project Applicant, Alex Yaroshenko, Managing Director of Surrey Resort and Spa; **Permit Sonoma File No.** UPE16-0069

**WHAT:** Use permit request for expansion of an existing recreational resort and spa facility to include overnight camping accommodations with 31 double-occupancy tent sites at rear of the property, use of its existing main hall building for beer and wine tastings and a small “grab and go” convenience café with outdoor seating, continued use of its existing recreational facilities, including gym, pool, spa and patio deck, and tennis court amenities, and 24 special events per year, including 14 weekday events with up to 50 guests, and 10 weekend events with up to 100 guests, on a 3.3 acre parcel located at: 16590 Highway 116, Guerneville; **APN 070-010-027; Supervisorial District 5.**

**Parcel Zoning:** Recreation and Visitor-Serving (K) and combining zones for: Flood Plain (F2), Local Guidelines for Russian River Corridor (LG/RRC) and Highway 116 (LG/11), Riparian Corridor with 25 to 50-foot setback requirements (RC50/25), Scenic Resource (SR - Corridor), and Valley Oak Habitat (VOH).

An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project’s potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed finding no significant environmental impacts resulting from the project with implementation of specified mitigation measures addressing noise associated with special events.

**WHERE &  
WHEN:**

The Permit Sonoma Director intends to issue a Use Permit on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit will be issued without a public hearing on June 3, 2021, unless a written objection to permit issuance is received by the Director prior to that date. If the objection cannot be resolved, a public hearing will be scheduled and a notice of the hearing will be issued.

**ADDITIONAL  
MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available digitally through the project planner. For more information about this proposal, to submit comments, to review files digitally, or to request an accommodation for review of the file, please contact the project planner, Derik Michaelson, at (707) 565-3095, or via email at [Derik.Michaelson@sonoma-county.org](mailto:Derik.Michaelson@sonoma-county.org).

**GETTING  
INVOLVED:**

Contact the project planner prior to the approval date; both noted above. Interested parties may also file an appeal of any approval along with the filing fee within 10-days of the approval date.

**DATE:** May 4, 2021