



# **Mitigated Negative Declaration**

**Sonoma County Permit and Resource Management Department**  
 2550 Ventura Avenue, Santa Rosa, CA 95403  
 (707) 565-1900 FAX (707) 565-1103

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 State Clearinghouse Number:  
 Permit Sonoma File Number: UPE16-0069  
 Prepared by: Derik Michaelson  
 Phone: (707) 565-3095

## **PROJECT DATA**

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated Negative Declaration and the attached Initial Study with identified mitigation measures and monitoring constitute the environmental review conducted by the County of Sonoma as the lead agency for the proposed project

**Project Name:** Surrey Resort and Spa  
**Owner/Applicant:** Alex Yaroshenko, Managing Director  
**Consultant:** Ross A. Jones, Jones Architecture & Development  
**Project Location:** 16590 Hwy 116, Guerneville  
**Assessor Parcel Number:** 070-010-027  
  
**General Plan Land Use:** Recreation and Visitor-Serving  
**Zoning Designation:** 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 (RC50/25), Scenic Resource (SR), and Valley Oak Habitat (VOH).  
  
**Decision Body:** Permit Sonoma (PRMD)  
**Appeal Body:** Board of Zoning Adjustments

## **Project Description:**

Use permit request for the expansion of an existing recreational resort and spa facility to include seasonal overnight camping with 31 double-occupancy tent sites at rear of the property, establishment of a wine tasting bar open to the public within the existing main hall building, a small convenience café with outdoor seating, and continued use of the resort's existing recreational facilities, including its gym, pool, spa and day use amenities, plus a total of 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.

## **ENVIRONMENTAL FACTORS**

This project potentially affects the following environmental factors as discussed within the attached Initial Study. Those checked under "Yes" involve at least one impact identified as either "Potentially Significant" or "Less than Significant with Mitigation". Those checked under "No" involve either "No Impact" or has been determined "Less than Significant".

**Table 1. Summary of Environmental Factors**

<b>Environmental Factors</b>	<b>Abbreviation</b>	<b>Yes</b>	<b>No</b>
1. Aesthetics	VIS		X
2. Agricultural & Forest Resources	AG		X
3. Air Quality	AIR		X
4. Biological Resources	BIO		X
5. Cultural Resources	CUL	X	

6. Energy	ENG		X
7. Geology and Soils	GEO		X
8. Greenhouse Gas Emission	GHG		X
9. Hazards and Hazardous Materials	HAZ		X
10. Hydrology and Water Quality	HYD		X
11. Land Use and Planning	LUP		X
12. Mineral Resources	MIN		X
13. Noise	NOI	X	
14. Population and Housing	POP		X
15. Public Services	PUB		X
16. Recreation	REC		X
17. Transportation and Traffic	TRA		X
18. Tribal Cultural Resources	TCR	X	
19. Utility and Service Systems	UTL		X
20. Mandatory Findings of Significance			X

**RESPONSIBLE AND TRUSTEE AGENCIES**


The following table lists the other public agencies whose approval may be required to construct and/or operate the project, or who have jurisdiction over resources potentially affected by the project.

**Table 2. Responsible Agencies / Other Permits Required**

<b>Agency</b>	<b>Activity</b>
Regional Water Quality Control Board (North Coast)	Potential discharge to state waters
State Water Resources Control Board	Generating stormwater
North Coast Regional Water Quality Control Board (NCRWQCB)	Lead agency for District permit issuance
Sonoma County Water Agency	Sanitation District management
Russian River County Sanitation District	Wastewater treatment and sewer service
Sweetwater Springs Water District	Municipal water service
Board of Forestry and Fire Protection	State responsibility area (SRA) fire prevention

**ENVIRONMENTAL FINDING**

Based on the evaluation in the attached Initial Study, I find that the project described above will not have a significant adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included as conditions of approval for the project and a Mitigated Negative Declaration is proposed. The applicant has agreed in writing to incorporate identified mitigation measure into the project plans.

  
 Prepared by:  
 Derik Michaelson, Project Planner

\_\_\_\_\_  
 Date  
 May 4, 2021



May 5, 2021

**I. INTRODUCTION:**

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Derik Michaelson, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by the applicant. This initial study provides analysis and conclusions based on technical studies (see Section VII. References) submitted by the applicant as part of the project.

These studies are available for review at the Permit and Resource Management Department (Permit Sonoma) office. To request an electronic version via email, or for general inquiries regarding this project, 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)

**II. PROJECT DESCRIPTION**

The project proposes to restore existing facilities on the 3.3 acre site located at 16590 Highway 116 in Guerneville, California. Surrey Resort proposes 31 double occupancy tent sites for seasonal overnight camping. Continued use of the existing recreational amenities is also proposed, including the swimming pool, hot tub, patio deck with pool house and restrooms, tennis courts, gym, grand hall room with new wine tasting bar, lounge area, and grab n go café with outdoor seating. Additionally, Surrey Resort proposes to host twenty four (24) special events annually for holiday parties, weddings, wine tastings, and live entertainment. Events will be held both indoors and outdoors with attendees ranging from 50 to 100 guests. Larger 100-person events would be reserved for weekend use.

**EXISTING FACILITIES**

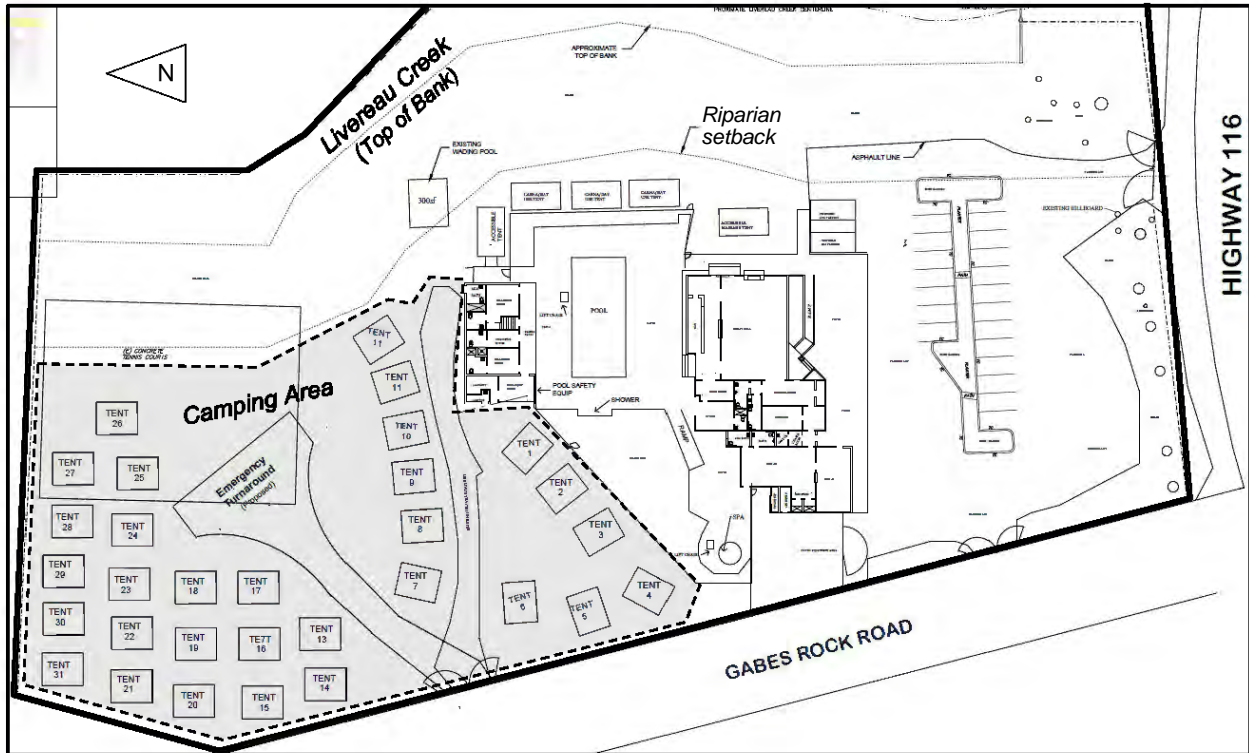
<u>Pool Facility</u>	<b>7,500 sf</b>	<u>Main Building</u>	<b>4,879 sf</b>
Pool / spa	1,300 sf	Grand Hall room:	1,728 sf
Patio deck:	5,200 sf	Tasting bar:	972 sf
Restrooms:	1,000 sf	Café (no kitchen):	619 sf
		Office/Storage:	160 sf
<u>Other</u>		Gym facility:	1,400 sf
Front patio:	2,23 sf		
Tennis courts:	11,600 sf		

Site Access

The Resort maintains primary access on Highway 116 and a secondary access entrance on Gabes Rock Road. The gated frontages both provide access to the main parking area of the resort. An additional gated entrance on Gabes Rock Road is used for maintenance and emergency access. Anticipated improvements for the rear entrance include installation of a formal driveway apron and a 60 foot wide emergency access hammerhead/T turnaround. The approximate footprint is 3,200 square feet.

Urban Services

The project site is located within the Guerneville area urban service boundary. The Russian River County Sanitation District and the Sweetwater Springs Water District provide public sewer and municipal water service to the property. Surrey Resort maintains connections to existing sewer and water mains on Gabes Rock Road.



Surrey Resort: Site Plan

## PROPOSED FACILITIES AND IMPROVEMENTS

### Overnight Camping

- On-grade installation of 31 double-occupancy tent sites for seasonal use
- Located on 1.3 acres at rear portion of property.
- Tent size is 224sf (14'x16') and of durable canvas material.

### Improvements

- Adjust frontage setback and access width of existing gated entries
- Install formal driveway and emergency turnaround at rear entrance on Gabes Rock Road
- Install dark sky compliant pathway lighting at camp ground area
- Decommission small unused wading pool within riparian zone

## DAILY OPERATIONS

### Summary

- Tent camping
- Pool and patio use
- Tasting bar
- Café (no kitchen)
- Gym facility
- Special events

### Daily Capacity

Overnight guests:	62
Gym members:	10
Public visitors:	20
Employees:	6
<b>TOTAL (ON AVERAGE):</b>	<b>98</b>
Weekend event:	+100
<b>PEAK WEEKEND:</b>	<b>198</b>

### Tent Camping

Surrey Resort proposes 31 double occupancy furnished tent sites toward the rear of the 3.3 acre site:

- Canvas Tents (14'x16'); Davis Tent and Awning, Denver, CO
- Guests will have use of the swimming pool, gym, convenience café and tasting bar
- Overnight guests will have priority parking at the front of the property

- d. Small wagons will be available for luggage transport
- e. Access pathways will be defined by unobtrusive pathway lighting
- f. Check-in time: 3pm to 7pm / Check-out: 11:30am

Pool and Patio

Surrey Resort will open its fully fenced existing swimming pool (60'x20') seasonally (May/September) to overnight guests, gym members, and day-use visitors.

- a. Hours of operation: 7am - 9pm, daily
- b. Morning hours will be reserved for exclusive access by Gym members until 10am
- c. Overnight guests will have priority over day use visitors thereafter until 9pm
- d. Day use visitor capacity will be based on projected overnight guest occupancy and a maintaining a general capacity of 34 people at any given time overall.
- e. Available pool-side restroom facilities include three (3) showers and three (3) restrooms, with one of each ADA compliant.
- f. An ADA chairlift is also available for both swimming pool and hot tub users.
- g. Additional amenities will include three (3) day use tents available by reservation

Tasting Bar

The Wine and Beer Tasting Room is located off the Main Hall of the Main Building and will be open to the public and guests alike, though intended primarily to accommodate resort guests.

- a. Tasting room hours of operation: 1pm to 7pm, daily
- b. A maximum of 16 people at a time is anticipated to ensure optimal guest experience
- c. An application for ABC wine and beer license is currently in process, pending use permit approval.

Café (no kitchen)

The front counter in the reception foyer of the resort will have available for purchase a limited selection of premade and wrapped “grab and go” sandwiches and non-alcoholic beverages. The service is primarily intended for the convenience of resort guests, though will be open for sales to the public as well. Limited customer traffic from the general public is expected.

Gym Facility

The Gym is located in the in main building and comprised of one cardio room one weight training room.

- a. The gym will operate daily and on a year-round basis from 7am to 8pm
- b. Open to resort visitors and members, and to the general public on a limited basis.
- c. Maximum occupancy is typically 15 people
- d. Facilities include:
  - i. Cardio Room: two treadmills, ellipticals, and stationary bicycles, and one rowing machine
  - ii. Weight Room: nine weight machines, two bench-press station, and free weights

Special Events

This use permit request proposes up to 24 events per year to host private holiday parties, weddings, and potentially wine tastings and live entertainment. Some events will be indoor and some outdoor in accordance with the project noise assessment. Lazy Bear weekend has historically held large events at the property. An environmental noise assessment by Illingworth & Rodkin, Inc has been prepared for the project, and is available for review as referenced within the document sources section of this study.

*Special Events Calendar*

Schedule	Guests	May	Jun	Jul	Aug	Sep	Oct	Events
Weekday events:	50	0	2	3	2	2	1	<b>10</b>
Weekend events:	100	2	3	3	3	2	1	<b>14</b>

Staffing

Surrey Resort is planning on employing 6 employees and use a cleaning crew of 3 people between check out and check in hours

### Parking

- a. Surrey Resort provides an ample parking space (up to 53 cars) in the front of the property with two spaces dedicated to handicapped guests and visitors; each tent will have one parking space, the rest of the spaces (22) will serve GYM, pool, café and tasting bar
- b. Bicycle rack with 24 spaces is also available next to the gym
- c. Valet parking is also available to triple the parking capacity should the Resort anticipate any potential for increased parking demand.

### Accessibility

Recent accessibility upgrades have been made within the scope of flood repairs throughout the property. Further barrier removal improvements are planned in the near future to ensure ADA compliance. Existing ADA improvements include the following:

- a. Two ADA parking spaces
- b. ADA walkway to front entrance from parking lot.
- c. ADA shower and bathroom by the pool
- d. Ramp leading from ADA parking space to the front entrance of main building
- e. Two ADA restrooms and a shower in main building

### Grading

The property is a developed site and was previously graded as an airfield and supporting various tents/cabins no longer existing. No grading, tree removal, or ground disturbing activities are proposed for the on-grade tent installations. Minor grading is anticipated for the proposed emergency turnaround and driveway access entrance is anticipated for the northwesterly portion of the site.

### Riparian Protection

Livereau Creek is the eastern boundary of the parcel. The required 50-foot streamside conservation setback from the top of bank is identified on the project site plan. No camping or event related activities occurring within the boundary of the conservation area are proposed by this use permit. An existing wading pool structure encroaches approximately 15 feet into the setback area. The structure is planned for either removal or for decommissioning in a manner consistent with ongoing protection of the riparian corridor.

### Evacuation Plan

Surrey Resort is a seasonal facility (except for the Gym). The resort will be open from April through the end of October. Furnishings and tents are stored in an elevated storage area during the off season. In case of imminent flood, the remaining items in main building and the gym will be placed in trucks and moved off the property. Surrey Resort also maintains a detailed plan of evacuation in case of emergency and will distribute copies to all overnight guest during the camping season.

## **III. SETTING**

### Existing Conditions

- a. Project site is 3.3 acres consisting of generally even terrain off of Highway 116 near Guerneville.
- b. The front half is now fully developed with buildings, pool, parking and landscaping.
- c. No additional permanent structures for the property are proposed at this time
- d. The existing buildings are of cement block construction.
- e. No changes beyond the installation of tents, minor interior renovations and improved site access are anticipated at this time.
- f. The property currently has public power, sewer, municipal water and propane.
- g. An existing fire hydrant is located at the corner of Highway 116 and Gabes Rock Road.

### Site History

The resort once included a restaurant, 50 cabins, a pool and pool house, tennis courts, and ancillary buildings. The restaurant, pool house, and a third building of unknown use are all that remain. Review of historical photographs found that the restaurant and pool house have been altered substantially. The back portion of the restaurant was once a partially open air patio but is now enclosed, and brick arches have been added around many of the windows and doorways. A large, multipaned window featured on the original pool house has been removed, and scars on the third building, which is now attached to the

restaurant by a shed roofed addition, indicates that some windows and/or doorways. Buildings on the property were considered for their potential inclusion in the California Register of Historical Resources. If all of the resort buildings were extant the complex could meet the eligibility criteria as an example of a mid-century resort; however, the cabins are no longer standing, and the existing buildings lack historical integrity. The buildings within the study area are unlikely to meet the eligibility criteria for inclusion in the California Register because they lack integrity. No formal evaluation is recommended.

#### General Plan and 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).

#### Surrounding Uses

The Surrey Resort property is centrally located within the Guerneville urban service boundary. Public sewer and water are provided to the site. Guerneville is the primary commercial center of the area and has historically revolved around the resort or vacation industry. This part of Sonoma County is also characterized by scenic hillside backdrops with low-lying areas periodically flooded by the Russian River. Development and land uses immediately adjacent to the project site include the following:

North – Agricultural parcel (vineyard) under Williamson Act Contract - 18.45 acres  
South - Highway 116 / Dawn Ranch Lodge & Agriculture Public House - 14.76 acres  
East - CalTrans “park-n-ride” lot with vacant public facility zoned land - 4.27 acres  
West - Mixed-use parcel; retail, office, restaurant; two apartments - 0.21 acres  
Medium density residential parcels; multiple apartment units – 0.73 acres  
Low density residential parcels; three cabin-style dwellings – 0.29 acres

#### **IV. ISSUES RAISED BY THE PUBLIC OR AGENCIES**

A referral packet was circulated to inform and solicit comments from selected relevant local, state and federal agencies; and to special interest groups that were anticipated to take interest in the project. The project has received no public comment and there have been no concerns raised by other agencies.

#### **V. INITIAL STUDY CHECKLIST**

This checklist is taken from Appendix G of the State CEQA Guidelines. For each item, one of four responses is given.

- **No Impact:** The project would not have the impact described. The project may have a beneficial effect, but there is no potential to create or add increment to the impact described.
- **Less than Significant:** The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.
- **Potentially Significant Unless Mitigated:** The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.
- **Potentially Significant Impact:** The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The checklist includes a discussion of the impacts and mitigation measures that have been identified.

## VI. SOURCE DOCUMENTS

The following documents were referenced or developed in preparation of the Initial Study checklist, and are hereby incorporated as part of this publication. Items 1 through 4 may be downloaded from the link location referenced below. All other documents are available by reference at the Permit and Resource Management Department via PermitSonoma.org, or as listed on the website of the Individual public agency referenced below.

**Available for download at:** [https://share.sonoma-county.org/link/I7HkUw\\_B6K0/](https://share.sonoma-county.org/link/I7HkUw_B6K0/)

1. Project Proposal Statement
2. Project Technical Reports:
  - a. Amended Traffic Impact Study, W-Trans, November 30, 2020
  - b. Environmental Noise Assessment, Illingworth & Rodkin, May 13, 2019
  - c. Cultural Resources Study, Tom Origer & Associates, May 21, 2019

(NOTE: Item 2.c is not available for public review)

**Available on Permit Sonoma website:** <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/>

3. Sonoma County General Plan and EIR
4. Sonoma County Zoning Ordinance
5. Tree Protection and Replacement Ordinance (Ordinance No. 4014); Sonoma County.
6. Heritage or Landmark Tree Ordinance (Ordinance No. 3651); Sonoma County.
7. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994
8. Streamside Conservation Plan and Zoning Permit submittal guide and attachments

**Available on Public Agency website**

9. Alquist-Priolo Special Studies Zones; State of California; 1983.  
[www.conservation.ca.gov/cgs/alquist-priolo](http://www.conservation.ca.gov/cgs/alquist-priolo)
10. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District  
[www.arb.ca.gov/](http://www.arb.ca.gov/)
11. California Environmental Quality Act (CEQA)  
[www.califaep.org/docs/2020\\_ceqa\\_book.pdf](http://www.califaep.org/docs/2020_ceqa_book.pdf)
12. California Environmental Protection Agency  
[www.calepa.ca.gov/SiteCleanup/corteseList/default.htm](http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm);
13. California Regional Water Quality Control Board  
[geotracker.swrcb.ca.gov/](http://geotracker.swrcb.ca.gov/);
14. California Department of Toxic Substances Control Management Board  
<https://dtsc.ca.gov/dtscs-cortese-list/>
15. North Coast Regional Water Quality Control Board  
<https://www.waterboards.ca.gov/northcoast/>
16. Sustainable Groundwater Management Act (SGMA), September 2014.  
<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>
17. Santa Rosa Plain Watershed Groundwater Management Plan, Advisory Panel, 2014  
[https://rpcity.granicus.com/MetaViewer.php?view\\_id=4&clip\\_id=518&meta\\_id=43080](https://rpcity.granicus.com/MetaViewer.php?view_id=4&clip_id=518&meta_id=43080)
18. Sonoma County Transportation Authority Comprehensive Transportation Plan  
[http://scta.ca.gov/wp-content/uploads/2016/09/CTP16\\_090616.pdf](http://scta.ca.gov/wp-content/uploads/2016/09/CTP16_090616.pdf)



# 1. AESTHETICS:

Would the project:

**a) Have a substantial adverse effect on a scenic vista?**

The project is located within an urbanized area below the elevation of the scenic vistas and hillside landscape that comprise its mountain backdrop. The project will not further obscure views of the designated scenic landscape unit because of the low profile of new proposed development and the proposed tent sites at the rear of the property are completely hidden from public view behind the Resort's existing building.

Impact:

No Impact

**b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?**

The project site is located on a designated Scenic Corridor resource due to its primary site frontage directly on scenic Highway 116. The Sonoma County Zoning Ordinance provides that any new development or new construction is prohibited within 200 feet of the scenic highway centerline. The existing main resort building is partially within the 200 foot scenic corridor, but is substantially screened by existing highway frontage landscaping. The project proposes overnight camping accommodations located to the northerly portion of the site. The proposed camp ground location is approximately 500 feet from the Scenic Highway and entirely screened from public views from the Highway by the Resort's existing recreational building and pool facility

Impact:

No Impact

**c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

The proposed camp ground location is approximately 500 feet from the Scenic Highway and entirely screened from public views from the Highway by the Resort's existing recreational building and pool facility

Impact:

Less than Significant

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?**

The project necessitates a demand for installation of additional lighting on the resort property. The additional light source will be in the form of unobtrusive pathway lighting to support safe guest circulation during overnight visits. Pathway lighting typically generates very low lighting and is not expected to have any adverse effect on the nighttime view in the area. Additionally, a standard condition of approval is required providing that the applicant submit of a more detailed lighting plan describing the overall layout and fixture type conforming to Sonoma County's dark sky compliant lighting policy.

Impact:

Less than Significant

## 2. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

### Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The parcel is not designated as Prime or Unique Farmland or Farmland of Statewide Importance on the Important Farmland maps. It is designated as Urban Lands reflecting the existing use of the site. There are already a considerable number of small parcels and lack of significant agricultural operations in the area with the exception of the adjacent vineyard.

Impact:

No Impact

- b) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

The parcel does not contain any forest land nor is it zoned Timberland Production.

Impact:

No Impact

- c) **Result in the loss of forest land or conversion of forest land to non-forest use?**

The parcel contains no forest land.

Impact:

No Impact

- d) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?**

The project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

Impact:

No Impact

### 3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

#### Would the project:

##### a) Conflict with or obstruct implementation of the applicable air quality plan?

The project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD does not have an adopted air quality plan. The District has not adopted thresholds of significance, but the Bay Area Air Quality Management District has developed thresholds of significance specifically for local plans. Consistency with the most recently adopted Clean Air Plan (CAP) is referenced within the following responses.

Impact:

No Impact

##### b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

State and Federal standards have been established for the “criteria pollutants”: ozone precursors, carbon monoxide, nitrogen dioxide, sulfur dioxide and particulate matter (PM10 and PM2.5). The pollutants NOx (nitrogen oxides) and reactive organics form ozone in the atmosphere in the presence of sunlight. The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines must also be considered a source. Current screening criteria generally recommends potential air quality impacts from NOx and hydrocarbon may be presumed insignificant for projects generating an average daily traffic (adt) of less than 2,000 vehicles, and for carbon monoxide levels, projects generating 10,000 or more daily vehicle trips a day, or more than 100 vehicles per day during peak traffic hour.

The applicant's traffic consultant in its November 30, 2020 report expects the Resort's combined overnight camping and recreational day use operations will generate a total of 101 trips per day on average, including 11 trips during the weekday p.m. peak hour and 15 trips during the weekend midday peak hour. Based current screening criteria and the level of average daily traffic expected for the project, the carbon monoxide and ozone precursor emissions would be less than significant.

Impact:

Less than Significant

##### c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality

The project will not have a cumulative effect on criteria pollutants because it will not generate substantial traffic which could otherwise result in substantial emissions of ozone precursors (ROG and NOx<sub>x</sub>). The project will have no long-term effect on PM<sub>2.5</sub> and PM<sub>10</sub>, because all surfaces will be paved gravel, landscaped or otherwise treated to stabilize bare soils, and dust generation will be insignificant. However, construction activities have the potential to generate short-term impacts related to uncontrolled dust emission. Such emissions could be potentially significant at the project level if not properly controlled through use of best management practices.

Since Permit Sonoma currently requires and enforces implementation of dust control measures as standard practice during site construction, including requirements for routine spraying of active construction, staging and stockpile areas, containment requirements for transportation of loose material such as sand and soil, and proper maintenance of paved roadway areas near site entrances to minimize accumulation and/or tracking of loose material, any volume of uncontrolled dust emission escaping off-site during permitted construction hours, airborne, waterborne or

otherwise, would be considered negligible and any related impact therefore, less than significant.

Impact:

Less than Significant

**d) Expose sensitive receptors to substantial pollutant concentrations?**

Construction of individual projects would involve activities that result in air pollutant emissions. Construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. Construction activities within the NSCAPCD portion of the county are regulated by the public nuisance provisions of NSCAPCD Rule 400 (General Limitations), the plume opacity limitations contained in NSCAPCD Rule 410 (Visible Emissions), and the dust suppression provisions of NSCAPCD Rule 430 (Fugitive Dust Emissions). The BAAQMD CEQA Guidelines contain construction dust mitigation measures that are applied to individual development proposals through the environmental review process.

There is no new construction or development of buildings or structures proposed and anticipated construction of a new emergency access driveway and turnaround at the far north westerly corner of will involve only minor grading activities.

Impact:

Less than significant

**e) Create objectionable odors affecting a substantial number of people?**

Construction of the access driveway and emergency turnaround may require use of equipment and surface materials that may generate odors. The impact would be less than significant and it would be a short-term impact that ceases upon completion of the project.

Impact:

Less than Significant

## **4. BIOLOGICAL RESOURCES:**

**Would the project:**

**a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.**

Livereau Creek runs along the easterly boundary of the parcel and supports riparian habitat vegetation for surrounding wildlife. The Sonoma County General Plan and Zoning Ordinance prohibit development and improvements from occurring within 50 foot setback the creek bank to protect against vegetation removal that may through habitat modification adversely affect sensitive wildlife. The project site plan confirms there are no ground disturbing activities or vegetation removal occurring within the protected riparian area. Anticipated construction of an emergency access driveway and turnaround will occur at the opposite side of the parcel approximately 100 feet from the creek, well outside the protected habitat area. Because no new development or improvements to the protected riparian habitat are proposed, the project would not adversely affect a sensitive special-status species.

Impact:

Less than significant

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Livereau Creek is a tributary of the Russian River and extends across the easterly boundary of the project site. The creek enters the site from the north easterly corner of the parcel and continues southwest beyond Highway 116 for another 0.2 miles before emptying into the Russian River. The creek supports habitat vegetation identified as Southwestern North American Riparian/Wash Scrub.

The Sonoma County General Plan designates this creek as a riparian corridor and prohibits development and improvements from occurring within 50 feet of its bank. The riparian vegetation that borders the bank provides essential movement passageways for wildlife species between habitats. Any substantial removal of vegetation within such proximity to the creek bank may have significant impact on riparian habitat.

The project site plan identifies both the top of bank and the 50-foot setback boundary. The site plan confirms there are no construction activities within the protected riparian area. Anticipated ground disturbing activities include construction of a new access driveway and emergency turnaround at the opposite north westerly frontage and lot interior of the parcel. Activities associated with the site access improvements are considered minor and will occur well outside the protected riparian area at approximately 100 feet away from the top of creek. No development or improvements would occur along the creek bank and potential impacts are less than significant.

Impact:

Less than Significant

**c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Livereau Creek which follows the easterly boundary of the project site is a blue-line creek and therefore federally protected wetland as defined by Section 404 of the Clean Water Act.

Anticipated construction of a new emergency access turnaround and driveway entry near the north westerly frontage of the parcel would not result in the direct removal, filling, or hydrological interruption of the creek. The access improvements will require issuance of a grading permit through which requirements for incorporating best management practices for erosion prevention and sediment control are applied and enforced through County inspection. There are numerous storm water best management practices that can be utilized to accomplish this goal. These include measures such as silt fencing, straw wattles, retention, and restricting construction entrances to minimize soil disturbances. Storm water best management practices also include primary and secondary containment for petroleum products, paints, lime and other materials of concern.

Any project improvements resulting in new discharge of dredged or fill material into wetlands or creeks on the site would require authorization from the Army Corps and RWQCB pursuant to Sections 404 and 401 of the Clean Water Act.

Given proposed access improvements would be approximately 100 feet away from the existing creek bank, and implementation of best practices for grading and erosion control, potential impacts on the creek area would be less than significant.

Impact:

Less than Significant

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Most of the project site has been previously disturbed at some point in the past. No removal of existing vegetation or trees is proposed, and anticipated construction of an emergency access

turnaround near the north westerly portion of the site involves no buildings or structures that might impede upon migratory wildlife corridors, or use of native wildlife nursery sites.

Impact:

Less than Significant

**e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**

The Sonoma County Tree Protection Ordinance (Sonoma County Code of Ordinances, Chapter 26, Article 88, Sec. 26-88-010 (m)) establishes policies for protected tree species in Sonoma County. Protected trees are defined (Chapter 26, Article 02, Sec. 26- 02-140) as the following species: big leaf maple (*Acer macrophyllum*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizenii*), madrone (*Arbutus menziesii*), oracle oak (*Quercus morehus*), Oregon oak (*Quercus garryana*), redwood (*Sequoia sempervirens*), valley oak (*Quercus lobata*), California bay (*Umbellularia californica*), and their hybrids. Of these, valley oak occur on the site.

The current proposal does not necessitate removal of any existing trees.

Impact:

No Impact

**f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?**

Habitat Conservation Plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. There are very few Habitat Conservation Plans in Sonoma County-they would only affect certain land in timber production areas in the northwest county (for spotted owl) and in the lower Petaluma River/Sonoma Creek watershed (for saltmarsh harvest mouse/black rail/clapper rail).

Impact:

No Impact

## **5. CULTURAL RESOURCES:**

**Would the project:**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Tom Origer & Associates completed a cultural resources study for the Surrey Inn Project, at 16590 Highway 116, Guerneville, Sonoma County, California. This study was conducted to meet the requirements of the Sonoma County Permit and Resource Management Department and CEQA requirements Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 2019-035).

The study area contains buildings once associated with a mid-20th century resort known originally as the Colonial Village and later as the Surrey Inn (Press Democrat 1950). The resort once included a restaurant, 50 cabins, a pool and pool house, tennis courts, and ancillary buildings. The restaurant, pool house, and a third building of unknown use are all that remain. Review of historical photographs found that the restaurant and pool house have been altered substantially. The back portion of the restaurant was once a partially open air patio but is now enclosed, and brick arches have been added around many of the windows and doorways. A large, multipaned window featured

on the original pool house has been removed, and scars on the third building, which is now attached to the restaurant by a shed roofed addition, indicates that some windows and/or doorways have been changed.

Buildings on the property were considered for their potential inclusion in the California Register of Historical Resources. If all of the resort buildings were extant the complex could meet the eligibility criteria as an example of a mid-century resort; however, the cabins are no longer standing, and the existing buildings lack historical integrity. The buildings within the study area are unlikely to meet the eligibility criteria for inclusion in the California Register because they lack integrity. No formal evaluation is recommended.

Impact:

Less than Significant

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

An archeological study was performed on site and found no presence of existing historical resources. An intensive field survey was completed on May 13, 2019. One hour was spent in the field and field conditions were sunny. Surface examination consisted of walking in 15-meter transects and a hoe was used as needed to expose the ground surface. Ground visibility ranged from excellent to poor, with vegetation, imported gravel, buildings, and a tennis court being the primary hindrances. An examination of the banks of Livereau Creek on the east side of the study area and a drainage ditch on a portion of the west side of the study area provided a view of subsurface soils. Further examination of the bank of Livereau Creek and a ditch within the study area provided no site specific indicators of archeological resources

Additionally, a referral of the project proposal has been sent to interested tribal representatives in the area. Tribal responses to the referral indicated no further interest in studying the site for cultural importance and no request for consultation.

Since no significant cultural resources were identified on the property, no further recommendations are warranted for prehistoric materials at this time. However, if during earth disturbing activities on the property a concentration of artifacts is encountered, all work should be halted in the vicinity of the find and an archaeologist contacted immediately. A mitigation measure (Mitigation TCR-1) addressing this matter is identified under the Tribal Cultural Resources section of his Initial Study.

Impact:

Less than Significant with Mitigation

Mitigation:

See **Mitigation TCR-1**, Tribal Cultural Resources

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The archeological study prepared for the site did not uncover any paleontological resources or sites. No unique geologic features are known to exist on the subject property or within in its near vicinity of

Impact:

No Impact

**d) Disturb any human remains, including those interred outside of formal cemeteries?**

No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past construction. In the event that human remains are unearthed during construction, state law requires that the County Coroner be notified to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the Coroner

permitted work to proceed. If the remains were determined to be prehistoric, the find would be treated as an archaeological site and the mitigation measure described in item 5(b) above would apply. As this matter is adequately addressed by a mitigation measure already applied to the project, the impact potential is less than significant and requires no further mitigation.

Impact:  
Less than significant

## 6. ENERGY

**Would the project:**

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

The project proposes the on-grade installation of 31 tent camping sites for seasonal use. No new construction of any buildings or structures, or provisions for power service to individual double-occupancy tent sites are proposed.

Impact  
Less than significant

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

The project scope as proposed provides no reasonable evidence indicating a potential conflict with current state or local plans for renewable energy or energy efficiency.

Impact  
Less than significant

## 7. GEOLOGY AND SOILS:

The geology of the study area consists of alluvial fan and fluvial deposits that date to the second half of the Pleistocene through the Holocene (1.288 million years ago to present) (Blake *et al.* 2002). Soils within the study area belong to the Yolo series (Miller 1972: Sheet 63). Yolo soils are well draining, loams found on alluvial fans and flood plains. In a natural state, these soils support the growth of grasses, forbs, shrubs, berry vines, and scattered oaks. Historically, parcels containing Yolo soils were used for orchards, vineyards, row crops, and truck crops. Irrigated areas were used for hay crops and pasture.

**Would the project:**

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps.

Impact:  
No Impact



**ii. Strong seismic ground shaking?**

The project proposes no new structures or buildings susceptible seismic ground shaking. The proposed project includes the on-grade installation of 31 double-occupancy tent sites for seasonal use.

All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event.

The temporary installations will bring in visiting overnight guests that may generate intensified use of an existing building that is susceptible to seismic events. The seasonal and daytime limited intensification of the building use is not expected to expose people to substantial risk of injury from seismic shaking.

Impact:

Less than Significant

**iii. Seismic-related ground failure, including liquefaction?**

The project site is not located within an area subject to liquefaction as shown on the Sonoma County Relative Hazard from Seismic Shaking map. Strong ground shaking during an earthquake can result in ground failure and/or settlement such as that associated with soil liquefaction, and can also cause deformation of slopes, particularly fill slopes. Therefore the property has the potential to experience liquefaction and settlement during a seismic event. However, the project proposes no new structures or buildings and the seasonally limited intensification of visitor use of the existing recreational building is not expected to expose people to substantial risk of injury resulting from ground failure or liquefaction.

Impact:

Less than Significant

**iv. Landslides?**

The project site is not located in a landslide prone area as shown on Geology for Planning in Sonoma County Special Report 120 Slope Stability.

Impact:

No Impact

**b) Result in substantial soil erosion or the loss of topsoil?**

There is no new construction or development of buildings or structures proposed and anticipated construction of a new emergency access driveway and turnaround at the north westerly corner of the site will involve only minor grading activities.

Impact:

Less than Significant

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

The project site is subject to seismic shaking as described in item 7.a.ii. above. the project proposes no new development requiring related construction activities or such improvements that would potentially contribute to geological instability resulting on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The

Impact:

Less than Significant

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. No substantial risks to life or property would be created from soil expansion at the proposed project, even if it were to be affected by expansive soils.

Impact:

Less than Significant

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

The project will be served by public sewer for the disposal of wastewater.

Impact:

No Impact

## **8. GREENHOUSE GAS EMISSIONS:**

### **Would the project:**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

The Bay Area Air Quality Management District has adopted a significance threshold of 1,100 metric tons of CO<sub>2</sub>e per year for land use projects. Emissions are caused by natural gas combustion, electricity use, on-road vehicles, water use, wine fermentation, carbon sequestration, and existing emissions. For purposes of the Negative Declaration, the project would only be considered to have a significant impact on greenhouse gases if it would conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the California Global Warming Solutions Act of 2006. There is currently no indication that the project would conflict with the Act's timeline.

The Community Climate Action Plan has provided the following four major categories of solutions that will reduce greenhouse gases if they are implemented: (1) improve efficiency in energy and water use, (2) shift transportation from fossil fuel vehicles to transit, walking, bicycling, etc. (3) invest in local renewable energy sources, and (4) protect forests and farmlands, sequester carbon, and convert waste into energy. As noted below some of these strategies are already required. Additional measures will be conditioned based on voluntary compliance by the applicant. Mandated and voluntary compliance will ensure compliance with federal, state, and, local greenhouse gas reduction targets.

The project would be well below the BAAQMD's GHG thresholds of significance. However, the County requires compliance with the General Plan Open Space and Resource Conservation Element and the Board of Supervisors resolution to reduce GHG emissions by implementing feasible GHG reduction measures as a standard condition of approval.

Impact:

Less than Significant

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The proposed project will not conflict with a plan or policy regarding greenhouse gas emissions. See response to 7a. above.

Impact:

Less than Significant

## **9. HAZARDS AND HAZARDOUS MATERIALS:**

**Would the project:**

**a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No construction activities that require use of fuels and other hazardous materials is proposed that could result in spills from improper handling or storage of such materials. Compliance with standard approved construction methods for handling hazardous materials shall be required regardless through issuance of standard conditions of approval for the use permit request.

Impact:

Less than Significant

**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

The potential for hazardous spills occurring is less than significant because the project does not propose construction or related activities, which may involve or require handling of hazardous materials to any extent that would cause a significant hazard. Additionally, as a standard condition of approval, a hazardous materials storage plan is required to ensure the proper handling and storage of any chemicals kept on site, such as those used for the pool maintenance and general cleaning supplies.

Impact:

Less than Significant

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Guerneville School is the nearest school located on Armstrong Woods Road approximately 0.7 miles from the project site.

Impact:

No Impact

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The project site was not identified on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances, and the California Integrated Waste management Board.

Impact:

No Impact

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

The site is not within an area subject to an airport land use plan as designated by Sonoma County.

Impact:

No Impact

- f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

There are no known private airstrips within the vicinity of the proposed project.

Impact:

No Impact

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect outside the area.

Surrey Resort is a seasonal facility (except for the Gym). We will be open from April through the end of October. Furnishings and tents are stored in an elevated storage area during the off season. In case of imminent flood, the remaining items in main building and the gym will be placed in trucks and moved off the property

During the open season the resort will distribute to all overnight guest as standard policy a copy of the detailed plan of evacuation it maintains in case of emergency. Surrey Resort recognizes the need for updating its emergency planning and operating practices around handling red flag events during the drier later portion of the season.

Impact:

Less than significant

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas of where residences are intermixed with wildlands?**

The project site is located within a State Responsibility Area (SRA) and mapped with "moderate" a fire hazard severity designation. The California Board of Forestry and Fire Prevention enforces compliance minimum wildfire protection standards for projects located within the State Responsibility Area (SRA). These regulations have been prepared and adopted for the purpose of providing basic emergency access and perimeter wildfire protection measures. The proposed project is subject to these regulations and anticipates potential improvements needed to ensure existing gated entrances provide sufficient access width and proximity from the roadway frontage for emergency vehicles. The project also identifies the general location and footprint of a new hammerhead/turnaround inside the property boundaries at the northerly emergency access entrance of the site. The current SAR regulations provide design specifications and surfacing requirements for the installation of the turnaround and initial driveway approach. Standard conditions of approval are required for this project to ensure its required improvements for emergency access and vegetation management meet the applicable SAR standards as determined by the Board of Forestry and Sonoma County Fire.

The project proposes no new buildings or permanent structures that would be exposed to significant risk of loss. Compliance with the SAR standards ensures the project provides for adequate emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification, and therefore minimizing to less than significant level the exposure of its guests to potential injury or death involving wildland fires.

Impact:  
Less than significant

## 10. HYDROLOGY AND WATER QUALITY:

**Would the project:**

**a) Violate any water quality standards or waste discharge requirements?**

The project involves the installation of 31 temporary tent sites on previously developed land. No new buildings or structures, or significant amount of ground disturbing activities that may potential result in a violation of water quality standards or waste discharge requirements are proposed

Impact:  
Less than significant

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Surrey Resort maintains an existing connection to the Sweetwater Springs Water District. The Water District's Northern system indicates sufficient water supply to continue serving the project with a total storage capacity of 1,245,000 gallons consisting of three (3) wells, eighteen (18) storage tanks, and five (5) pressure zones. There are no known current constraints to the existing water system currently serving the project. Water usage associated with seasonal overnight camping generally may be presumed insignificant and based on the Resort' maintaining an existing connection to a municipal water source and because the municipal provider indicates more than sufficient capacity to serve the project, the potential for the project contributing to any substantial depletion of groundwater supplies or interference with groundwater recharge occurring as a result of the project is highly unlikely and therefore, less than significant.

Impact:  
Less than significant

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

The project proposes the installation of 31 camping tents on a 1.3-acre portion of previously developed land. No new development or significant improvements that would obstruct or redirect the course of any existing drainage channels or creek flows that might result in substantial erosion or siltation on- or off-site. Livereau Creek is the eastern boundary of the parcel. The required 50-foot streamside conservation setback from the top of bank is identified on the project site plan. No camping or event related activities occurring within the boundary of the conservation area are proposed by this use permit.

Impact:

Less than Significant

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

The project proposes the installation of 31 camping tents on a 1.3-acre portion of previously developed land. No new development or significant improvements that would obstruct or redirect the course of any existing drainage channels or creek flows that might result in additional surface runoff causing flooding on- or off-site.

Livereau Creek is the eastern boundary of the parcel. The required 50-foot streamside conservation setback from the top of bank is identified on the project site plan. No camping or event related activities occurring within the boundary of the conservation area are proposed by this use permit. An existing wading pool structure encroaches approximately 15 feet within the setback area. Conditions of approval have been applied requiring either removal of the structure or preparation of a streamside conservation plan ensuring the adequate protection of the riparian corridor in conjunction with continued use of the wading pool.

Impact:

Less than Significant

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

The project proposes the installation of 31 camping tents on a 1.3-acre portion of previously developed land. No new development or significant improvements that would obstruct or redirect the course of any existing drainage channels or creek flows that might contribute to an increase in runoff water, polluted or otherwise.

Impact:

Less than Significant

- f) Otherwise substantially degrade water quality?**

The project involves the installation of 31 temporary tent sites on a 1.3-acre portion of previously developed land and proposes no new development of buildings or structures requiring substantial ground disturbing activities that might otherwise affect water quality. Anticipated construction of a new emergency access driveway and turnaround at the far north westerly corner of will involve only minor grading activities.

Impact:

Less than significant

- g) Place housing within a 100-year hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?**

The project site is located within a 100-year hazard area and contains an F2 (Flood Plain) combining zone designation. The project proposes the seasonal installation and use of 31 canvas tents for overnight recreational camping. The tents are for recreational camping only and do not qualify for long or short term housing use under County policy. The project does not therefore propose any type of land use, development, construction or improvement that places housing within the 100-year flood hazard area.

Impact:

No impact

**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

Surrey Resort is a seasonal facility (except for the Gym) and operates during the off-rainy season from April through the end of October when flooding is unlikely. Furnishings and tents are stored in an elevated storage area during the off season. In case of imminent flood, the remaining items in main building and the gym will be placed in trucks and moved off the property

Impact:

No Impact

**i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Surrey Resort is a seasonal facility (except for the Gym) and does not operate during the flood-prone months of the season. Furnishings and tents are stored in an elevated storage area during the off season. In case of imminent flood, the remaining items in main building and the gym will be placed in trucks and moved off the property.

Impact:

Less than significant

**j) Inundation by seiche, tsunami, or mudflow?**

The project is not subject to seiche or tsunami. The project site is not located in an area subject to seiche or tsunami. Seiche is a wave in a lake triggered by an earthquake, and here are no lakes in the vicinity of the project. Mudflow can be triggered by heavy rainfall, earthquakes or volcanic eruption, however the project is not located in an area that is at risk for landslides or mudflow.

Impact:

No Impact

## **11. LAND USE AND PLANNING:**

**Would the project:**

**a) Physically divide an established community?**

The proposal does not physically divide any established communities.

Impact:

No Impact

**b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

The Sonoma County 2020 General Plan's *Policy for Recreation and Visitor Serving Commercial Areas* provides sites for supporting both outdoor recreation uses and the commercial service needs of visitors and travelers. The Surrey Resort parcel is designated as such a site and currently operates as existing recreational and visitor-serving use in accordance with applicable land use policies in place for Sonoma County.

Impact:

No Impact

**c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

Impact:  
No Impact

## **12. MINERAL RESOURCES:**

**Would the project:**

**a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

There is no known mineral resource on the project site.

Impact:  
No Impact

**b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

The project site is not a mineral resource recovery site.

Impact:  
No Impact

## **13. NOISE:**

The applicant has consulted Illingworth & Rodkin, Inc, to prepare an Environmental Noise Assessment for the project, dated May 13, 2019. The following discussion summarizes those findings.

**Would the project:**

**a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.

Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures



TABLE NE-2: Maximum Allowable Exterior Noise Exposures

Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7am -10pm)	Nighttime (10pm - 7am)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

Events

The project proposes twenty-four (24) events annually, including holiday parties, weddings, wine tastings, and live entertainment, with attendees anticipated to range from 25 to 200 people. These events would be a mix of indoor and outdoor events and would primarily take place in the months of May through October, with one annual event anticipated per year in December. Only six large outdoor events (events with greater than 50 attendees) are proposed per year. The project does not propose an outdoor amplification system, so only low-level portable outdoor amplification is anticipated (i.e., acoustic guitar or stereo speakers). The maximum allowable event hours are from 7am to 10pm.

Noise levels from indoor events have been documented by Illingworth and Rodkin, Inc. in past projects with up to 300 people in attendance. In all cases, indoor activities were not perceivable at the nearest residential property lines and did not affect the measured noise levels in a quiet residential area. Noise monitoring conducted during an indoor dance party at the facility on September 13th, 2018 showed similar results.

Outdoor events with up to 50 guests are currently being held at the site. Based on noise monitoring conducted during the outdoor pool party with low level amplified music and approximately 40 attendees, noise generated by smaller outdoor events would not substantially contribute to the noise environment at nearby residences.

Unamplified or low-level amplified outdoor events above 50 attendees would be anticipated to generate noise levels of approximately 58 dBA L50 at the property line of the residences to the west and 47 dBA Leq at the residence to the east. Outdoor events with more than 50 attendees would be anticipated to exceed the adjusted daytime and nighttime limits and existing ambient noise levels at residential property lines to the west and the nighttime noise limits at residences to the east. This is a potentially significant impact.

Appropriate control measures are required for reducing outdoor event noise levels to within Sonoma County Noise Limits, and therefore to a less than significant level. The recommendations are referenced in the mitigation described below.

Impact:

Less than Significant with Mitigation

Mitigation:

**Mitigation NOI-1:** The applicant shall implement the following control measures to maintain outdoor noise levels to within Sonoma County Noise Limits during outdoor events with more than 50 people:

- a. Limit outdoor events to the daytime between the hours of 7:00 am and 10:00 pm
- b. Construct sound barriers to reduce event noise levels to within the Sonoma County daytime noise limits. Replacement of the existing property line chain link fence with an 8-foot high barrier along the western property line, adjacent to Gabes Rock Road, would reduce noise levels at residences to the west to meet the daytime County limit of 50 dBA L50.

*To be effective, the barrier must be constructed with a solid material with no gaps in the face or at the base of the wall. Openings or gaps between sound wall materials substantially decrease the effectiveness of the sound wall. Suitable materials for sound wall construction should have a minimum surface weight of 3 pounds per square foot, such as 1-inch wood fence boards (nominal thickness), ½-inch laminated glass, masonry block, concrete, or metal.*

Monitoring:

**Monitoring NOI-1:** The applicant shall demonstrate completion of the required mitigation improvements prior to hosting outdoor events exceeding 50 guests, and prior to vesting of the use permit.

**b) Exposure of persona to or generation of excessive ground borne vibration or ground borne noise levels?**

The project proposes no new development or related construction that might otherwise involve activities known to generate ground borne vibration or noise levels

Impact:

No impact

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

The project would generate an increase in ambient noise levels that is potentially significant. Appropriate control measures reducing the impact to a less than significant level are addressed under Discussion 12.a above (see Mitigation NOI-1). The applicant's noise consultant identifies this potential impact to be periodic.

Impact:

Less than Significant

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Unamplified or low-level amplified outdoor events would be anticipated to generate noise levels of approximately 58 dBA L50 thereby exceeding standards at the property line of the residences to the west and 47 dBA Leq at the residence to the east. Outdoor events with more than 50 attendees would be anticipated to exceed the adjusted daytime and nighttime limits and existing ambient noise levels at residential property lines to the west and the nighttime noise limits at residences to the east. This periodic increase in ambient noise levels is a potentially significant impact.

Appropriate control measures for reducing outdoor event noise levels to within Sonoma County Noise Limits are required under Discussion 12.a above.

Impact:

Less than Significant with mitigation (see Mitigation NOI-1).

**e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The site is not within an airport land use plan as designated by Sonoma County.

Impact:

No Impact

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

There are no known private airstrips within the project area.

Impact:

No Impact

## 14. POPULATION AND HOUSING:

Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The Surrey Resort parcel is an existing recreational and visitor-serving use and designated under the Sonoma County 2020 General Plan for supporting commercial service needs of visitors and travelers. The fundamental nature of visiting and traveling is one that does not generally contribute to any significant increase in population growth, as visitors typically return to their point of origin after traveling. While travelers may certainly be inclined to return to purchase property in Sonoma County after visiting, the potential of such occurrences having a noticeable effect on population growth is considered very unlikely.

Impact:

Less than Significant

- b) **Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?**

No housing will be displaced by the project.

Impact:

No Impact

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No people will be displaced by the project.

Impact:

No Impact

## 15. PUBLIC SERVICES:

Would the project:

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:**

**i. Fire protection?**

The Russian River Fire District (Fire District) currently serves the project with fire suppression and fire prevention service. The Fire District covers an area of approximately twenty square miles along the border of the Russian River in west Sonoma County. The District operates out of one station located in the town of Guerneville. The District incorporates the communities of Guerneville, Rio Nido, Oddfellows Park, Vacation Beach, Guerneville Park and the Armstrong Valley. The Russian River Fire District Ambulance, based out of the Guerneville fire station, provides advanced life support response to approximately three hundred square miles of the northwest county. Serving these communities the district responds to over 1700 calls for service per year.

The project site is also located within a State Responsibility Area (SRA) and subject to comply with current SRA Fire Safe Regulations to ensure the project maintains adequate emergency access, emergency water supply and defensible space.

Impact:

Less than Significant

**ii. Police?**

The Sonoma County Sheriff will continue to serve this area. The proposed addition of seasonal overnight camping accommodations is not expected to generate any significant increase in demand for police protection.

Impact:

Less than Significant

**iii. Schools, parks, or other public facilities?**

The potential growth in enrollment in the local schools as a result of this project would not necessitate additional facilities. Any increase in demand for services associated with schools or parks will be offset as the parcels are developed through development fees, including school and park mitigation fees.

Impact:

Less than Significant

**iv. Parks?**

The project does not introduce an increase in population that could impact local parks. The project is a visitor serving facility and proposes seasonal accommodations for recreational overnight camping on site

Impact:

Less than Significant

**v. Other public facilities?**

The addition of overnight camping use is not expected to significantly impact public facilities. The proposal is consistent with the General Plan land use designation for the parcel. Any potential impacts associated with the parcel's assigned use and development were considered at the time of the designation of said density.

Impact:

Less than Significant

## 16. RECREATION:

Would the project:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The project is a local and visitor serving establishment that provides recreational day use amenities and overnight camping accommodations on a seasonal basis for both Sonoma County residents and visitors. The specific nature of this type of the resort establishment is one that does not redirect the recreational demands of its guests onto other surrounding recreational resources in a capacity that might result in a substantial physical deterioration of the facility.

Impact:

Less than Significant

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

The project site has served as existing recreation facility for many years and previous, existing, proposed use provides no indication of the facility have an adverse effect on the environment.

Impact:

Less than Significant

## 17. TRANSPORTATION / TRAFFIC:

The applicant has consulted W-Trans to prepare a Traffic Impact Study for the project, amended November 30, 2020. The following discussion summarizes those findings. The amended traffic report is available for public review as described in the Source Documents section of this Initial Study.

Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Using the screening criteria established by the County of Sonoma Guidelines for traffic studies, which states that Permit Sonoma and the Sonoma County Department of Transportation are both responsible for the review and condition of private development projects. Traffic related conditions must be based on an analysis of the potential traffic impacts that establish a reasonable nexus between the impacts of the project and the required improvements or conditions. The applicant submitted a traffic study that met these guidelines and determined that the project would not cause a significant traffic impact to the study intersections.

- The addition of project trips to existing or future weekday p.m. and weekend midday peak hour volumes is expected to result in an imperceptible change.
- Acceptable operation of Highway 116 would be expected to continue upon addition of traffic associated with an event to existing p.m. and weekend midday volumes for both existing and future scenarios.
- Sight distances at the project driveway are adequate.

- The project site has adequate emergency access.
- Pedestrian facilities are adequate.
- Bicycle facilities are adequate.
- There is an existing center turn lane for left-turn ingress and egress to the site. No right-turn accommodations are needed.
- The project is expected to have a less-than-significant impact in terms of vehicle miles traveled (VMT).

The project is therefore determined not to conflict with any adopted plans, ordinances, or policies in regards to circulation.

Impact:

Less than Significant

**b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Sonoma County does not have a congestion management program but LOS standards are established by the Sonoma County General Plan Circulation and Transit Element. See Item 16(a) and above for a discussion of traffic resulting from project construction and operation. Refer also to Sonoma County Transportation Authority Comprehensive Transportation Plan (See Source Documents page).

New state law also requires evaluation of a project's impact on added Vehicle Miles Traveled (VMT). The State is currently developing guidelines to implement these new regulations. Senate Bill (SB) 743 established a change in the metric to be applied for determining traffic impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service analysis, the increase in Vehicle Miles Traveled (VMT) as a result of a project is now the basis for determining impacts.

Many of the VMT significance criteria that the County is likely to adopt are consistent with guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. This document identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be "screened" from further VMT analysis. One of these screening criteria pertains to small projects, which OPR identifies as generating fewer than 110 vehicle trips per day. The proposed project is anticipated to generate approximately 101 daily vehicle trips, which falls below the OPR threshold. As a result, it is reasonable to conclude that the project can be presumed to have a less than significant impact on VMT.

Impact:

Less than Significant

**c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Sight distance along Highway 116 at the project driveway was evaluated based on sight distance criteria contained in A Policy on Geometric Design on Highways and Streets published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines include recommended sight distances for drivers of stopped vehicles at driveways. These recommendations are based upon approach travel speeds.

Sight distance at the existing Highway 116 driveway was field measured. Based on a posted speed limit of 35 mph, the minimum stopping sight distance needed is 250 feet. The sight distance to the west exceeds 300 feet, while toward the east the sight distance exceeds 500 feet.

Impact:

Less than Significant

**d) Result in inadequate emergency access?**

The project site has a driveway and drive aisles that are of sufficient width to accommodate emergency response vehicles, including fire trucks. To have access to the back of the site fire trucks are able to use Gabes Rock Road and a back gate. The site will continue to have adequate emergency access.

Additionally, development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements. Project development plans include improvement of emergency vehicle access, including and new turnaround and are required to be reviewed by a Department of Fire and Emergency services Fire Inspector during the building permit process to ensure compliance with County regulations. Refer to discussion in item 16(d), above.

Impact:

Less than Significant

**g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Given the proximity of downtown Guerneville to the site, it is reasonable to assume that some project patrons and employees will want to walk, bicycle, and/or use transit to reach the project site. Sidewalks do not exist along the project frontage, though there is a sidewalk about 200 feet east of the project driveway that connects to downtown Guerneville. Additionally, the shoulder connecting the project site to the sidewalk east of the project can be used for pedestrian use. Bicyclists ride in the roadway, on the shoulder, and/or on sidewalks along all streets within the project study area.

Impact:

Less than Significant

**h) Result in inadequate parking capacity?**

Parking is not an impact under CEQA but for full public disclosure of impacts a discussion of parking impacts may be helpful. Include discussion of conditions of approval to accommodate parking and prevent traffic safety impacts related to parking.

The project was analyzed to determine whether the proposed parking supply would be sufficient for the anticipated parking demand. The project site as proposed would provide a total of 50 standard parking spaces and 2 accessible parking spaces.

Jurisdiction parking supply requirements are based on the County of Sonoma Municipal Code, Chapter 26C- 310; Required Parking. The proposed parking supply is anticipated to adequately accommodate the estimated parking demand. The proposed parking supply, expected demand, and County requirements are shown in Table 4.

Table 4 – Parking Analysis Summary						
Land Use	Units	Supply (spaces)	ITE Parking Generation		County Requirements	
			Rate	Est. Parking Demand	Rate	Spaces Required
Hotel/Motel	31 units	33	0.89	28	1.0 per 1 unit 1 for manager	32
<b>Total</b>		<b>33</b>		<b>28</b>		<b>32</b>

The site plan shows that out of the 52 spaces proposed, there are two accessible stalls. Based on requirements stipulated by the Federal Accessibility Guidelines, the required number of accessible

stalls is two stalls. The proposed supply of accessible stalls is adequate to meet ADA requirements.

Impact:

Less than Significant

## 18. TRIBAL CULTURAL RESOURCES:

Would the project:

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:**

**i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k), or**

Tom Origer & Associates completed a cultural resources study for the Surrey Inn Project, at 16590 Highway 116, Guerneville, Sonoma County, California. This study was conducted to meet the requirements of the Sonoma County Permit and Resource Management Department and CEQA requirements Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 2019-035).

An archeological study was performed on site and found no presence of existing historical resources. An intensive field survey was completed on May 13, 2019. One hour was spent in the field and field conditions were sunny. Surface examination consisted of walking in 15-meter transects and a hoe was used as needed to expose the ground surface. Ground visibility ranged from excellent to poor, with vegetation, imported gravel, buildings, and a tennis court being the primary hindrances. An examination of the banks of Livereau Creek on the east side of the study area and a drainage ditch on a portion of the west side of the study area provided a view of subsurface soils. Further examination of the bank of Livereau Creek and a ditch within the study area provided no site specific indicators of archeological resources

A referral of the project proposal has been sent to interested tribal representative in the area. Tribal responses to the referral indicated no further interest in studying the site for cultural importance and no request for consultation was received. Since no significant cultural resources were identified on the property, no further recommendations are warranted for prehistoric materials at this time. However, should any concentration of artifacts be encountered on the property during earth disturbing activities, all work should be halted in the vicinity of the find and an archaeologist contacted immediately. Artifacts that are typically found associated with prehistoric sites include humanly modified stone (typically chert, obsidian, or basalt), shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or house or floor depressions whereas typical mortuary features are represented by human skeletal remains. The mitigation measure below will reduce this impact potential to a less than significant level.

Impact:

Less than Significant with Mitigation

Mitigation:

**Mitigation TCR-1: NOTE ON PLANS:**

“All building and/or grading permits shall have the following note printed on plan sheets:



'If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

Monitoring:

**Monitoring TCR-1:** Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans

## 19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

The Russian River Sanitation District (District) provides sewer service and state-of-the-art tertiary-treated wastewater for the project and surrounding Guerneville area. The Sonoma County Water Agency (Sonoma Water) is responsible for managing compliance of the District's wastewater plant with current treatment and discharge requirements set by the California Regional Water Quality Control Board (Water Board). The North Coast section of the Water Board enforces those requirements through issuance and review of the Sanitation District's operational permit. Therefore, the project, on its own merit, is not expected to be the cause of any regulatory exceedance of wastewater treatment or discharge compliance requirements set by the Regional Water Quality Control Board, issued by its North Coast section, managed by the Sonoma County Water Agency, and operated by the local Russian River Sanitation District.

Impact:

Less than Significant

**b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Surrey Resort maintains a connection to the Russian River Sanitation District and the Sweetwater Springs Water District. Neither District indicates any issues with continued service for the project and did not identify a need for new facilities. The Water District's Northern system indicates sufficient water supply to continue serving the project with a total storage capacity of 1,245,000 gallons consisting of three (3) wells, eighteen (18) storage tanks, and five (5) pressure zones. The Sanitation District also indicates an adequate remaining service capacity of 390,000 gallons per day to continue serving the project and its surroundings without requirement of new or expanded facilities.

Impact:

Less than Significant

**c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The proposed project involves no new development or placement of impervious surfaces requiring construction or expansion of storm water drainage control facilities.

Impact:

No impact

**d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

The existing Resort facility currently maintains a lateral connection to the Sweetwater Springs Water District. The Water District provides service to all residential, commercial, industrial and agricultural customers, and for environmental and fire protection uses. The District's Northern system serves the surrounding Guerneville area and consists of three (3) wells, eighteen (18) storage tanks with a total storage capacity of 1,245,000 gallons and five (5) pressure zones. There are no known current constraints to the existing water system currently serving the project and any added demand resulting from overnight camping guests would be negligible.

Impact:

Less than Significant

**e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

The Russian River Sanitation District provides wastewater treatment and sewer service to the Guerneville area. Surrey Resort maintains a connection to the District's sewer main on Gabes Rock Road. The District's treatment plant is designed and operated to provide its service area with state-of-the-art tertiary-treated wastewater for an average daily dry-weather flow of up to 710,000 gallons per day (gpd). The plant currently treats an average dry-weather flow of approximately 300,000 gpd. The remaining capacity of 390,000 gallons per day indicates there is adequate capacity to continue serving the project and its surroundings well beyond District's existing commitments.

Impact:

Less than Significant

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that would result from the proposed project.

Impact:

Less than Significant

**g) Comply with federal, state, and local statutes and regulations related to solid waste?**

Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the surrounding Guerneville area. The program can accommodate the permitted collection and disposal of the waste that will result from the proposed project.

Impact:  
No Impact

## **20. MANDATORY FINDINGS OF SIGNIFICANCE**

**a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Impact  
Less than Significant

**b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

In accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any project-specific effects that are peculiar to the project and the project site. Analysis provided within this initial study found no significant project-level impacts unique to the project scope or location that cannot otherwise be reduced to a less-than-significant level through implementation of recommended mitigation measures and best management practices. The project would not be growth-inducing, nor cause an increase in population levels or in volumes of traffic and greenhouse gasses beyond those anticipated in the future conditions accounted for and evaluated by the project-specific technical reports and the various long-range County planning documents (see References below) on which these conclusions rely. The proposed project could contribute to environmental effects in the areas of noise. However, mitigation measures incorporated herein will effectively reduce any potential contribution made by the project to cumulative impacts associated with these areas to a less-than-significant level. Requirement of appropriate CEQA and/or NEPA environmental documentation for any subsequent cumulative project proposals is also currently enforced by the County and surrounding agencies. Therefore, the proposed project will not result in impacts that may otherwise be considered individually insignificant, but cumulatively significant.

Impact  
Less than Significant

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

As discussed in the various section throughout this CEQA document, the proposed project would not

include uses which could result in substantial adverse effects to human beings. No additional mitigation beyond existing noise mitigation and hazardous materials regulations would be required. The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Impact

Less than Significant with Mitigation