

From: [Sally Mullen](#)
To: [Georgia McDaniel](#)
Subject: Reference PLP 18-0012 17155 Highway 116, Guerneville
Date: Thursday, March 16, 2023 4:52:56 PM

EXTERNAL

Don't allow us to believe you are out of your minds. We are at a time when we need our forests desperately. Trees play a significant role in reducing erosion and moderating the climate. They remove carbon dioxide from the atmosphere and store large quantities of carbon in their tissues.

I believe that significant impacts to wildlife and other environmental impacts have not been adequate, justified, evaluated, or mitigated.

A large resort development on the shores of The Russian River? Really?

Sincerely,
Sally Mullen

Sent from my iPad

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From: Tia Resleure, Fulltime resident on Old Monte Rio Rd, Guerneville
To: Georgia McDaniel & The Board of Zoning Adjustments
Subject: PLP18-0012 Public comment for March 23rd, 2023 BZA Meeting
Date: March 17, 2023

1. To date, the only consideration of fire safety concerns and emergency evacuations by the Project Planners and the developer has been for the visitors and workers on the Lok development site. The developer's documents claim that the wildfire risk to the surrounding area is minimal. That claim is now outdated and no longer true:

The State of California has finally re-evaluated the Fire Hazard Severity Zone of the site location and surrounding areas from moderate to HIGH, something area residents knew to be the case for several years now:

<https://calfireforestry.maps.arcgis.com/apps/webappviewer/index.html?id=fd937aba2b044c3484a642ae03c35677> Ethically, morally, and legally?, this data must be considered before moving forward with the Lok Project approval. (see screenshots on following 2 pages)

2. The headline of a 02/25/2023 Press Democrat article about the Lok resort suggests the project "... appears to be headed for approval". This has misled many to believe that there is no point in sending in their concerns or attending the March 23, 2023 BZA meeting. One can only hope that this suggestion was published by mistake and not based on secret insider information.

<https://www.pressdemocrat.com/article/news/long-languishing-resort-near-guerneville-appears-headed-for-approval/>

The article also wrote that the resort "...is envisioned as a boutique Wine County hotel in the redwoods." If the lower Russian River is now considered "Wine Country" instead of part of the Redwood Empire, approval of this project, *as proposed*, will pave the way for further removal of mature redwood trees. With that vision for our future, why not just cut down ALL the redwoods now and plant vineyards?

I'm not categorically opposed to a hotel to replace the hotel that was there historically, if *replacement* were the case:

- it would be much smaller (perhaps no more than 50 units),
- have no need to cut down 76 redwoods,
- have no need to encroach into the riparian corridors of Hulbert Creek and the Russian River,
- have no need to move the **existing public easement** to the beach into the riparian corridor and,
- would have no need to seek a variance allowing inadequate parking.

Ideally, this would be considered after improvements to our water and sewer infrastructure.

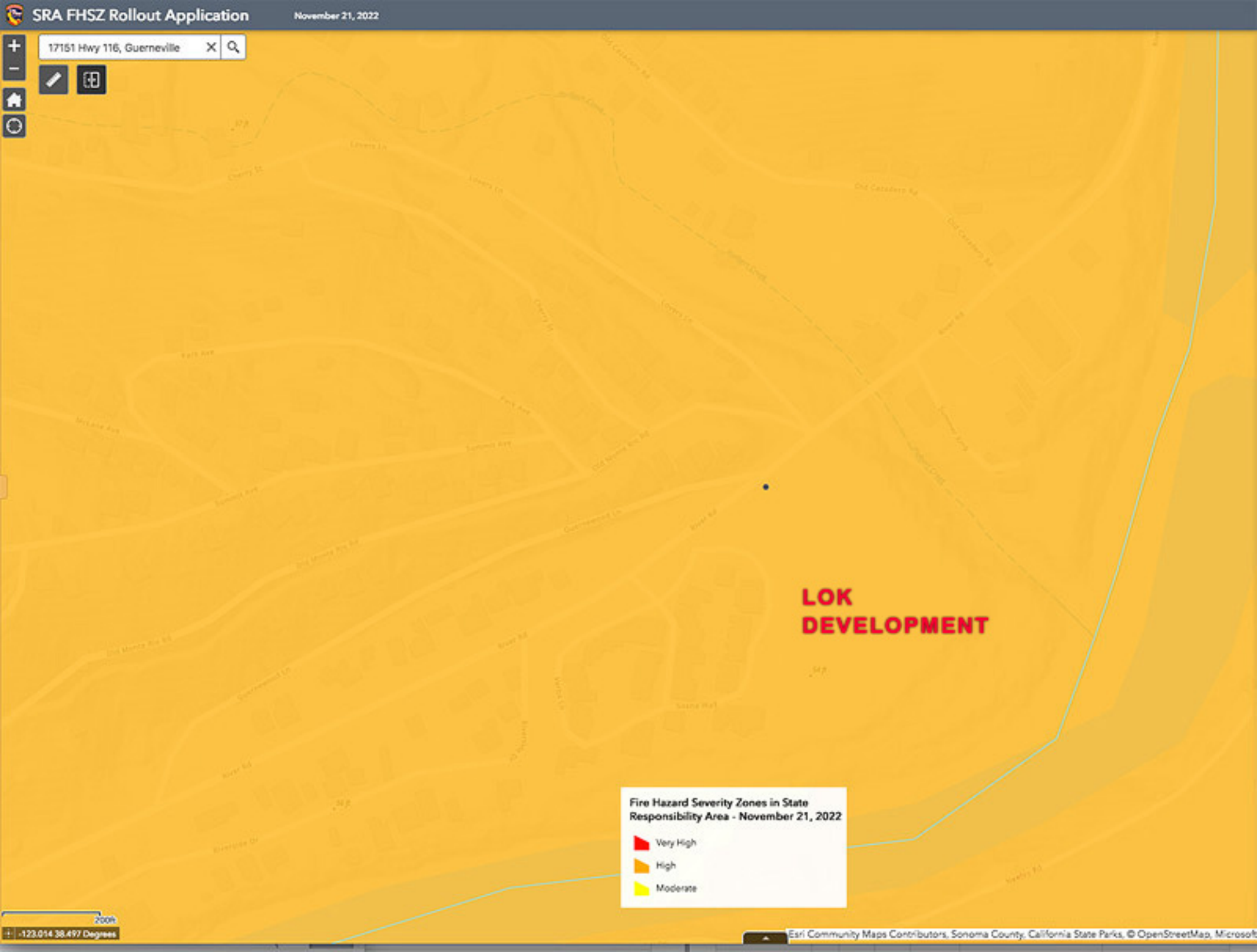
3. I would also request that the BZA to make use of the Board of Supervisor Chamber's ability to provide hybrid in-person/Zoom meeting attendance. There are many people who would like to attend but for whatever reason, cannot do so in person.

I urge you put this ill conceived plan out of its long suffering misery once and for all.

Sincerely, Tia Resleure



17151 Hwy 116, Guerneville X Q

**LOK
DEVELOPMENT**

Fire Hazard Severity Zones in State
Responsibility Area - November 21, 2022

-  Very High
-  High
-  Moderate

200ft

+ -123.014 38.497 Degrees

From: [Avery](#)
To: [Georgia McDaniel](#)
Subject: Comment: Hotel and Convention Center in Guerneville
Date: Tuesday, March 21, 2023 9:09:59 PM

Dear Madame,

This letter is to request that to request that the Board not approve the Lok Development Company's plan to build a mega hotel on River Rd next to the Dubrava Condominiums.

Contrary to the hope of some that a big hotel will increase business patronage to downtown restaurants and shops in Guerneville, the hotel is more likely to just the opposite and take tourism dollars away from Guerneville businesses. A hotel and convention center on the River that includes a restaurant, gym, gift shop and more, will not encourage folks to leave the Hotel Complex to support the downtown with the tourism dollars, and they will not need the amenities that Guerneville offers.

This proposed project includes a 108-room resort, meeting rooms for special events that can accommodate up to 500 people, along with a spa, gym, and public restaurant and bar.

W'hat becomes of those patrons should the life threatening fires come again to the towns along the lower Russian River.

Imagine adding 800 more people to the mayhem and traffic jams that arise during evacuations.

I'm not opposed to any development at this site, but this project is just too big and does not serve our communities to which some say this project will support.

Please do not allow this behemoth of a project to move forward.

Sincerely,

Barbara Jean Avery
Guerneville

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From: [Olga Gishizky](#)
To: [Georgia McDaniel](#)
Subject: I disapprove of the mega hotel project ...
Date: Tuesday, March 21, 2023 11:44:52 PM



A proper environmental impact statement of the "mega hotel project" has not been done adequately: Safety concerns of "hotel visiting tourists" during fire & flooding evacuations are real and placing current residents into a risky situation (where there are no alternative escape routes for the additional traffic load) is just irresponsible management of the commons. MOREOVER, The hotel project forces current residents into an untenable situation regarding their quiet enjoyment, being free of nuisance behavior and feeling safe in their private property homes-- this mega hotel is not for the "greater good". Please consider the quality of life of our community. Thank you.

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Dear Supervisors,

I am submitting this comment as part of the administrative record for the project file regarding the proposed development located along the Russian River, which involves significant tree removal activities. As an environmentalist, scientist, and activist, my main concern is the impact that this project will have on the climate and the local ecosystem.

The County's efforts to combat climate change are commendable, and this project provides a critical test of our ability to identify and address the environmental impacts of development. Unfortunately, after reviewing the draft Mitigated Negative Declaration (DMND), I find that it falls short in analyzing the total effects of the project on the climate. Although the applicant provided an analysis of projected greenhouse gas (GHG) emissions, the DMND does not address the reduction in sequestration of GHGs that will result from the project in the near and long-term.

In combination with the additional emissions the project will generate, this represents a significant threat to our efforts to mitigate the climate crisis. Furthermore, the proposed removal of mature trees will have an immediate and potentially severe impact on climate change, given their crucial role in carbon sequestration.

This comment will highlight the inadequacies of the DMND with respect to climate change impacts and provide specific questions that the developer should address in their research.

There is ecological and human impact testing that is missing is not up to 2023 technology/ research standards. Without a more well rounded and advanced studies it is reckless to make decisions based upon old research modeling and dated research older than two years.

In the Mitigated Negative Declaration (DMND) document:

1. Can you provide more information on the methodology used in the research study cited on page 23 of the PDF document, particularly in regards to how ecological impact was measured and assessed?
2. In the report cited on page 56 of the PDF document, were there any control groups used in the study to compare the impact of the environmental intervention?
3. Have there been any follow-up studies conducted on the long-term impact of the interventions mentioned on page 67 of the PDF document, and if so, what were the findings?
4. Can you provide more detail on the specific research standards and protocols used in the studies cited on pages 41-45 of the PDF document, and how they adhere to current best practices in environmental impact assessment in 2023?
5. Given that some of the research studies cited in the PDF document are several years old, what steps have been taken to ensure that the findings and conclusions are still applicable to current ecological conditions in 2023?

6. On page 78 of the PDF document, there is a mention of a potential impact on wetland and estuary ecosystems. Have any further studies been conducted to explore this potential impact, and if so, what were the results?
7. In the report cited on page 34 of the PDF document, what measures were taken to control for confounding variables that may have influenced the observed ecological impacts?
8. The report cited on page 50 of the PDF document only includes a small sample size of ecological indicators. Have there been any studies with a larger sample size to provide a more comprehensive picture of the ecological impact?
9. How do the research studies cited in the PDF document compare to current best practices in environmental impact assessment, as outlined by organizations such as the International Association for Impact Assessment (IAIA)?
10. Given the complexity of ecological systems, how confident can we be in the conclusions drawn from the research studies cited in the PDF document, and what steps can be taken to mitigate uncertainty and increase the reliability of the findings?

The reports provided are unclear as they do not provide transparent data points or data sets, which makes it difficult to understand how the conclusions in the Summary Form Attachment were reached. It is recommended that data sets and reporting processes be shared transparently to gain better insights into the overall impact.

11. Any important topic not addressed is the per new tourist footprint emissions is not clearly and transparently documented. What impact with an additional 50 tourists plus 35-38 employees create on the current ecosystem daily.

12. Everyone poops. In light of the fact that everyone produces waste, it is important to assess whether the current sewage treatment plant is capable of meeting standards and handling the increased intake of wastewater and greywater for daily processing in 2023. However, given the previous inadequacies in maintenance and safety standards, as well as struggles with the level of current service, it is essential to closely evaluate the plant's ability to handle the increased demand.

13. What new materials are being used in the construction of this building that limit overall carbon footprint?

Thank you for addressing my concerns,

-Elizabeth Hannan
Data Scientist and HCD, Tesla.

March 21, 2023

Georgia McDaniel
Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403

Re: Opposition to the Lok Guernewood Park Development Co., Permit Sonoma File No. PLP18-0012

Dear Ms. McDaniel

As a homeowner on the Russian River and full-time resident of Guerneville, California, I am writing to express concern and opposition to the Lok Guernewood Park Development Company's hotel and conference center.

When, not if, the next fire erupts, 800+ residents, whose only exit point onto Highway 116 is across from the Russian River Hotel Proposal, will be caught in a deadly traffic jam. This is a crisis in waiting for the people who live here. Why doesn't the Lok Guernewood Park Development Co have similar concerns for the 37 hotel employees, 200 or more guests, and up to 500 hundred wedding attendees/or party guests /or convention participants who must use the same road as the rest of us to egress during a fire? As an attorney, I foresee that this is a well-documented crisis in waiting and portends a flurry of lawsuits against the developer when (not *if*) this event occurs. The County should not permit this over large hotel to exist amongst us and the developer should have serious concerns himself.

Why has the developer of this project not responded to the many questions of people who have asked : how are you going to provide for the escape of your guests, employees and visitors fleeing from a wildfire like the Tubbs of 2017, Camp fire of 2018, the Kincaid 2019 fire, or the 2020 Walbridge that was halted 2.2 miles from downtown Guerneville?

This project is more likely to keep tourists and tourism dollars away from spending money in Guerneville. Why would hotel guests patronize Guerneville's restaurants, when they are staying at a one-stop-shop that includes restaurant, gym, gift shop and more? The proposed hotel and convention center will detract from the local economy, not boost it.

You just can't put a hotel of this size on a river without having a plan to mitigate harms to wildlife and the Russian River if that is even possible. This season's current flooding reflects that a hotel of this size is not safe. I visited the exact area of where the hotel is sited on the map when it was partially flooded in February of 2023, and the area was completely flooded up to the top of the stairs of the beach area and at that time the river had not reached thirty-two feet yet. The amount of land/soil that would need to be removed for a safe beach area and to ensure a buffer between the flooded river and the hotel makes this project impossible. As a downstream home owner, I dread the dredging that would have to occur to make this project happen. The elevation for the hotel site is simply too low and too close to the river for such a massive project.

Moreover, a hotel and convention center on the Russian River will create foreseeable and predictable problems impacting wildlife including migrating fish which play huge economic, recreational and conservation role in Sonoma County and California. Mary Callahan wrote a comprehensive article on this issue in the December 2, 2023 of the Press Democrat that I urge you to review.

I also worry about how this project will intrude on the peaceful enjoyment of my home on the river. I own a home on the river that I purchased in 2000 (because it was on the river, it was extremely expensive) which is approximately one quarter mile from the proposed development. With over a hundred new people recreating in the river during peak season, this project will create a log jam of swimmers, people in kayaks, groups floating on inner tubes and more in front of my house. Imagine the impact on your quality of life if a project of this magnitude if it was built a quarter mile from your home!

I urge the Board of Supervisors NOT to approve Lok GuerneWood Park Development Company's hotel and conference center.

Sincerely

Andrea LaCampagne



Andrea LaCampagne, JD MRA (*she/her/hers*)

Deputy Director, Complaint Management
Office for the Prevention of Harassment & Discrimination
University of California, San Francisco
Box #1249, 490 Illinois St., Floor 11
San Francisco CA, 94143
Office: (415) 476 - 8523
Direct: (415) 806 - 1933
Email: Andrea.LaCampagne@ucsf.edu

REPORT HARASSMENT & DISCRIMINATION:

Phone: (415) 502 - 3400 | Email: Title9@ucsf.edu
Online: ophd.ucsf.edu/complaints

March 21, 2023

Georgia McDaniel
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403
Alexandria.Sullivan@sonoma-county.org
Planner@sonoma-county.org

Re: Lok Guernewood Park Development Co., Permit Sonoma File No. PLP18-0012

Dear Ms. McDaniel

As a resident of Guerneville, California, I am writing to express concern and opposition to the Lok Guernewood Park Development Company's hotel and conference center.

#1 Negative Impact of proposed project: Ingress and Egress in Fire

- During an emergency it is estimated that 800+ residents will be fleeing from Summit Avenue and other streets that feed into Old Monte Rio Road and to the only exit point onto Highway 116, which would be across from the Russian River Hotel Proposal.
- There will be 37 hotel employees, 200 or more guests, and up to 500 hundred wedding attendees/or party guests /or convention participants on the same road the rest of us must use as well. This is an unnecessary calamity in waiting. The County should not permit this over large hotel to exist amongst us.
- David Hillman, a retired Cal Fire, Deputy Director, cautions against the notion of 'it's easy for cars to just pull over when passing on narrow roads'. Hillman says you add a fire environment to that same situation, then you've got blind panic. Nightmare traffic jams during evacuation from wildfires in recent years underscores the **deadly consequences of inadequate escape options**. If your fire engines are trying to get into the fire and people running for their lives coming out, that's when it gets bad.
- In addition to risks to local residents, why has the developer of this hotel project not responded to the very many questions of people who asked : how are you going to provide for the escape of your guests, employees and visitors fleeing from a wildfire like the Tubbs of 2017, Camp fire of 2018, the Kincaid 2019 fire, or the 2020 Walbridge that was halted 2.2 miles from downtown Guerneville?
- When (not if) the next fire erupts, there will be mayhem and significant risk of death and injury for both residents *and* visitors to the hotel and convention center who will encounter deadly traffic jams trying to escape.

Impact on local economy

- Contrary to the hope of some that a big hotel outside of town will increase patronage of downtown restaurants and lift Guerneville's business's bottom line, the hotel is more likely to siphon tourism dollars

away from Guerneville. There are no viable reasons hotel guests would prefer Guerneville's restaurants, when the hotel restaurant is more convenient for them to choose. A hotel and convention center on River will be relaxing One-Stop-Shopping for guests: restaurant, gym, gift shop and more. The proposed hotel and convention center will detract from the local economy, not boost it.

Predictable harm to fish habitat of the Russian River

- A hotel and convention center of this magnitude will create foreseeable and predictable problems impacting wildlife. Migrating fish, Coho and Chinook salmon and Steelhead must have navigable, undisturbed, unobstructed, and unpolluted pathways to reach and depart their spawning sites. This particular hotel footprint has a problematic, negative footprint with considerable direct contact on the riparian habitat of the creek, the waters, and bank of the river itself. These issues have never been admitted nor have plans been studied for amelioration. WHY NOT? These fish have a huge economic, recreational and conservation role to play in Sonoma County and California. (Please read the Press Democrat article by Mary Callahan, December 2, 2023. King Salmon Fishing Season At Risk)

Impact on recreation in Russian River for residents

- With 200 or more guests at the hotel, presumably most during peak summer recreation use, recreation on the river will be severely compromised for current residents of Guerneville, particularly for those like myself who live close to the proposed project. The river is already crowded with day visitors and people staying at Air BnBs. If only half of the guests at the hotel recreate in the river, 100 new kayakers, rafters and others will spill into the water from that tiny beach, creating dense conditions which will severely compromise our enjoyment of the river. Keep in mind that we purchased a home and moved here to be on the river! Imagine if a development with this number of guests moved next door to you...this isn't NIMBYism – it's a protest that the current plan is just TOO BIG.

These arguments and more all effectively make the case that the proposed development by Lok Guernewood Park Development Co should not move forward. **I urge the Board of Supervisors not to approve this project that will imperil the safety and quality of life for local residents.**

Sincerely

Tracey Rattray

From: [Avery](#)
To: Roxanne.epstein@sonoma-co.org; [Georgia McDaniel](#)
Subject: comment on PLP 18-0012.
Date: Wednesday, March 22, 2023 12:08:10 PM

EXTERNAL

Dear Madame(s),

I live in Guerneville and am deeply concerned about the proposal to remove a large number of mature trees for a new resort on the banks of the already impaired Russian River.

It has come to our attention that a proposal is before the County of Sonoma to remove a large number of mature trees for a new resort literally on the banks of this impaired river with its threatened and endangered aquatic species. (Reference: PLP 18-0012. 17155 Highway 116, Guerneville)

1. The proposal is to remove 76 mature redwoods (90-120 years old) along the river. This is a significant adverse impact that cannot be adequately mitigated in 8 years (time left to be able to keep climate from spinning out of control) or mitigated even in our lifetime.
2. Construction in the floodway and flood plain and encroachment into the riparian zone pose potentially significant adverse environmental impacts that have not been adequately justified, evaluated, or mitigated.
3. Impacts to wildlife will be potentially significant and have not been adequately justified, evaluated, or mitigated.
4. Climate change will be made worse by this project's new emissions and the significant removal of mature trees.
5. The location of the project is in a wildfire zone and the increased number of people at this location endangers the ingress and egress of safe evacuation.

Please do not allow this to move ahead.

Sincerely,

Barbara Jean Avery
Guerneville,

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From: [Jess Collins Photo](#)
To: [Georgia McDaniel](#)
Subject: Lok Development
Date: Wednesday, March 22, 2023 10:39:12 AM



I'm writing to say I disagree with the LOK project proposed for Guerneville. This project is too big for our infrastructure to support here in Guerneville. It is terrifying as a person who lives here to think of not if but when we will need to have a quick evacuation for a fire. This will also have negative impact on our downtown area that has already suffered greatly from floods, pandemic and fires. This is not what we need to help our community. A smaller lodge style project would be much for suitable.

Thank you for considering the voices of everyday people not profiting from this project that actually live and enjoy our quiet rural area.

Jessica Collins
17150 River Lane
Guerneville CA 95446
707-477-8409

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From: [Charles Little](#)
To: [Georgia McDaniel](#); Roxanne.epstein@sonoma-co.org
Subject: Regarding Lodge by the Russian River
Date: Wednesday, March 22, 2023 9:06:19 AM

Dear Sonoma County Supervisors and Planners:

I'm a volunteer working with ReLeaf Petaluma, and this is my personal view. This fall and winter we in ReLeaf planted 748 native trees in schools and parks in Petaluma. Our purpose: to help shade and cool the east side of town, to provide habitat for native creatures, to help protect the watershed and moderate flooding, and to store carbon to help mitigate our climate crisis.

Now I see that you are poised to allow the destruction of 76 mature redwoods on the banks of the Russian River to make way for a luxury hotel. That sentence says it all. I am amazed that this project is even contemplated. Yes, we planted 748 trees, but the carbon stored by those young trees will not approach the amount stored in those redwoods for years and years to come. While we are sticking our fingers in a hole in the dam and you are opening the spillway!

And this is not to mention the increased hazard of flooding, the loss of wildlife habitat, and increased danger to residents who may need to evacuate in a flood or wildfire due to the larger population at this location.

For goodness sake. This is 2023. We know what is happening to our planet and we know the things we can do to help save it. Do the right thing, please. Turn down this misguided project.

Thanks for your attention to my concerns,
Charles Little

Charles S. Little
ReLeaf Petaluma
Newsletter Editor
415.342.2720
<https://www.releafpetaluma.org/>

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From: [Anne Howson](#)
To: [Georgia McDaniel](#)
Subject: PLP18-0012
Date: Wednesday, March 22, 2023 3:47:13 PM

EXTERNAL

Guernewood park resort

Please seriously consider the toll on infrastructure in the are and downsize or completely cancel this project.

THANKYOU

Anne Levy Howson

Rio Nido

[Sent from the all new AOL app for iOS](#)

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