



## Save Arnold Drive and West Sonoma Valley Conservation League

---

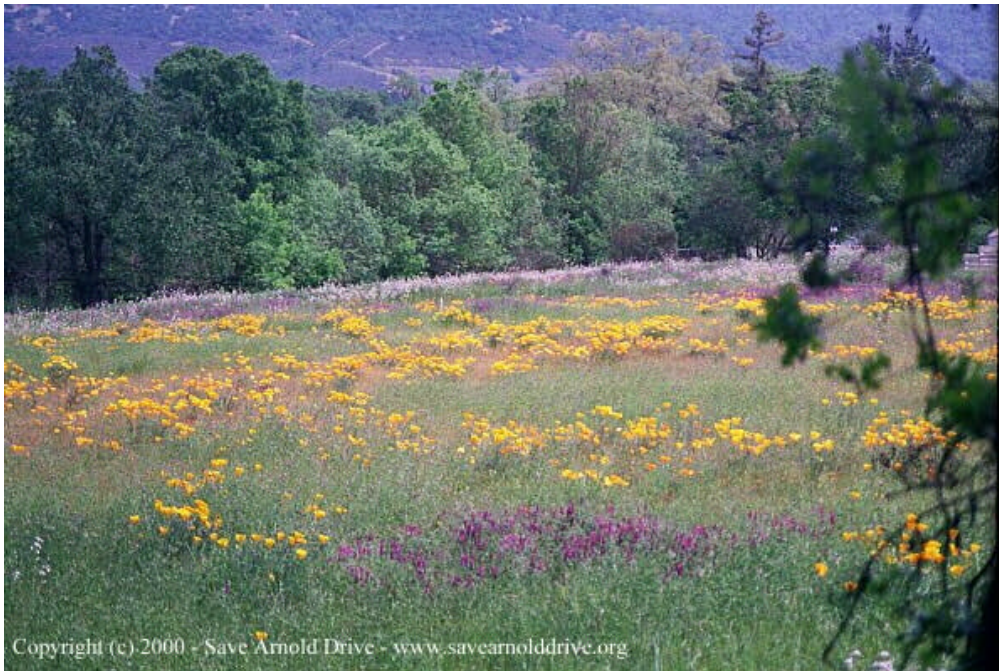
July 31, 2002

RE: Sonoma National Golf Course; Casa Luna & Golf Academy – PLP 01-0089

The attached document was received by Save Arnold Drive from the Sonoma County PRMD on July 26, 2002 which provides notice to a Public Scoping Meeting with respect to an Environmental Impact Report to be prepared for the subject project. The meeting is scheduled to be held on Tuesday, August 6, 2002 at 7:00pm at the Veteran's Memorial Auditorium, 126 First Street West, Sonoma, California.

Save Arnold Drive and the West Sonoma Valley Conservation League are concerned about the short notice given for the meeting; however all are encouraged to attend since it is unlikely that the PRMD would re-schedule the meeting as a result of such a protest.

There are numerous glaring deficiencies in the Project Description with respect to the general outline of environmental impacts to be studied. For example, under Biological Resources (page 4) no mention is made of the acres of wildflowers that will be plowed under, loss of open space or the damage to critical riparian and native plant habitat on the Golf Course Academy Site.



Annual display of wildflowers at proposed Sonoma Golf Course Academy Site on Arnold Drive.

If the Golf Academy is approved this rare and critical native plant site and riparian habitat will be lost forever.



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-8358

**NOTICE OF PREPARATION  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC SCOPING MEETING**

**Project Title:** Sonoma National Golf Course; Casa Luna & Golf Academy - PLP 01-0089

**Project Applicant:** James Hummer & Associates

The Sonoma County Permit and Resource Management Department has received an application from James Hummer & Associates for the Sonoma National Golf Course project. Based on the results of an Initial Study, we have determined that the project could have significant environmental effects, and that an Environmental Impact Report (EIR) must be prepared.

The project description, location, and the probable environmental effects are contained in the attached materials. If you wish to comment on the environmental issues that should be addressed in the EIR, please send written comments to Dean Parsons at the address on the letterhead. If you wish to review the Initial Study, it is available for inspection and copying at the PRMD office. Please send your written comments no later than 30 days after receipt of this notice.

The Permit and Resource Management Department will hold a public scoping meeting at which people may also comment on the environmental issues to be addressed in the EIR. This meeting will be held on **Tuesday, August 6, 2002 at 7:00 pm** at the Veteran's Memorial Auditorium located at 126 First Street West, Sonoma.

For additional information, please call Dean Parsons at (707) 565-1948.

Date: July 18, 2002

Dean Parsons  
Project Planner  
Phone: (707) 565-1948  
FAX: (707) 565-1103



## Project Description

James Hummer and Associates has submitted an application to Sonoma County for approval of the Sonoma National Golf Club, Golf Academy & Casa Luna project. The Sonoma Golf Club is currently developed with an existing 18-hole golf course, clubhouse, golf cart barn, employee residence, snack building and maintenance building located on a 177.13 acre site. The proposed project includes the renovation and expansion of the existing club house, construction of 65 hotel rooms at the approximate center of the golf course; construction of a new 9,041 square foot members' retreat building with swimming pool, children's activity building; pool restrooms and snack bar building and two additional tennis courts. The project also includes the construction of a golf academy to be located across Arnold Drive from the existing golf course on a 13.71 acre site. Currently, there are 38 golf course employees. It is expected that 82 additional employees will be needed at project build-out, resulting in a total of 120 employees.

The major components of the proposed project are summarized as follows:

- **Project Applications**

A Use Permit and Design Review applications for modifications to the existing golf course, modifications and an addition to the existing club house, the construction of a 65-unit resort and members retreat at the existing golf course located at 17700 Arnold Drive. Directly east of the existing golf course the applicant proposes to construct a golf academy on a 13.71 acre site located at 17433 Arnold Drive.

- **Existing Club House**

The existing clubhouse is 13,207 square feet in size and would be renovated and expanded as follows:

- A new porte-cochere is to be constructed at the clubhouse front entry.
- The bar area is to be re-configured so that it is reduced in size and will accommodate approximately 35 people. The bar is to be made available to club members and Sonoma Mission Inn guests playing golf at the club.
- Existing meeting rooms are to be remodeled to provide a variety of dining facilities. Seating for approximately 58 people will be provided in the main dining area with two additional private dining rooms seating a total of 32 people. Dining in the main dining room is for hotel guests and club members. The main dining room is to be open for breakfast, lunch and dinner.
- The outdoor patio is to be expanded from approximately 16 to 40 seats with a new trellis structure. The outdoor patio will be open to only club members and Sonoma Mission Inn guests playing golf at the club.

An additional 3,907 square feet is to be added on the north side of the existing club building for the relocated meeting rooms. This meeting space would have the ability to be divided into three spaces for separate functions such as weddings, private parties and meetings. Total occupancy of the added space is 147 occupants. Within the existing clubhouse building, a new 872 square foot locker room and lounge is to be added for employees. A new detached 180 square foot building is to be added for valet luggage storage near the main clubhouse entry. The parking lot at the existing clubhouse is to be expanded from 223 existing spaces to 289 spaces. The existing 20 parking spaces at the maintenance facility will remain unmodified.

- **Members Retreat**

The proposed 9,041 square foot members' retreat is located approximately 150 feet west of the clubhouse. It includes men's and women's locker rooms, separate men's and women's lounges, a private outdoor activity area with a spa, fire pit conversation area, and cave steam room. The second floor includes a 1,134 square foot members' lounge and a 645 square foot fitness center.

- **Recreational Activity Area**

The recreational activity area is located adjacent to the Members' Retreat and includes a swimming pool, and a 1,368 square foot children's activity center with a children's pool and fenced outdoor play area. The children's activity center will offer member's children supervised group and individualized activities for toddlers through teens. A combination locker room/restroom and snack bar building of 1,286 square feet in area is also to be constructed in the recreation area. The recreation area will only be available for use by the members and their guests. An existing 4-unit lodging facility would be demolished to construct the recreational area facility.

- **Casa Luna at Sonoma Mission Inn**

Casa Luna is a 65-unit guestroom facility with units ranging from 640 to 910 square feet in size. Two presidential suites are 1,206 square feet in size and can each be combined with a 640 square foot guest room. All guest and service access to Casa Luna is by electric golf cart with assigned parking near each guest unit.

- **Tennis Courts**

Two tennis courts are proposed northwest of the existing snack bar located between the ninth green and the tenth tee. The tennis courts are to be made available for use by members and Sonoma Mission Inn guests.

- **The Golf Academy at the Sonoma Mission Inn**

The golf academy is to include a short game practice facility and instructional center for use by only Golf Club members and Sonoma Mission Inn guests. The site is located on a 13.7 acre site on the east side of Arnold Drive and north of Country Club Drive. The golf academy includes a short game practice hole course and a 3,006 square foot instructional building. The building would include a pro office, snack shop serving pre-packaged food, men's and women's locker/restrooms and three video classrooms for instructional purposes.

The applicant proposes construction of a tunnel under Arnold Drive to facilitate access between the golf academy and the golf course without the need to use Arnold Drive.

- **Existing Golf Course Renovations**

The proposed project will require relocation of the 9th and 16th greens and adjusting the location of existing sand traps. The 16th green is being relocated to the east to accommodate an effluent lake. The material removed from the lake is to be utilized to construct larger berms along the driving range adjacent to Arnold Drive. The remainder of improvements to the golf course includes irrigation upgrades, golf cart path re-alignment, relocation of some tee boxes, re-grading of a limited number of fairways, and installation of additional drainage.

- **Onsite Sewage Treatment**

Sonoma National Golf Course currently has 60.4 ESD's (Equivalent Sanitary Discharges) provided by the Sonoma County Valley Sanitation District (SCVSD). The installation of an on-site sewage treatment plant is intended to allow the project to proceed and avoid additional ESD connections to the SCVSD's water treatment plant. The intent of the on-site system is to allow the re-use of the treated water as golf course irrigation water that is to be stored in an on-site lake.

## **Environmental Issues to be Evaluated in the EIR**

### **A. Aesthetics**

The project site, including the existing 177-acre golf course site and the proposed 14-acre golf academy site would continue to be visible from a short segment of Arnold Drive immediately adjacent to the site, and would therefore be considered part of the County's scenic view corridor.

The project EIR will analyze potential impacts of the proposed development on existing scenic vistas, scenic resources and the visual character of the surrounding area.

## B. Air Quality

The project would affect pollutant concentrations during construction which would generate dust. Additionally, over the long-term, the project would result in an increase in emissions due to an increase in related motor vehicle trips associated with the project. The proposed construction and operation of an on-site wastewater treatment facility at the southwest corner of the site could potentially generate odors and affect residences located near the project site's southwest boundary.

The EIR will evaluate the project in terms of compliance with applicable air quality plans during and after the construction phase. Carbon monoxide concentrations along local road network will also be analyzed and their impacts to sensitive receptors. Additionally, odors generated from the proposed on-site wastewater treatment plant will be analyzed in the project EIR.

## C. Biological Resources

The project site has several large diameter oak and eucalyptus trees that provide suitable nesting habitat for avian species. The EIR will evaluate the impacts of construction, grading and tree removal during the avian breeding season.

An intermittent drainage is present at the proposed lake area at Sonoma National and at the site for the proposed golf academy. These drainages are potentially within the jurisdictions of the U.S. Army Corps of Engineers and California Department of Fish and Game. Determination of the jurisdictional status has not been completed. The EIR will analyze the potential impacts on drainages and if they are subject to the jurisdiction of the Corps and the Department of Fish & Game.

## D. Cultural Resources

As a part of the EIR, a cultural resources analysis will be performed to evaluate potential historical and archaeological resources in areas proposed for development or disturbance. The project EIR will analyze and present findings of the examinations for the project site.

## E. Geology and Soils

The project area may be subject to strong ground shaking and liquefaction due to a major fault and possible high groundwater levels. The site could potentially contain unstable soils that could result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. These impacts would be considered potentially significant and will be analyzed in the project EIR. Additionally, construction impacts could result in erosion and sedimentation. The EIR will analyze this impact and develop mitigation measures.

The on-site wastewater treatment facility would produce recycled water for use as irrigation and

the water would be stored in an effluent lake before being routed to an irrigation system. Soils underlying the proposed effluent lake may allow infiltration of stored water into the groundwater table. This issue will be analyzed in the project EIR.

#### F. Hazards and Hazardous Materials

The proposed wastewater plant would involve the storage and use of hazardous materials. The impacts of an uncontrolled release of such materials will be analyzed in the project EIR.

#### G. Hydrology and Water Quality

The project application includes the development and operation of an on-site wastewater treatment facility that would include reuse of treated wastewater for golf course irrigation. Groundwater infiltration from the proposed effluent lake could affect groundwater which will be analyzed in the project EIR.

The project would increase impervious surface area at the project site, which would increase on-site storm water flows. All storm flows would be directed to Malone Creek, which flows into Sonoma Creek. The project EIR will analyze potential impacts of increased storm water flows.

#### H. Land Use

The EIR will evaluate the project's conformance with relevant adopted plans and policies, and will assess the extent to which the proposed project will advance or contribute to the County's established goals and policies, or conflict with the policies set forth in County policy documents.

The golf course site currently has an open space easement agreement that was the result of negotiations between the County and the former property owner who applied for an outside sewer service agreement to serve the existing facilities. The proposed development would require the agreement to be terminated or amended. This issue would be addressed in the project EIR.

#### I. Noise

The project could expose sensitive receptors to noise above applicable standards during the construction process. Over the long term, the project-related activities would lead to an overall increase in ambient noise levels in the area due to an increase in vehicle trips, activities associated with the golf course academy, noise from HVAC systems, and operation of the wastewater treatment plant. The noise impacts will be analyzed in the project EIR.



## J. Transportation/Traffic

Preliminary traffic studies submitted by the applicant concluded that traffic impacts due to this project would be less than significant. The EIR will further analyze the traffic to be generated by the project, the impacts of the project, and the cumulative impacts with other projects in the vicinity.

## K. Utilities and Service Systems

As indicated previously, the project would result in an increase in impervious surface at the project site, which would require increased capacity of storm water drainage facilities. This will be further analyzed in the project EIR. Additionally, the Sonoma County Valley Sanitation District is reportably operating almost at capacity. The proposed project would increase wastewater treatment demand at Sonoma National from the current 4,000 gallons per day to the permitted maximum of 12,080 gallons per day. This issue will be further analyzed in the project EIR.