

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Lodge on Russian River (formerly Guernewood Park Resort)

Lead Agency: County of Sonoma

Contact Name: Georgia McDaniel

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Project Location: 17155 Highway 116, Guerneville
City

Sonoma
County

Project Description (Proposed actions, location, and/or consequences).

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, (31,074 SF total and 44,199 SF total), lobby (2760 SF), two meeting rooms (3500 SF total), hotel services area (5725 SF), small restaurant (2,300 SF), bar (1,320 SF), spa (1,660 SF) and gym (980 SF). 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 28 additional suites and rooms, three stories in height, located in 4 detached buildings (14,070 SF total) to be located near the northeast edge of the site, upslope from the Hulbert Creek. Accessory buildings include a public bathroom (128 SF), a pool house (92 SF) and a gate house (188 SF). The public trail to the Russian River, a 25-space public parking lot and public restroom facility will be developed on the east side of the development site, where it will be accessible from Highway 116 and located away from neighboring residential development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attachment with proposed mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. Need for low-cost local housing for resort workers, need for work force housing;
2. Sewage management, air and river water pollution;
3. Impact of homeless encampments; homeless encampments, theft, camping on grounds;
4. Storage of trucks and large equipment near the Dubrava Village property line;
5. Dumping of garbage on the Dubrava Village riverfront;
6. Issues of unmaintained large redwood trees compromised by large/non-native ivy growth;
7. Scenic corridor protection;
8. Overflow parking and overnight parking, traffic, traffic impact of site on site access for adjacent site;
9. Issues with fire danger due to unsupervised "beach parties", access to property by fire department;
10. Security of property prior to start of construction;
11. Size and scope of development, previous height of the development when four stories, must be in scale;
12. Neighbors hope to have access to the resort and the amenities offered (potentially use of pool);
13. Concerned about any noise from garbage or service trucks near the Dubrava property line;
14. Visual impacts with the fence;
15. Riparian Corridor concerns; Riparian Corridor setback, and not too much tree removal, bio protection;
16. Noise impact on adjacent residence.
17. Lighting impact from parking lot and upper floor of hotel rooms;
18. Hotel impact on local lodging;
19. Drainage runoff, use of impervious surface;
20. Public access easement, easement for river access trail, open to public.

Provide a list of the responsible or trustee agencies for the project.

Northern Sonoma County Air Pollution Control District (NSCAPCD), Caltrans (District 4), Sonoma County Department of Transportation and Public Works (DTPW), Army Corps of Engineers (ACOE), California Department of Fish and Wildlife, North Coast RWQCB, Department of Forestry and Fire Protection (CAL FIRE - Sonoma Lake Napa Unit), California State Lands Commission, Sonoma County Regional Parks