



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

The City of Sonoma has prepared a Draft Initial Study and Mitigated Negative Declaration (IS-MND) for the MacArthur Place Hotel & Spa Guest Room Additions 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 State Clearinghouse, 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 Guest Room Additions 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 **May 19, 2021** through **June 8, 2021**. 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 June 8, 2021 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-place-hotel-spa-guestroom-addition-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 June 10, 2021. Interested attendees should visit the Planning Commission webpage to confirm the meeting location, time, and agenda: <https://www.sonomacity.org/planning-commission/>.

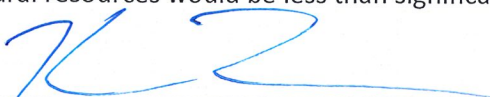
PROJECT DESCRIPTION: The proposed project would involve construction of five new buildings within the project site. The new buildings would accommodate 11 new hotel guest rooms within approximately 6,413 square feet of building area. The new buildings would be distributed between the existing buildings near the center of the project site. The proposed project would also involve approval of a tent structure to support outdoor dining year-round at the existing restaurant building (Building P).

Operation of the new guest rooms would require two additional housekeeping employees. Aside from the proposed new buildings and continued use of the tent, all other existing buildings and uses within the project site would remain the same. Project-related ground disturbance and construction activity would be limited to the areas where the new buildings are proposed and temporary construction access on East MacArthur Street. The existing hours of operation; meeting room, spa, and restaurant capacities; and number of parking spaces would not change as a result of the project.

Guestroom Additions: The proposed project would involve the addition of 11 new guestrooms within five new buildings at the project site, identified as Buildings U, V, W, X, Y on project plans. The buildings would be distributed between existing buildings near the central portion of the project site and would be designed to complement the architecture of the existing structures on the site. Proposed buildings W and X would each be two stories, include four guestrooms, and feature the same general style and massing as existing guestroom buildings F, H, M, N, O, and R. Proposed buildings U, V, and Y would be one-story guest cottages include one guestroom, and feature similar design to existing Buildings G and S. The buildings would be designed with the same gabled roofs, painted wood siding, and metal-clad wood-sash windows as the existing buildings on the project site. The new two-story buildings would be approximately 28 feet at their tallest points, and the one-story buildings would be approximately 14 feet at their tallest points.

Exterior Restaurant Tent: In addition to construction of the new guestrooms, the project would involve expansion of the MacArthur Place Hotel & Spa's use permit to allow continued year-round use of the tent currently covering the existing exterior seating area for the hotel restaurant, Layla. The tent was erected at the restaurant to allow outdoor dining during state-mandated restaurant dining restrictions required because of the coronavirus pandemic. Expansion of the tent permit to allow year-round use would provide the hotel with continued flexibility during any future state-mandated dining restrictions or inclement weather periods. The existing tent is approximately 85 feet long and 40 feet wide and features a gabled transparent roof that is 22 feet at its highest point. Total restaurant seating capacity would remain unchanged under the proposed request.

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 Implementation of Bay Area Air Quality Management District Basic Construction Mitigation Measures (Mitigation Measure AQ-1), nesting birds (Mitigation Measure BIO-1(a)-(d)), tree protection (Mitigation Measure BIO-2), archeological resources (Mitigation Measures CR-1 and CR-2), 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 construction emissions, 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: May 19, 2020

Attachment: Project Location

Project Location



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Fig. 7. Project Site Location