

BOARD OF ZONING ADJUSTMENTS MEMORANDUM

DATE: October 28, 2021
ITEM: No. 1 – 1:05 pm
FROM: Georgia McDaniel, Project Planner

SUBJECT: File No.: **PLP18-0012**; Proposed Corrections to IS/MND for Guernewood Park Resort
Applicant: Kirk Lok
Supervisory District: 5

Staff is recommending changes to the Initial Study/Mitigated Negative Declaration (IS/MND) in response to comments received by the public and a state agency – the State Lands Commission (SLC). The recommended changes are presented in Attachment 1. Table of Corrections to Guernewood Park Resort Initial Study/Mitigated Negative Declaration.

Summary of proposed corrections:

There are some minor corrections and clarification as to whether a stated contour elevation is National Geodetic Vertical Datum of 1929 (NGVD 29) or North American Vertical Datum of 1988 (NAVD 88). This clarification is required in regards to the FI Floodway. There is an approximate 3 foot difference between the two. Some documents refer to a 54-foot contour elevation which is NGVD 29 and others refer to a 57-foot contour elevation which is NAVD 88.

There is also clarification regarding existing easements and the relocation of easements. A Certificate of Modification is still required to reflect the vacation of these right-of-ways and the granting of new right-of-ways. Since the project site consists of three legal parcels, the requirement for a Voluntary Merger of all three lots is being added.

The MND states that the public access trail will be ADA-compliant. This statement is being corrected to align with the Regional Parks conditions of approval. On October 15, 2021 Regional Parks updated their Conditions of Approval to clarify the public access trail will connect Highway 116 to the new Public Parking Lot and the Russian River beach. The upper portion of the public access trail (from Highway 116 to the top of bank of the Russian River) will be ADA (Americans with Disabilities Act) accessible. The lower portion of the public access trail (from top of bank to the public river beach) will be constructed in accordance with the California State Park Accessibility Guidelines (2015 or later) and/or the Federal Access Board Outdoor Developed Areas (May 2014 or later) in order to provide the most access while protecting the sensitive environment.

The State lands Commission has requested that a new mitigation measure be incorporated into the project to ensure the protection of submerged archaeological or historic resources in the event any of these resources are discovered during construction activities.

The archaeological/histological investigation by Archaeological Resource Service, dated October 2008, was prepared for The Tavern at Ginger's Rancho. It was not prepared by the applicant, although some information from the investigation is known and stated in the IS/MND. A correction is being made that the investigation was prepared for The Tavern at Ginger's Rancho and not for the applicant.

Staff also proposes various minor technical corrections to the IS/MND, including updated technical study dates, parcel size (from 9.67 to 9.61 acres) and square footage of the Tree House Suites (from 820 SF to 756 SF).

Attachments

1. Table of Corrections to Guernewood Park Resort Initial Study/Mitigated Negative Declaration
2. Draft Corrected Guernewood Park Resort Initial Study/Mitigated Negative Declaration



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