

**Summary Form Attachment
Guernewood Park Resort
17155 Highway 116
Guerneville, Sonoma County**

AESTHETICS:

Mitigation Measure VIS-1: The applicant shall obtain Final Design Review Committee review and approval to ensure Committee concerns from the November 18, 2018 meeting are addressed regarding building scale and articulation, horizontal massing, circulation, need for additional trees and landscaping, landscape screening between highway and parking area, and minimization of exterior lighting.

BIOLOGICAL RESOURCES:

Mitigation Measure BIO-1: During the process of obtaining the required environmental permitting from the environmental regulatory agencies (Army Corps of Engineers, CA Dept. of Fish and Wildlife, Regional Water Quality Control Board), if an environmental agency determines that NSO surveys are required, then NSO surveys shall be conducted per the environmental agency requirements. Prior to grading and building permit issuance, the applicant shall complete surveys for Northern Spotted Owl (NSO) if required by the CA Dept. of Fish and Wildlife (CDFW) and/or the Corps of Engineers (COE) per consultation with the US Fish and Wildlife Service

Mitigation Measure BIO-2: The applicant shall comply with all recommendations, mitigation measures and monitoring plan of the February 17, 2020 Ted Winfield & Associates and Resource-Design, Streamside Conservation Plan. The performance criterion for the plants at the mitigation site will focus on the survival of the plants.

- a. Survival for the trees, shrubs and ferns will be 80% at the end of five years.
- b. Survival for the planted grasses will be 60% at the end of three years.

Mitigation Measure BIO-3: The applicant shall implement all recommendations of the Arborist's Report and Construction Impact Assessment (MacNair & Associates, July 2008, updated November 2017, updated October 2018, updated February 2020), including use of tree protection measures. The applicant shall submit an updated report from a qualified arborist that addresses compliance of the final grading and building plans with the tree protection measures. The report shall be provided to PRMD staff for review and approval prior to grading permit and building permit issuance.

Mitigation Measure BIO- 4: The applicant shall provide a final landscape plan demonstrating compliance with the County's Tree Protection Ordinance, including tree replacements consistent with Ordinance requirements.

GEOLOGY AND SOILS:

Mitigation Measure GEO-1: Grading and building design shall comply with the recommendations of the preliminary geotechnical investigation (PJC & Associates, April 2008), which shall be specified on the construction drawings.

HYDROLOGY AND WATER QUALITY:

Mitigation Measure HYDRO-1: The applicant shall prepare a final flood elevation study to certify that first floor elevations of the project structures, including hotel and bungalows, are constructed at least one foot above 100-year flood elevations related to Hulbert Creek and the Russian River. The applicant shall submit the required flood elevation study to the Permit Sonoma Engineering Division for review and approval prior to issuance of a grading permit for the project.

NOISE:

Mitigation Measure NOISE-1: The Tree House suite buildings require forced-air mechanical ventilation with industry standard construction materials to meet the 45 dBA Ldn threshold. The applicant shall provide building plans to Permit Sonoma for review and approval demonstrating compliance with this mitigation measure.

Mitigation Measure NOISE-2: Provide a suitable form of forced-air mechanical ventilation, as determined by the Permit Sonoma building official, for all bungalow units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards. The applicant shall provide building plans to PRMD for review and approval demonstrating compliance with this mitigation measure.

Mitigation Measure NOISE-3: Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the County's noise level requirements. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected by the applicant to determine specific noise reduction measures necessary to reduce noise to comply with the County's noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/installation of noise barriers such as enclosures and parapet walls to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, such as the rooftop of the hotel buildings away from the building's edge nearest the multi-family residences, where feasible. The applicant shall provide building plans to PRMD for review and approval demonstrating compliance with this mitigation measure.

Mitigation Measure NOISE-4: Mitigation methods for reducing driveway/parking lot noise levels at nearby sensitive land uses are limited for the proposed project. Mitigation requires the construction of a sound wall or specially-designed barrier capable of reducing parking lot and driveway noise levels at the westerly property line, adjacent to the Dubrava multi-family residences by up to 9 dBA. The barrier shall be located around the perimeter of the hotel's parking lot along the southwestern boundary, and continue until the main access driveway. The total length of the proposed barrier would be approximately 400 feet. The proposed barrier would be continuous from grade to top, with no cracks or gaps, and have a minimum surface density of three lbs/ft² (e.g., one-inch thick marine-grade plywood, ½-inch laminated glass, concrete masonry units (CMU)). A barrier height of approximately eight feet would be sufficient for reducing noise levels by at least 9 dBA. This height shall be measured relative to the pad elevation of the parking lot.

This mitigation measure also applies for required noise reduction related to indoor special events at the resort. The noise barrier would provide the required 6 dBA noise reduction at the property line of the multi-family residential land uses to meet the County's nighttime threshold of 40 dBA L50 for all indoor special events. This barrier would start where the eight-foot barrier ends and continue along the main access driveway property line until just passed the last parking space. The total distance would be approximately 180 feet.

TRANSPORTATION:

Mitigation Measure TRAF -1: The project shall install a Class I bicycle pathway along the entire frontage.

Mitigation Measure TRAF-2: The project shall include a minimum 30 on-site bicycle parking spaces, located near the main hotel and restaurant buildings. An additional 10 bicycle parking spaces shall be located at the public parking lot.

Mitigation Measure TRAF-3: The applicant shall submit a final parking management plan to PRMD and the Department of Transportation and Public Works (DTPW) addressing plans for use of valet parking during special events subject to final review and approval. The parking management plan shall address both peak- and non-peak season uses. In no instance shall the number of permitted outside guests exceed 45 during the non-peak season (December to April) and 75 during the peak season (June to October), with “shoulder” periods between the peak and non-peak seasons being the average of the two.