

NOTICE OF A SONOMA COUNTY DESIGN REVIEW COMMITTEE PUBLIC MEETING
TO CONSIDER FINAL DESIGN REVIEW FOR A NEW 108-ROOM RESORT

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

WHAT: Request for Final Design Review for a 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, to satisfy PLP18-0012 Condition of Approval No. 132. The project includes two main hotel buildings and four detached buildings with 90 rooms and 18 suites 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, 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, on three parcels totaling 9.61 acres located at 17155 Hwy 116, Guerneville, **APNs 072-130-005, -007, and -009. Supervisorial District 5.**

Parcel Zoning: Recreation and Visitor-Serving Commercial and combining zones for Floodway, Floodplain, Highway 116 Local Design Guidelines, Russian River Corridor Local Design Guidelines, Riparian Corridor with 50-foot and 25-foot development setbacks, Scenic Resources, and Valley Oak Habitat.

The Sonoma County Design Review Committee will hold a Final Design Review meeting for a resort previously approved under File No. PLP18-0012, in which all interested persons are invited to attend and provide comments. **Members of the Public May Attend this Meeting in Person or Virtually on Zoom. The Design Review Committee considers design only.** The Committee’s review is limited to the design aspects and compliance with related Conditions of Approval for PLP18-0012.

A revised Mitigated Negative Declaration was previously prepared and posted for the project from February 3, 2023 to March 6, 2023 in accordance with Public Resource Code and California Environmental Quality Act (CEQA). On March 23, 2023, The Sonoma County Board of Zoning Adjustments held a public hearing, adopted the revised MND, and approved the project subject to conditions of approval set forth in Board of Zoning Adjustments Resolution No. 23-05.

Action Requested: Staff recommends that the Sonoma County Design Review Committee approve the final project design for a Use Permit and Design Review to construct a 108-room resort, and 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, to satisfy PLP18-0012 Condition of Approval No. 132 for Final Design Review.

WHERE & WHEN: The **Design Review Committee** will hold a public meeting to consider this item on December 17, 2025 **at or after 1:30 PM** at Permit Sonoma Hearing Room, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, you may contact project planner Mark Shurvinton at Mark.Shurvinton@sonomacounty.gov or (707) 565-6186.

GETTING INVOLVED: If you have questions or concerns regarding the proposed project, contact the project planner noted above.

Written comments may be submitted via email to the Project Planner through December 16, 2025 at 5:00 PM. Comments received at least 10 days prior to the hearing will be included in the staff report; all other comments that are received before the start of the meeting will be made available to decision-makers prior to or at the hearing.

Public attendees will have an opportunity during the meeting to submit live comments in person only. Refer to the meeting agenda for instructions on how to attend and participate during the meeting. To view the meeting agenda, please visit:
<https://permitsonoma.org/designreviewcommitteemeetingdecember172025>

Please note that if you decide to challenge a decision made on the project in court, you may be limited to only the issues that you, or someone else, raised at either the public meeting described in this notice or via written correspondence submitted to Permit Sonoma at, or prior to, the public meeting.