

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Guernewood Park Resort (PLP18-0012)Lead Agency: Permit and Resource Management DepartmentContact Person: Georgia McDanielMailing Address: 2550 Ventura AvenuePhone: 707-565-1949City: Santa RosaZip: 95403County: SonomaProject Location: County: 17155 Highway 116City/Nearest Community: GuernevilleCross Streets: Guernewood LaneZip Code: 95446Longitude/Latitude (degrees, minutes and seconds): 38 ° 29 ' 42.12" N / 123 ° 0 ' 29.99" W Total Acres: 9.7 acresAssessor's Parcel No.: 072-130-05, -07 and -09Section: 31Twp.: 8NRange: 10W

Base: _____

Within 2 Miles: State Hwy #: 116Waterways: Hurbert Creek, Russian RiverAirports: N/ARailways: N/ASchools: Guerneville Elementary**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: Resort Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type _____ MW _____ Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**Currently vacant site. Zone: Rec and Visitor Serving Commercial; Local Guidelines; Floodway/Floodplain, SR, VOH; GP:RVSC/SC**Project Description: (please use a separate page if necessary)**

Request for a Use Permit and Design Review to allow the construction of a new 120-room resort, 2,744.5 square feet of impermeable surfaces within the Riparian Corridor, and improved public river access at the former Guernewood Park Resort location. The project includes two main hotel buildings, four stories in height, with 100 rooms, lobby, two meeting rooms, hotel services area, small restaurant and bar, spa and gym. The main hotel buildings would be constructed over 320 feet from the centerline of River Road (Highway 116). Detached from the main hotel buildings would be 20 additional suites, four stories in height, located in 5 bungalow buildings. Accessory buildings include a public bathroom, a pool house and a gate house. The public trail to the Russian River, a 25-space public parking lot and public restroom facility will be developed on the east side.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 4
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 3
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 1
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date August 27, 2021 Ending Date September 27, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Lok Guernewd Park Dev Co, c/o Jean Kapolchok</u>
Address: _____	Address: <u>843 2nd Street</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Rosa, CA 95404</u>
Contact: _____	Phone: <u>(707) 526-8939</u>
Phone: _____	

Signature of Lead Agency Representative: Georgia McDaniel **Date:** Aug. 27, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.