



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, not too much tree removal, biological resources 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