

The Lodge – Guernewood Park Resort Outreach

Recent Project Outreach

Lower Russian River Municipal Advisory Council – During the regularly scheduled **June 17, 2021** Lower Russian River MAC Meeting, the project team had an opportunity to present on the project to the MAC and members of public. The MAC did not take a formal position on the project, though some members of the MAC expressed their support of the development, while others expressed some concerns with the development. Of the 8 public members who spoke during public comment on the project, 5 expressed support, 1 stated opposition, and 2 shared their general concerns with traffic and sewer capacity. (Minutes attached)

Russian River Chamber of Commerce – Outreach to Executive Director, Karin Moss – **May, 4, 2021** – Invited to provide project update prior to LRRMAC and BZA Hearing through Member Newsletter.

Guernewood Neighborhood Association – Outreach to Board President Lois Lebovich – **May 6, 2021** – offered to present to association, they declined presentation but stated support for the project. She asked that we provide update for scheduled hearing.

Russian River Alliance – Outreach to Chuck Ramsey and Jennifer Wertz on **May 6, 2021** – offered to present to Alliance, they declined presentation. Both representatives shared they are generally supportive of the project.

Lower Russian River Municipal Advisory Council – reached out to MAC Chair and Sup. Hopkins staff – **May 20, 2021** pertaining to the June 17, 2021 regularly scheduled MAC meeting. Awaiting confirmation to be placed on the agenda.

Dubrava Village Homeowner's Association – Attended **May 22, 2021** board of directors and HOA meeting to provide brief project update. 20 attendees received a brief update on the project status, as well as an estimated schedule on MAC presentation, MND circulation and tentative BZA hearing.

Additional Planned Outreach to Neighborhood Groups and HOA's:

Dubrava Village Homeowner's Association – **August-September, 2021** board of directors and HOA meeting to provide project update.

Russian River Chamber of Commerce Mixer – **August 4, 2021** – Guerneville (postponed due to Covid).

Russian River Chamber of Commerce – **August-September, 2021** - general outreach to board/staff/members through Chamber Newsletter was offered by former Executive Director. Planned follow up with new Manager, Marina McTaggart.

***Lodging Association Outreach** – **August-September, 2021.**

Past Outreach and Community Engagement (2018-2020)

May 2nd, 2018 – Russian River Chamber of Commerce Mixer @ El Barrio

- General outreach to Russian River Chamber members and guests
- General support for project received at the mixer, as well as a letter of support from the Chamber President.

June 4th, 2018 – Stakeholder Meeting with Guerneville area Organizations and Community leaders @ the Guerneville Library

- **Attendees:**
 - o Jennifer Wertz, Guerneville Community Alliance Board of Directors and Russian River Alliance
 - o Chuck Ramsey, Russian River Alliance President
 - o Mark Emmett, Guerneville Community Alliance and Russian River Alliance
 - o Frank Gran, Dubrava Homeowners Association and Guerneville Neighborhoods Association
 - o Mario Torrigino, Friends and Residents of Guerneville (FROG) Board of Directors
 - o Nance Jones, FROG Board of Directors and Russian River Fire Protection District
 - o Jordan Lebovich, Russian River Chamber of Commerce Treasurer
 - o Rob Cassidy, Acting Co-Chief, Russian River Fire Protection District
 - o Sgt. Ryan Russell, Sonoma County Sheriff's Department, Guerneville Substation
 - o Lois Lebovich, Guerneville Neighborhoods Association President, FROG and Russian River Alliance Board of Directors
 - o Kirk Lok, Property Owner
 - o Doug Demers, Architect
 - o Efren Carrillo, Consultant
 - o 5-10 additional members of the public
- **General Issues**
 - o Need for low-cost local housing for resort workers
 - Local program assisting low-income local workers
 - Utilizing grant from Task Force on the homeless
 - o Sewage management, air and river water pollution, impact of homeless encampments
 - o Damage to Dubrava Village perimeter fence
 - o Storage of trucks and large equipment by the "caretaker" near the Dubrava Village property line
 - o Dumping of garbage on the Dubrava Village riverfront
 - o Issues of unmaintained large redwood trees compromised by large/non-native ivy growth on the Lok property.
 - o Homeless encampments, theft, overflow parking, overnight parking, camping on grounds

- Issues with fire danger due to unsupervised “beach parties”, access to property by fire department and security of property prior to start of construction
- Concerns with all issues above during and after construction

Saturday, July 21, 2018 – Guerneville Neighborhoods Association @ the Guerneville Library

- **Approximately 20-25 people in attendance**
- General support for the project and some concerns regarding traffic in and around Guerneville, as well as some concerns expressed by Rio Nido residents regarding back-ups and issues with congestion in Rio Nido.
- Rio Nido residents requested that the Traffic Study include impacts to the Rio Nido community.
- **See email below sent after the meeting:**
On Sat, Jul 21, 2018 at 6:41 PM lois lebovich <lmlebovich@yahoo.com> wrote:
Hi, Doug, Kirk and Efren,

Thank you for coming to our joint meeting today. I don't have Mike Reilly's email. Will one of you please forward this to him? I think the members expressed some concerns, but on the whole, are looking forward to the creation of the Guerneville Park Resort.

The members of the 3 groups present today were all appreciative of the time you took to drive here and talk to us.

As the project reaches the next stages of access to the files and the public hearings, please let me know. I can email the members of all 3 groups, and other groups as well, to keep them informed.

We wish you good luck with the tasks ahead to reach your goals with the resort property.

Thank you so much,

Lois Lebovich
Pres., Guerneville Neighborhoods Assoc.
707-869-5676
lmlebovich@yahoo.com

August 25, 2018 – Dubrava Homeowners Association Meeting @ Dubrava Community Room

- **Attendees:**
 - Dubrava HOA Board of Directors
 - Kirk Lok, Doug Demers (architect), Noble House Representatives, Efren Carrillo (consultant)
 - Approximately 25-35 community residents/homeowners

- **General Issues**

- Overall support from neighbors for a tourist-serving development
- Some concerns expressed with the size and scope of development – a couple residents felt the development was “too big”
- Concerns with the potential for increased traffic along Highway 116 and the potential safety impacts that would come along with the development
- Some felt the height of the development was “too high”
- Neighbors hope to have access to the resort and the amenities offered (potentially use of pool)
- Concerned about any noise from garbage or service trucks near the property line – and visual impacts with the fence
- General excitement for the project – some felt it has lagged on for too long.

September 8, 2018 – Guernewood Park Picnic

- Attended by Kirk Lok and Efren Carrillo to meet with neighbors and take any input regarding project. Informal picnic, discussions with neighbors, no formal presentation or Q&A.

February 6, 2019 and April 5, 2019 – Meeting with Russian Riverkeeper to discuss potential partnership to maintain site

- Property owner had hoped to collaborate with the Riverkeeper to maintain property and river in best condition possible.
- Riverkeeper was unable to take on additional work and assist with maintaining property.

Mid-April, 2019 – Lower Russian River Municipal Advisory Council - Various communications with Amie Windsor (formerly with Supervisor Hopkins’ office) regarding project presentation before the newly created (at the time) MAC and with Mike Nicholls, Lower Russian River MAC Chair. At the request of the MAC, presentation was scheduled for June, 2019, but due to other pressing issues before the MAC, the item was not considered.

January 23, 2020 – Communication with Mike Nicholls, Lower Russian River Municipal Advisory Council – questions regarding plans, permits and ownership of the property.

July 21, 2020 – Lower Russian River Municipal Advisory Council – Land Use and Permitting AdHoc

- The Ad hoc met on July 21, 2020 to review a presentation made by the project proponents. After a brief presentation by the project applicants, there was time for the members of the ad hoc to ask questions and provide comments.
- The Ad hoc at that time were generally supportive of the project.

Property owner and project team have kept in regular contact, usually through phone, email and in person communication, as issues regarding the property come up with immediate neighbors, county representatives, law enforcement officials, and interested individuals.