



# **Hotel Project Sonoma Environmental Impact Report Notice of Availability**

**City of Sonoma  
Notice Dated June 23, 2023  
Comment Period: June 23, 2023 to August 7, 2023**

*Notice is hereby given that the City of Sonoma, as lead agency, has prepared a Recirculated Draft Environmental Impact Report (RDEIR) (State Clearinghouse Number 2015062041) for the below referenced Hotel Project Sonoma (also referred to as “the project” or “the proposed project”). The City elected to recirculate the environmental document to address changes to the proposed project – particularly a residential component that was not included as a part of the previously proposed project. The RDEIR addresses the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice that the RDEIR is now available for review, and to solicit comments and concerns regarding the environmental issues associated with the proposed Hotel Project Sonoma from June 23, 2023 to August 7, 2023.*

## **PROJECT LOCATION:**

The project site is in southeastern Sonoma County, within the city of Sonoma. The project site consists of approximately 1.24 acres of property in Downtown Sonoma and is surrounded by existing developed properties. The project site is approximately one-half block southwest of the historic Sonoma Plaza and is bounded by SR 12 (West Napa Street) to the north, First Street West to the east, the Best Western Sonoma Valley Inn and Krug Event Center to the south and west, and the Sonoma Grille Restaurant to the west. The project site comprises the following four parcels with the following Assessor’s Parcel Numbers (APN), all owned by the project applicant: APN 018-251-017; APN 018-251-068; APN 018-251-051; and APN 018-251-067. The project site would be developed as a single parcel. The proposed project includes all lot line adjustments and utility connections necessary to form a single parcel for the project site.

## **PROJECT DESCRIPTION:**

The proposed project includes the development of a 62-guestroom hotel, 80-seat restaurant and bar, a spa with 6 treatment rooms, raised swimming pool veranda, 130 off-street parking spaces (consisting of a

113-stall basement parking garage, 9 surface parking spaces, and 8 covered residential parking spaces), and an 8-unit residential building. The project site is zoned Commercial (C) and is located within the City's Historic Overlay District. The commercial zoning district allows for a range of commercial (hotel, retail, offices, etc.) residential, and mixed uses. In addition to the on-site parking, the transportation impact study prepared to support the City's review of the proposed project recommends that the applicant designate a minimum of nine spaces off-site for use as employee parking for the project.

#### **UTILITIES AND SERVICES:**

New on-site water supply distribution lines would be installed to serve the proposed development. A connection to the existing 8-inch off-site supply line located in the SR 12 (West Napa Street) right-of-way would be installed, subject to approval by the City Public Works Department. The existing two-inch water service serving the Lynch Building would be relocated to the back of sidewalk and on-site service piping relocated to avoid conflicts with the new hotel building. The existing water service serving the Chateau Sonoma building would be abandoned. An existing water service serving the warehouse behind the Tribune Building from First Street West would also be abandoned.

New on-site wastewater collection lines would be installed to serve the proposed development. A connection to the existing 8-inch off-site wastewater collection line in the SR 12 (West Napa Street) right-of-way would be installed. To serve the facilities on the garage/basement level, a pump would be installed to lift waste to the gravity sewer at the first-floor level. The pump would be contained in a sump tank near the northwestern corner of the garage. A grease trap would be installed on the west side of the auto court area to serve the proposed restaurant. A monitoring manhole would be installed at the outflow of the grease trap before connecting to the new 8-inch main leaving the site. An existing sanitary sewer manhole serving the Lynch Building would be relocated to make room for new storm drainage facilities. The existing sewer lateral connection for the Lynch Building to the existing main in West Napa Street would remain. A sewer lateral serving the existing warehouse behind the Tribune Building from First Street West would be abandoned.

A new on-site stormwater drainage system would be installed to serve the proposed development. The new system would discharge through an existing private nine-inch storm drain at the southwestern corner of the project site, which in turn discharges to a City-owned 36-inch collector in the Second Street West right-of-way.

Electricity and natural gas would be supplied to the project site by Pacific Gas & Electric Company (PG&E). The electrical power supply would be augmented by an approximately 8,704-square-foot rooftop photovoltaic (solar) generation system. Electrical supply for the new hotel would originate from SR 12 (West Napa Street). A connection would be installed in front of the Lynch Building, and power would be routed to a new transformer on the east side of the hotel's proposed auto court area. The existing transformer serving the Lynch Building would be relocated adjacent to the new transformer serving the proposed hotel. Power for the Lynch Building would be re-routed to the new transformer location. All

new electrical and telecommunications lines to serve the proposed project would be installed underground.

Natural gas service for the proposed project would be sized to power an emergency generator located on the parking garage basement level. Natural gas service would be provided from an existing supply line in the SR 12 (West Napa Street) right-of-way. An existing three-inch natural gas line serving the Chateau Sonoma building and a lateral line from First Street West that serves the existing warehouse would be abandoned, and new service for these buildings would be provided from First Street West.

Solid waste recycling service for the City of Sonoma, including the proposed project site, is provided by Sonoma Garbage Collectors.

#### **SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The RDEIR has identified the below-listed environmental issue areas as having potentially significant or significant environmental impacts. Those resources indicated with an asterisk (\*) have been identified as having significant and unavoidable impacts.

- Air Quality
- Cultural and Tribal Cultural Resources
- Paleontological Resources
- Greenhouse Gas Emissions\*
- Hazards and Hazardous Materials
- Noise and Vibration\*
- Transportation (project level and cumulative)\*
- Utilities and Service Systems

The project site is on the Cortese list, compiled pursuant to Government Code Section 65962.5, as a result of multiple leaking underground storage tanks associated with a former Chevron service station. The hazardous materials case for the project site was closed in 2014, assuming continuation of the existing land uses and no new excavation or earthmoving activities. If the project were approved, the project applicant and its construction contractor will be required by the Sonoma County Department of Health Services to implement the requirements of a Soil and Groundwater Management Plan that is designed to protect human health and the environment.

#### **PUBLIC REVIEW:**

A public review period for the RDEIR will commence on June 23, 2023 and will end at 5:00pm on August 7, 2023, for interested individuals, organizations, and public agencies to submit written comments on the document. Written comments on the RDEIR must be submitted to the mailing address or email address listed below:

Kristina Tierney, Associate Planner  
Planning Department  
City of Sonoma

No. 1 The Plaza  
Sonoma, CA 95476  
[ktierney@sonomacity.org](mailto:ktierney@sonomacity.org)

The RDEIR and technical appendix are available for review on the City's website at the following address: <https://www.sonomacity.org/hotel-project-sonoma/>. The RDEIR and technical appendix are also available for review at the Planning Department Public Counter at City Hall, City of Sonoma, No. 1 The Plaza, Sonoma, CA 95476 from Monday through Thursday, 8:00am – Noon and 1:00pm – 5:00pm.

**PUBLIC MEETING:**

The City of Sonoma Planning Commission will hold a public meeting to discuss comments on the RDEIR on Thursday, July 20<sup>th</sup>, 2023, starting at 6:00pm at 177 First Street West, Sonoma, CA 95476.