

**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.

**AGRICULTURE AND FOREST RESOURCES:**

**Mitigation Measure Agriculture and Forest Resources AG-1:** Prior to grading and building permit issuance, the applicant shall provide a tree cutting and removal plan completed by a certified arborist that demonstrates the minimum number of trees necessary will be trimmed and/or removed to accommodate resort structures and related improvements.

**BIOLOGICAL RESOURCES:**

**Mitigation Measure BIO-1:** California Red-legged Frog Habitat Assessment and Surveys. At least two weeks prior to the commencement of ground-disturbing activities, the Project area and nearby vicinity, including a minimum 500-foot radius surrounding the Project activity area, shall be assessed by a Qualified Biologist for the presence of California red-legged frog individuals and habitat features. Habitat features include both aquatic habitat such as plunge pools and ponds and terrestrial habitat such as burrows or other refugia. If habitat occurs, then no more than 48 hours prior to ground-disturbing activities the area shall be surveyed by a Qualified Biologist. The results of the habitat feature assessment and survey shall be submitted to CDFW for written acceptance prior to starting Project activities. Burrows and refugia sites shall be flagged or otherwise marked for avoidance; Project activities shall avoid habitat features to the extent feasible. If California red-legged frogs are encountered during the assessment or Project activities, the Project shall not proceed or all work shall cease, and CDFW shall immediately be notified. Work shall not proceed until the frog, through its own volition, moves out of harm's way and CDFW has provided permission in writing to proceed with the Project. If California red-legged frog is encountered or the Qualified Biologist determines that impacts to the species are likely to occur, the Project shall consult with USFWS pursuant to the federal Endangered Species Act and receive written approval from CDFW prior to the impact. In this case, CDFW may require additional protection measures which shall be implemented by the Project.

**Mitigation Measure BIO-2:** Foothill Yellow-Legged Frog - Survey Methodology: A CDFW-approved Qualified Biologist shall provide a foothill yellow-legged frog (FYLF) survey methodology for CDFW review and written approval at least 30 days prior to conducting project activities, unless otherwise approved in writing by CDFW. Project activities shall not begin until FYLF surveys have been completed using a methodology approved by CDFW. Survey methodology is not required if the stream is dry and there are no areas of persistent summer moisture present in or within 500 feet upstream and downstream of the project area. Survey

methodology shall target all life stages and shall include carefully searching under rocks, within vegetation such as sedges and other clumped vegetation, and under undercut banks, no less than 50 feet from the streambed, where appropriate, and at least 500 feet upstream and downstream of the project area. Surveys should be conducted at different times of day and under variable weather conditions, if possible. Surveys should avoid windy days (15 miles per hour or greater), as ripples in the water make it more challenging to detect frogs.

**Foothill Yellow-Legged Frog Surveys:** Prior to starting project activities, a CDFW-approved Qualified Biologist shall conduct surveys for FYLF using a CDFW-approved methodology. The results of the surveys shall be emailed to a CDFW representative, and the project shall receive written acceptance of the survey results from CDFW prior to starting project activities. The project shall install exclusionary fencing and prepare and implement a FYLF Relocation and Habitat Improvement Plan if FYLF or their eggs are found, if required and approved by CDFW.

If documentation is provided to CDFW that the stream has been completely dry for greater than 30 days prior to starting Project activities, and no water or moist areas within the streambed exist within 500 feet upstream and downstream of the Project site, then surveys for foothill yellow-legged frogs are not necessary.

**Mitigation Measure BIO-3:** Bat Protection: Prior to any tree removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees may be removed only if: a) presence of bats is presumed, or documented during the surveys described below, in trees with suitable bat habitat, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting two-step tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

**Mitigation Measure BIO-4:** Western Pond Turtle Surveys. A Qualified Biologist shall conduct a pre-construction survey for the western pond turtle and their nests within 48 hours of the commencement of project activities. If western pond turtle or their nests are detected at any time CDFW shall be notified immediately, and the Qualified Biologist shall relocate the turtle to appropriate habitat within the stream it was found. The project shall prepare and implement a Western Pond Turtle Habitat Improvement Plan, if western pond turtle or their nests are found, if required and approved by CDFW.

**Mitigation Measure BIO-5:** Sonoma Tree Vole Surveys: A Qualified Biologist shall conduct a pre-construction survey for the Sonoma tree vole and their nests within 48 hours of the removal of trees on-site. If Sonoma tree vole or their nests are detected at any time CDFW shall be

notified immediately. The project shall prepare and implement a Sonoma tree vole relocation plan, if Sonoma tree vole or their nests are found, if required and approved by CDFW.

**Mitigation Measure BIO-6:** Northern Spotted Owl Habitat Assessment: At least 30 days prior to commencement of Project Activities, an NSO habitat assessment shall be conducted to determine the type of NSO habitat present on-site. The habitat assessment shall identify potential habitat as described on page 31 of the USFWS Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls. If no suitable habitat exists within 0.25 miles of the project, then no surveys or avoidance measures would be required. If the habitat assessment does identify suitable NSO habitat within 0.25 miles of the project, then the type of habitat within that 0.25-mile area would need to be identified. Results shall be submitted to CDFW for review and approval prior to commencement of project activities. If nesting habitat is identified on-site and will be impacted, two years of protocol surveys shall be conducted and compensatory mitigation for loss or downgraded quality of nesting habitat shall be provided at a minimum 3:1 mitigation to impacts ratio including permanent protection of nesting habitat through a conservation easement and providing funding for, preparing, and implementing a long-term management plan in perpetuity, unless otherwise approved in writing by CDFW.

Northern Spotted Owl Surveys: No project activities within 0.25 miles of NSO nesting habitat shall occur from March 15 to August 31, unless NSO surveys have been completed by a qualified biologist following the U.S. Fish and Wildlife Service (USFWS) Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, and the survey report is accepted by CDFW in writing. If breeding NSOs are detected during surveys, a 0.25-mile no-disturbance buffer zone shall be implemented around the nest. NSO surveys shall be conducted for each year project construction occurs. No Project activities shall occur within the buffer zone until the end of breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. Alternate buffer zones may be proposed by a qualified biologist after conducting an auditory and visual disturbance analysis following the USFWS guidance, Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California, dated October 1, 2020. Alternate buffers must be approved in writing by CDFW. Survey results shall be provided to the Spotted Owl Observations Database at <https://wildlife.ca.gov/Data/CNDDDB/Spotted-Owl-Info>). If NSO are detected, CDFW and the USFWS shall be immediately notified. If Project activities may impact NSO, or NSO nesting habitat, the project shall apply for and obtain an Incidental Take Permit (ITP) from CDFW, as well as authorization from the USFWS, before starting project activities.

Alternate buffer zones may be proposed by a Qualified Biologist after conducting an auditory and visual disturbance analysis following the USFWS guidance, Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California, dated October 1, 2020. Alternate buffers must be approved in writing by CDFW.

**Mitigation Measure BIO-7:** A LSA Notification shall be submitted to CDFW and the LSA Agreement complied with, if issued.

**Mitigation Measure BIO-8:** To mitigate for the removal of riparian trees, replacement trees shall be planted at the below minimum replacement to removal, unless otherwise approved in writing by CDFW:

- 1:1 for removal of non-native trees;
- 1:1 for removal of native trees other than oak (*Quercus* sp.) up to 3 inches DBH (diameter at breast height);
- 3:1 for removal of native trees other than oak 4 to 6 inches DBH;
- 6:1 for removal of native trees other than oak greater than 6 inches DBH;
- 4:1 for removal of oak trees up to 6 inches DBH;
- 5:1 for removal of oak trees greater than 6 inches to 15 inches DBH; and
- 10:1 for removal of oak trees greater than 15 inches in diameter

Replacement tree plantings shall consist of 5-gallon or greater saplings and locally-collected seeds, stakes, or other suitable nursery stock as appropriate, and shall be native species to the area adapted to the lighting, soil, and hydrological conditions at the replanting site. If acorns are used for oak tree replanting, each planting will include a minimum of three acorns planted at an approximately two-inch depth to minimize predation risk. Large acorns shall be selected for plantings. Replacement oaks shall come from nursery stock grown from locally-sourced acorns, or from acorns gathered locally, from the same watershed in which they are planted.

The project shall monitor and maintain, as necessary, all plants for five years to ensure successful revegetation. Planted trees and other vegetation shall each have a minimum of 80 percent survival at the end of five years. If revegetation survival and/or cover requirements do not meet established goals as determined by CDFW, the project is responsible for replacement planting, additional watering, weeding, invasive exotic eradication, or any other practice, to achieve these requirements. Replacement plants shall be monitored with the same survival and growth requirements for five years after planting.

**Mitigation Measure BIO-9:** 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-10:** The applicant shall implement all recommendations of the Arbortist'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-11:** The applicant shall provide a final landscape plan demonstrating compliance with the County's Tree Protection Ordinance, including tree replacements consistent with Ordinance requirements.

## **CULTURAL RESOURCES**

**Mitigation Measure CUL-1 (Cultural Resources)**: The following NOTE shall be printed on all grading and building permit plan sheets:

“In the event historic or cultural resources are discovered during construction activities, Project personnel shall halt all activities in the immediate area and notify a qualified archaeologist to determine the appropriate course of action.”

“The final disposition of archaeological, historical, and paleontological resources recovered on State land under the jurisdiction of the California State Lands Commission must be approved by the Commission.”

## **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 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 Tree House suite buildings 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 Permit Sonoma 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/ft<sup>2</sup> (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 35 on-site bicycle parking spaces. Eighteen (18) bicycle parking spaces shall be located near the main hotel and restaurant building and 14 bicycle parking spaces shall be located near the Tree House buildings. An additional 6 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 Permit Sonoma 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 145 during the non-peak season (December to April) and 275 during the peak season (June to October), with "shoulder" periods between the peak and non-peak seasons being the average of the two.

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