

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: Sonoma**Project Location:** County: 17155 Highway 116City/Nearest Community: GuernevilleCross Streets: Guernewood LaneZip Code: 95446Longitude/Latitude (degrees, minutes and seconds): 38 ° 29 ' 42.13" N / 123 ° 0 ' 29.96" 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 EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

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 _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Resort Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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 108-room resort, 2,740 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, three stories in height, with 80 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 208 additional suites, three stories in height, located in 4 detached 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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>1</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Army Corps of Engineers</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>So.Co. Dept. of Trans. and Public Works</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date November 2, 2022 Ending Date December 2, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Lok Guerneud 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 McDonald* Date: Nov.2, 2022

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