



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE MACARTHUR PLACE HOTEL & SPA IMPROVEMENTS PROJECT

The City of Sonoma has prepared a Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the MacArthur Place Hotel & Spa Improvements Project (“proposed project”), as described below, and is requesting comments on the Draft IS-MND. The Draft IS-MND addresses the potential environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA).

The City of Sonoma is the Lead Agency for the proposed project. This notice is being sent to the Sonoma County Clerk and other interested agencies and parties. No responsible agencies, trustee agencies or public agencies besides the City of Sonoma that also have a role in approving or carrying out the project have been identified for this project.

PROJECT TITLE: MacArthur Place Hotel & Spa Improvements Project

PROJECT LOCATION: The project site encompasses 5.08 acres (221,416 square feet) on one parcel at 29 East MacArthur Street (Sonoma County Assessor’s Parcel Number 128-091-008-000) in the City of Sonoma. The site is bordered by East MacArthur Street to the north, Broadway (State Route 12) to the west, the Nathanson Creek Preserve to the east, and Sonoma Valley High School to the south. The site is not located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The attached figure shows the project site’s immediate location and selected nearby land uses.

REVIEW PERIOD: The City is soliciting comments on the Draft IS-MND from **June 18, 2020** through **July 9, 2020**. Pursuant to CEQA Guidelines Section 15074, the City of Sonoma will consider the mitigated negative declaration together with any comments received during the public review process. Comments on the Draft IS-MND and any questions or comments should be directed in writing to:

Kristina Tierney, Associate Planner
City of Sonoma Planning Department
No. 1 The Plaza
Sonoma, California 95476

Comments may also be submitted via email to ktierney@sonomacity.org. Comments on the Draft IS-MND must be received **on or before July 9, 2020 at 5:00 p.m.**

COPIES OF THE DRAFT IS-MND: The Draft IS-MND is available for review online on the City’s website: <https://www.sonomacity.org/macarthur-spa-improvements-project/>. A paper copy can be mailed upon written request (one copy per requestor).

PUBLIC HEARING: The City of Sonoma Planning Commission is anticipated to consider the IS-MND and make a decision on the project at their regularly scheduled meeting on July 9, 2020. Interested attendees should visit the Planning Commission webpage to confirm the meeting location, time, and agenda: <https://www.sonomacity.org/planning-commission/>.

PROJECT DESCRIPTION: The proposed project would involve renovation of the hotel complex's spa area. Renovation activities would include construction of an addition to the existing spa and fitness center building, renovation of the existing pool deck area outside the building, including construction of a new pool and hot tubs, and restriping of the parking areas to accommodate additional parking spaces.

The proposed renovation and addition at the existing spa and fitness center building would result a net addition of 4,411 square feet. The renovated building would include a total of 8,285 square feet of floor area. Construction activities would include the following:

- Demolition of the single-story eastern portion of the building, including the locker rooms.
- Construction of a new two-story addition within the footprint of the demolished portion, which would include new locker rooms and spa treatment rooms.
- Remodel of the remaining existing building, including entire second floor of the building and the exercise room at the first floor.
- Construction of a new public entry and fitness center, which would extend the building east across the pool deck. The new floor area would include a reception and retail space at the first floor, stretching room at the second floor, and a roof-top sun deck at the north edge of the building.

The project would also involve renovation of the exterior portion of the project area, including the pool deck adjacent to the Spa and Fitness Center Building. The existing swimming pool would be demolished and replaced with an expanded pool rotated to accommodate the Spa and Fitness Center building addition. A new raised hot tub would be installed to the west of the new pool. In addition, two new outdoor hydrotherapy areas would be installed at the eastern edge of the renovated building. Each hydrotherapy area would include one hot tub, one cold plunge, one sitting area, and one outdoor shower. Finally, new landscaping, irrigation, hardscape, cabanas, gates, and fences would be installed within the project area.

Aside from the proposed building expansion, pool deck renovations and new pool and hot tubs, and parking area modifications, the other portions of the site would remain the same. Project-related ground disturbance and building alterations would be limited to the project area. The hours of operation, meeting room and restaurant capacities, and the number of employees, guest rooms, and spa treatment rooms would not change as a result of the project.

SUMMARY OF IMPACTS: As discussed in the Draft IS-MND, all issue areas were found to have no significant environmental effects, a less than significant environmental effect, or a less than significant environmental effect with incorporation of mitigation measures. Mitigation measures related to nesting birds (Mitigation Measure BIO-1(a)-(d)), tree protection (Mitigation Measure BIO-2), archeological resources (Mitigation Measure C-1), unstable soils (Mitigation Measure GEO-1), paleontological resources (Mitigation Measure GEO-2), and the unanticipated discovery of tribal cultural resources (Mitigation Measure TCR-1) are required and with implementation of these measures impacts related to sensitive species, protected trees, cultural resources, geology and soils, and tribal cultural resources would be less than significant.

Signature: Kristina Tierney, Associate Planner, City of Sonoma Planning Department

Date of Distribution: June 18, 2020

Attachment: Project Location

Project Location



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Fig. 2 Project Site Location