

# NOTICE OF INTENT TO ADOPT A REVISED MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**WHO:** Project Applicant, Lok GuerneWood Park Development Company, LLC, **Permit Sonoma File No. PLP18-0012**

**WHAT:** Use Permit and Design Review to construct a 108-room resort, implement a Streamside Conservation Plan to allow for Riparian Corridor encroachment of 4,490 square feet, habitat restoration of 1.26 acres, and to construct improved public river access, parking lot and trail on a 9.61-acre property. The project includes two main hotel buildings with 80 rooms, 28 suites located in four detached buildings, and a maximum building height of 35 feet. A resort lobby and hotel services, guest spa and gym with an outdoor pool, two meeting rooms for special events, and a public restaurant and bar are included, as well as 175 total parking spaces (with 25 spaces dedicated for public use), public restroom facility, and an ADA-compliant public trail to the Russian River. Proposed hours of operation for the resort are 24 hours per day, 7 days per week with up to 37 employees. Located at 17155 Highway 116, Guerneville, **APNs 072-130-005, -007 and -009. Supervisorial District 5.**

**Parcel Zoning:** Recreation and Visitor Serving Commercial and Combining Zones for Local Area Development Guidelines for Russian River Corridor and Highway 116 Scenic Corridor, Floodway, Floodplain, Scenic Resources, Riparian Corridor with 50-foot and 25-foot setbacks, and Valley Oak Habitat.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is recirculating a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project **to reflect changes in the project description resulting from the Board of Zoning Adjustments public hearing held on February 24, 2022.** The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403.

## WHERE & WHEN:

After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a virtual public hearing on **December 15, 2022**, to consider the adoption of the IS/MND. In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the Sonoma County Board of Zoning Adjustments public hearing will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. A final hearing notice containing instructions on how to join the meeting via the Zoom app or by telephone will be issued ten (10) days prior to the confirmed hearing date.

## ADDITIONAL MATERIALS:

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Georgia McDaniel at [Georgia.McDaniel@sonoma-county.org](mailto:Georgia.McDaniel@sonoma-county.org) or (707) 565-4919 and

Deva Marie Proto, County Clerk

BY:   
Nancy Escobar, Deputy Clerk

This notice was posted on 11/02/2022 and will remain posted for a period of thirty days through 12/03/2022  
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through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

**GETTING  
INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the project planner listed above. The required 30-day public review period on the revised IS/MND is November 2, 2022 to December 2, 2022. Comments on the revised IS/MND must be received by December 2, 2022, **at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

**NOTICE  
ALSO  
PUBLISHED:**

Press Democrat

**DATE:** November 2, 2022