



Proposed Mitigated Negative Declaration

Publication Date: August 26, 2019
Public Review Period: 30 days
State Clearinghouse Number:
Permit Sonoma File Number: **UPE17-0062**
Prepared by: Alberto Santos-Davidson
Phone: (510) 845-7549

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated Negative Declaration and the attached Initial Study, including the identified mitigation measures and monitoring program, constitute the environmental review conducted by the County of Sonoma as lead agency for the proposed project described below:

Project Name: UPE17-0062
Project Applicant/Operator: Kanzler Vineyards, LLC
Project Location/Address: 2109 Sanders Road, Sebastopol, CA 95472
APN: 076-110-064
General Plan Land Use Designation: DA 10
Zoning Designation: DA, B6 10, Z, VOH
Decision Making Body: Sonoma County Board of Zoning Adjustments
Appeal Body: Sonoma County Board of Zoning Adjustments

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated in the attached Initial Study.

Table 1. Summary of Topic Areas with a Potential Impact

Topic Area	Abbreviation*	Yes	No
Aesthetics	VIS	Yes	
Agricultural & Forest Resources	AG		No
Air Quality	AIR	Yes	
Biological Resources	BIO	Yes	
Cultural Resources	CUL	Yes	
Energy	ENE		No
Geology and Soils	GEO	Yes	
Greenhouse Gas Emission	GHG		No
Hazards and Hazardous Materials	HAZ	Yes	
Hydrology and Water Quality	HYDRO	Yes	
Land Use and Planning	LU		No
Mineral Resources	MIN		No
Noise	NOISE	Yes	
Population and Housing	POP		No
Public Services	PS		No
Recreation	REC		No
Transportation	TRAF	Yes	
Tribal Cultural Resources	TCR	Yes	
Utility and Service Systems	UTL	Yes	
Wildfire	WILD		No
Mandatory Findings of Significance			No

RESPONSIBLE AND TRUSTEE AGENCIES

The following lists other public agencies whose approval is required for the project, or who have jurisdiction over resources potentially affected by the project.

Agency	Activity	Authorization
Regional Water Quality Control Board (North Coast)	Waste discharge requirements for wine, beverage, and food processors	California Water Code – Waste discharge requirements, general permit or conditional waiver

ENVIRONMENTAL FINDING:

Based on the evaluation in the attached Initial Study, I find that the project described above will not have a significant adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included as conditions of approval for the project. A Mitigated Negative Declaration is proposed. The applicant has agreed in writing to incorporate identified mitigation measure into the project plans.

Prepared by: Alberto Santos-Davidson

Date: August 23, 2019





County of Sonoma
Permit & Resource Management Department

Initial Study

I. INTRODUCTION:

Kanzler Vineyards, LLC, proposes to construct a new winery on a previously developed site to produce up to 5,000 cases of wine a year with administrative office space, a tasting room and 17 annual agricultural promotional events. Tasting would be by appointment only with a daily maximum of 10 guests. Industrywide events are not requested. A referral letter was sent to the appropriate local, state and federal agencies and interest groups who may wish to comment on the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Alberto Santos-Davidson, Contract Project Planner to the County of Sonoma with MIG. Information on the project was provided by Alex Kanzler of Kanzler Vineyards, LLC and Tammy Martin of Steve Martin Associates, Inc. Other reports, documents, maps and studies (including technical studies) referred to in this document are available for review at Permit Sonoma.

Please contact Alberto Santos-Davidson, Contract Planner, at (510) 845-7549 for more information.

II. SETTING

The 20.5-acre project site is south of the intersection of Sanders Road and Watertrough Road, which lies about 1 mile southeast of Sebastopol in an agricultural area with the rolling topography characteristic of the Wilson Grove sandstone formation (see Figure 1). The property is generally bounded by Sanders Road on the west, and agricultural properties to the north, and south. An unnamed headwater stream to Atascadero Creek is located along the east side of the project parcel with mapped wetlands and a forested riparian area. This aquatic resource is not presently mapped as a "streamside conservation area" as part of the County's Riparian Corridor ordinance; moreover, the proposed development is more than 500 feet from the dripline of the riparian corridor trees (see Figure 2). The project site is dominated by well-drained Goldridge sandy loam soils. Goldridge soils are non-hydric although up to one percent of some Goldridge units with <10% slopes can contain hydric inclusions (i.e., wetlands or drained wetlands; see Figure 3). There is no indication that wetlands presently exist on the proposed project site. State Highway 12 is to the north, and State Highway 116 is to the east. The property is zoned Diverse Agriculture (DA), Special Combining District establishing a maximum of one dwelling unit per ten acres (B6 10), Accessory Unit Exclusion Combining District (Z), and Valley Oak Habitat Combining District (VOH). The area is in a designated Zone 2 Water Availability Area. Figure 4 shows the location of the project site. Figure 5 shows the existing project property.

III. PROJECT DESCRIPTION

The project proposes a 2,910 square-foot winery facility with a maximum annual production capacity of 5,000 cases of wine, a 1,780 square-foot hospitality/administration building with tastings by appointment only limited to 10 guests per day, and 17 agricultural promotional events per year including 6 events with up to 25 guests, 4 events with up to 50 guests and 7 events with up to 150 guests (two proposed as private third-party events), surface parking for 41 vehicles; and a 20-foot wide access drive on a 20.57-parcel located at 2109 Sanders Road in Sebastopol; APN 076-110-064; Participation in industry wide events is not requested and would not be permitted. Also on the property are a swimming pool, hot tub, and cabana. The winery and hospitality/administration buildings are proposed within the currently

developed portion of the property. No existing structures will be demolished, nor will any vineyard area be removed. Figure 6 shows the proposed project site layout.

The project would require approximately 34,000 square feet of ground disturbance (grading) but no significant cut and fill.

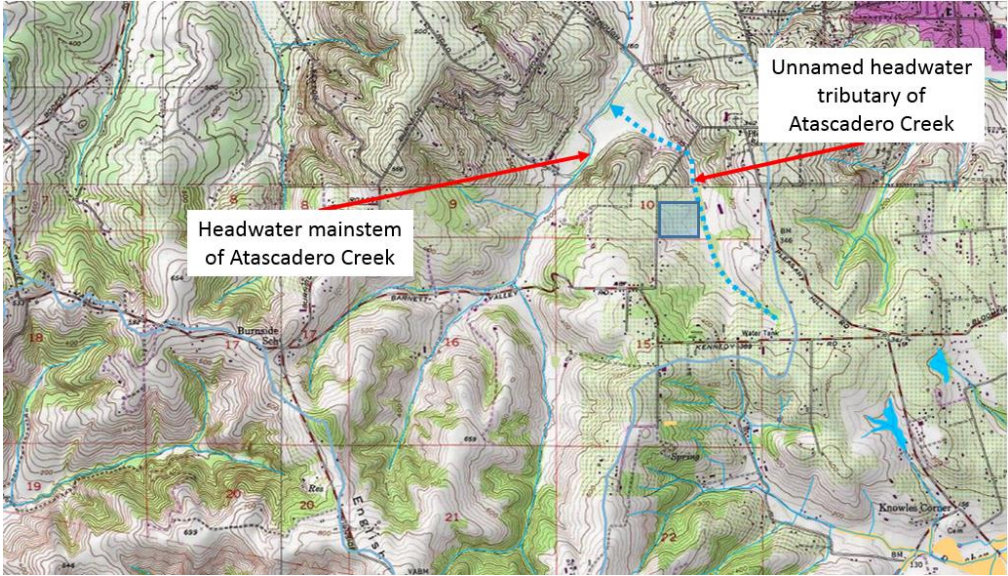


Figure 1. Area Topography
(Source: Sonoma County)

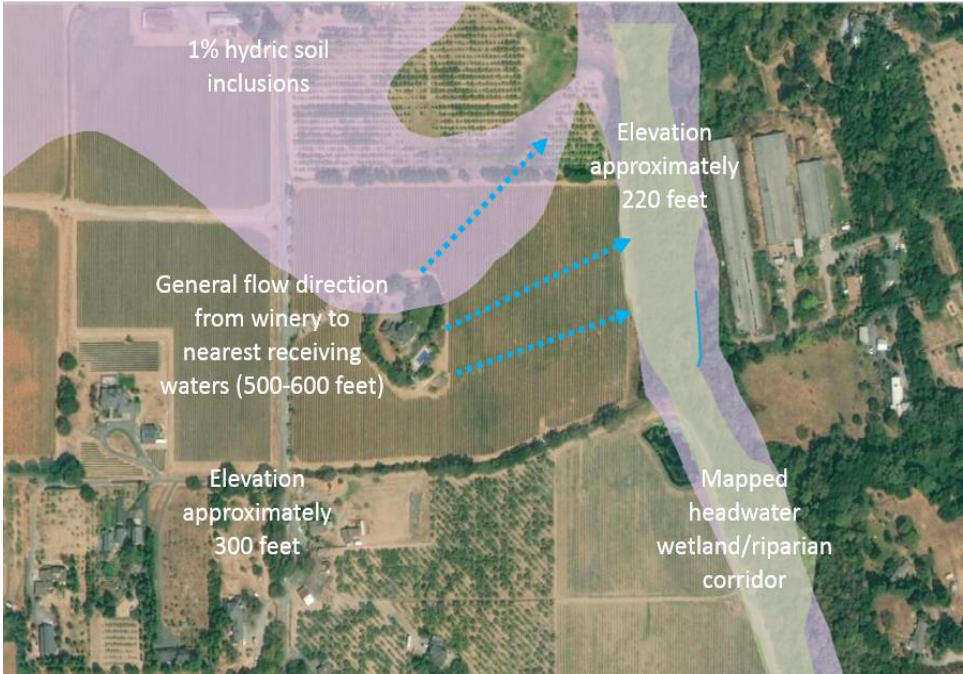


Figure 2. Aquatic Resources
(Source: Sonoma County)

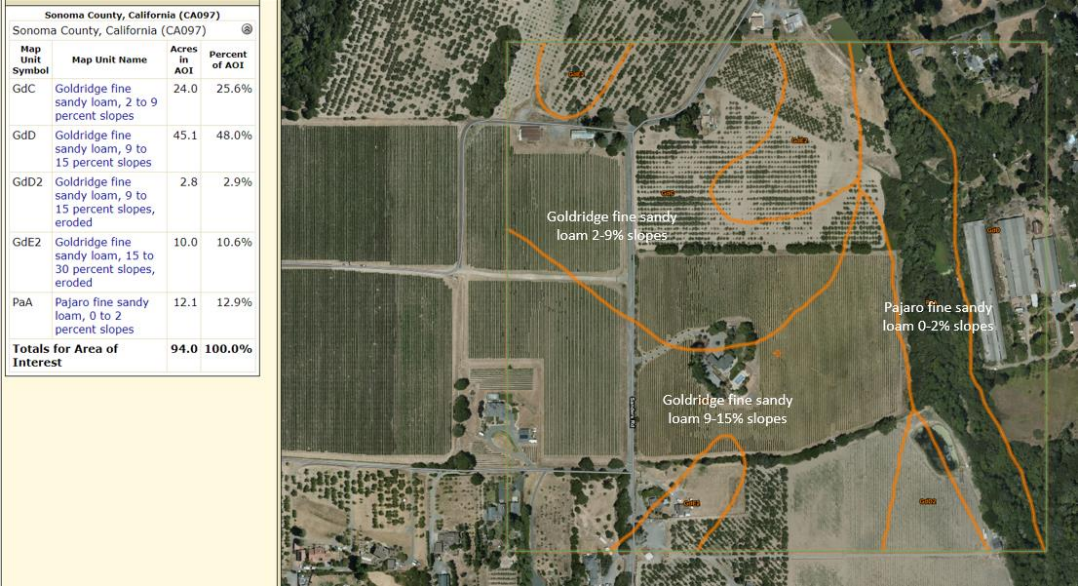


Figure 3. Local Soils
(Source: Sonoma County)

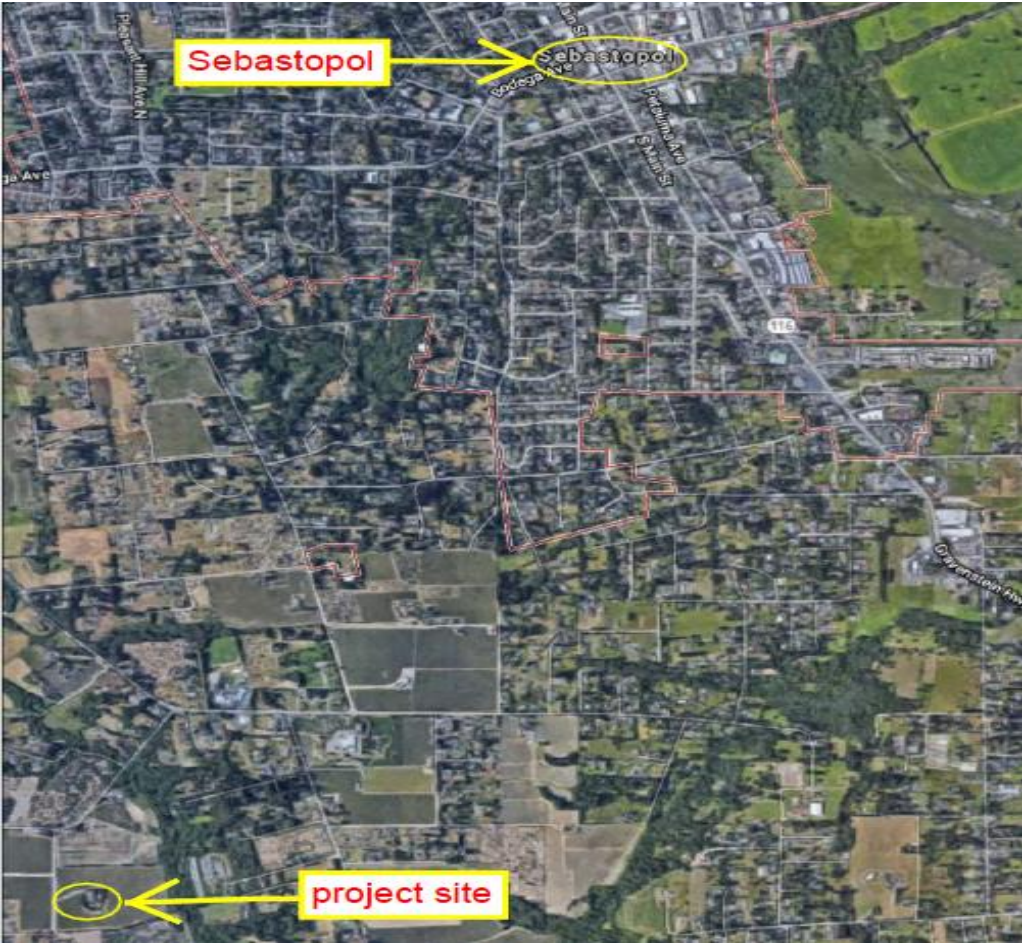


Figure 4. Project Vicinity Map
(Source: Google Maps)



Figure 5. Project Site
(Source: Google Maps)

Existing Uses: The property currently contains approximately 14.5 acres of vineyard (out of 20.5 total acres). The remainder of the property is developed with an existing residence, swimming pool, accessory structures, septic system, and water well and has a County permit for up to 8 guests as a farmstay rental.

Food:

The applicant proposes to serve food and wine pairing of samples or tastes appetizer-sized portions in the tasting room for visitors by appointment at specified times, avoiding the lunch hour. The use permit requests commercial kitchen facilities in the hospitality building.

- Initially, the winery will launch under a Wine Tasting Exemption, in which case only pre-packaged, non-perishable food items would be offered to guests.
- Later, the plan is to obtain an approved Food Facility Permit for the commercial kitchen located within the Tasting / Hospitality Building, at which point the appetizer-like portions can be prepared on site. This would be accomplished through a separate permit.

For events, the applicant proposes:

- Prepared meals or appetizers featuring local foods and food products, offered in conjunction with agricultural promotional events, such as wine club parties, and winemaker dinners, are planned. These meals/appetizers will be prepared in an approved food preparation area prior to serving.
- Initially, when the Winery is still operating under a Wine Tasting Exemption, all of the food preparation would be conducted off site by a licensed caterer.
- After obtaining an approved Food Facility Permit, the food preparation would occur in the commercial kitchen proposed to be located within the Tasting / Hospitality Building.

Topography: The project property has a west-to-east declining slope with the easterly side of the vineyard abutting the unnamed headwater stream/wetland to Atascadero Creek. The property has elevations that vary from approximately 300 feet in the southwestern portion to approximately 220 feet in the northeastern portion.

Drainage: The current infrastructure at the project site sheet flows runoff from impervious surfaces (roads, compacted soils, building roofs, etc.) in a downslope through the existing vineyard in an easterly direction. Runoff from the project site and vineyards ultimately drains to the unnamed headwater stream/wetland of Atascadero Creek (see Figure 2). The developed portion of the site, as well as the new winery proposed on the existing built footprint, are approximately 500 feet away from the unnamed headwater stream/wetland. Runoff from the existing and proposed development is not directly connected to the unnamed headwater stream/wetland via pipes, drain tiles, swales or channels. No direct connections from the development area are proposed as part of the project.

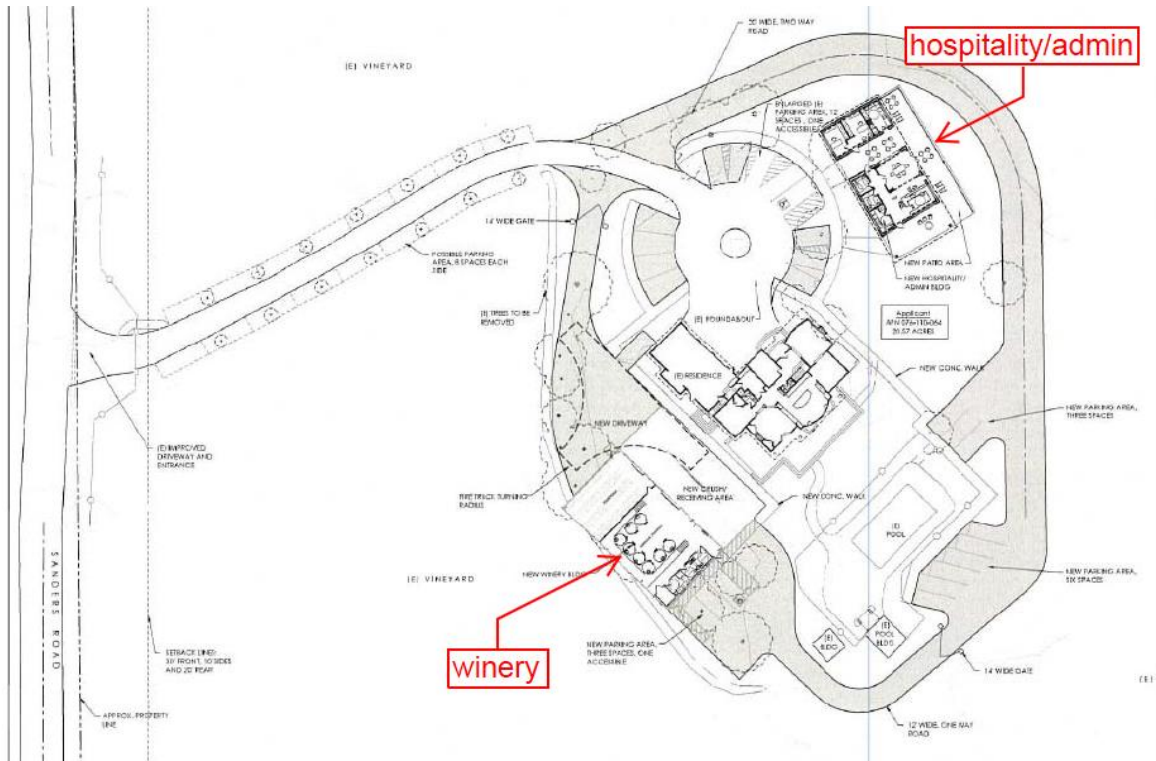


Figure 6. Project Site Plan
(Source: Steve Martin Associates, Inc.)

Vegetation: There are 14 cypresses along the main project driveway (seven on each side). Other trees on the project site include birch, juniper, pine, maple, redwood, and other deciduous and other trees. The two redwoods are each 22 inches in diameter.

Proposed Buildings and Uses: Two new buildings are proposed, with the following uses:

1. Winery: 2,840 square feet; approximately 25'-4" in height

Grapes grown and harvested on-site (with possible use of some off-site grapes, depending on the harvest) would be processed in the new winery, which would be located adjacent to and southwest of the existing residence. Currently, 14.5 acres of Pinot Noir grapes are grown and harvested on-site, which is equivalent to 58 tons of grapes and produces approximately 9,570 gallons of wine or 3,987 cases of wine annually. The winery would include a barrel room, a fermentation area, a chemical storage room, a laboratory, and restrooms. A "crush/receiving" area and barrel washing and prep area would be located outside the winery on the northwest side.

2. Hospitality/Administration building: 1,780 square feet; approximately 20'-11" in height

The hospitality and administration building would be located next to the existing parking roundabout, northeast of the existing residence. The hospitality/administration building would include a kitchen, offices, wine tasting rooms/areas, restrooms, a porch on one side, and a patio on another side.

Employees: 3 during non-harvest, and 4 during harvest

Hours of Operation:

Table 2 summarizes the proposed agricultural promotional events.

Winery: 7 a.m. to 6 p.m., Monday through Friday (non-harvest season)

6 a.m. to 10 p.m. Monday through Sunday (harvest season)

Tasting Room (by appointment): 10:30 a.m. to 5 p.m., Monday through Sunday (closed during events)

Agricultural Promotional Events: six events between 10:30 a.m. and 10:00 p.m.; two events between 1:00 p.m. and 10:00 p.m.; and nine events between 10:30 a.m. and 5:00 p.m. For events ending at 10 p.m., standard conditions of approval will require guests to leave the site by 9:30 p.m. and finish cleanup with departure of all employees by 10:00 p.m.

**Table 2
Summary of Proposed Agricultural Promotional Events**

Event type	E v e n t s p e r y e a r	Guests per event	Proposed Hours	Amplified Music/Sound	Proposed Months
Winemaker Luncheons/Dinners	6	25 guests	10:30 a.m. to 10:00 p.m.	No amplified music will be allowed outdoors.	Jan-Dec
Wine Club Member Events	6	4 w/50 guests (Barrel Tasting Day); 2 w/150 guests (Pick-up Weekend)	10:30 a.m. to 5:00 p.m.	No amplified music will be allowed outdoors.	Jan-Dec (Barrel Tasting); March- April & Sept-Oct (Pickup Events)
Agricultural Promotional Events	3	150 guests	10:30 a.m. to 5:00 p.m.	No amplified music will be allowed outdoors.	Jan-Dec & Aug- Nov
Winery-Hosted Private Third-Party Events for Wine Club Members	2	150 guests	1:00 p.m. to 10:00 p.m.	No amplified music will be allowed outdoors.	April-Oct

Parking: All parking would be done on-site for smaller events. The project proposes a total of 41 parking spaces, including 25 permanent parking spaces consisting of enlarging the existing parking "roundabout" to accommodate 12 spaces and adding 3 new spaces near the proposed winery building and 9 new spaces near the existing pool. 16 temporary parking spaces would be created along the main project driveway for use during larger events, as needed. Two (2) of the permanent spaces would be ADA (Americans with Disabilities Act) accessible spaces.

During events, parking attendants would be on duty to assist guests. Overflow event parking would be accommodated by use of shuttles or vanpool, in arrangement with an off-site parking facility. Kanzler Vineyards will utilize parking at the nearby Pleasant Hills Memorial Park, Mortuary & Crematory (located at 1700 Pleasant Hill Road) during its largest events (i.e., with 150 people). Pleasant Hills is an approximately 0.8 mile-drive from Kanzler Vineyards. Kanzler and Pleasant Hills have signed a parking agreement to accommodate the 35 surplus vehicles required for the 150-person events at Pleasant Hills. Parking conflicts are not expected as most of Pleasant Hills' services are in the morning and most of Kanzler's events would be in the afternoon. Kanzler event attendees would then be shuttled from Pleasant Hills to Kanzler using a professional driver service.

Access: All access and egress for vehicles and trucks would be via an existing driveway that provides access to the project site via Sanders Road.

Proposed Landscaping: The project would remove approximately 49 trees (14 trees along the main driveway; 22 trees along the western edge of the project site; and the remainder in the central and eastern parts of the project site). The project does not propose any new landscaping.

Sewage Disposal:

Winery wastewater disposal: Process wastewater (PW) from the winery facility would be collected in a plumbing system separate from the existing on-site septic system, which processes sanitary wastewater (SW) from the current five-bedroom house (and its farmstay rental use). The proposed new septic system would be located on the project site and designed to comply with County wastewater disposal requirements, and would be designed by a registered civil engineer. In addition, the design would be required to conform to the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) and would need to be operated under permit with the NCRWQCB and Permit Sonoma. If the project is approved for agricultural promotional events, the septic system must comply with General Plan Policy 9-2-31.

Domestic wastewater disposal: Sanitary sewage would be via an on-site septic system.

Water supply: On-site well

Pomace disposal: Stems and seeds would be disposed of either by composting and spreading/discing on-site, or disposal off-site (either at an approved landfill or a company certified to handle pomace). On-site disposal would be subject to standard County conditions of approval to control odor and other potential for nuisance generating effects.

Construction: The construction schedule has not been determined.

IV. SETTING

The project site is located near the headwaters of Atascadero Creek, an important aquatic resource noted for the large wetland complex approximately 4 miles from downstream from the project site. However, as previously noted, the existing development and the proposed project are not directly connected to the unnamed headwater stream/wetland. Runoff from the existing and proposed development will be sheet flowed into the surrounding vineyards on site where runoff volume and any contaminants will be attenuated by the several hundred feet of vineyard between the development and the headwater stream/wetland. The area is largely rural and located south of the City of Sebastopol and to the west of the Cities of Santa Rosa and Rohnert Park. The property would be serviced by a private septic system and private water well. Uses on the neighboring properties are generally agricultural with residential and accessory structures. The project site and vicinity are designated Diverse Agriculture in the General Plan. In the project vicinity, Sanders Road is a local connector road with a width of approximately 22 feet and no sidewalks. Sanders Road intersects Watertrough Road to the north and Barnett Valley Road to the south.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was drafted and circulated to inform and solicit comments from selected relevant local, state, and federal agencies; and to special interest groups that were anticipated to take interest in the project.

In response to the agency referral, the project planner received seven (7) responses. Responses were from: PRMD Building Division, Sonoma County Department of Health Services Public Health Division, PRMD Project Review Health Specialist, PRMD Grading & Storm Water Section, Sonoma County Fire,

Sonoma County Department of Transportation & Public Works, and the Northwest Information Center/SSU. The referral responses included several requests for further information and project use permit conditions of approval. The project planner did not receive referral responses from any state or federal agencies.

Upon permit application intake on December 19, 2017, Permit Sonoma determined an early neighborhood notification was needed for this project. On December 22, 2017, a neighborhood notification of a complete application was distributed to residents within 300 feet of the subject property line. The project planner has received public comments on the proposed project which were subsequently registered to the project file.

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County's implementing ordinances and guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of insignificance where feasible. All references and sources used in this Initial Study are listed in the Reference section at the end of this report.

Kanzler Vineyards, LLC, has agreed to accept all mitigation measures listed in this Initial Study as conditions of approval for the proposed project, and to obtain all necessary permits, notify all contractors, agents and employees involved in project implementation and any new owners should the property be transferred to ensure compliance with the mitigation measures.

1. AESTHETICS:

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Comment:

The project is not in an area designated as visually sensitive by the Sonoma County General Plan (i.e., Scenic Landscape Unit, Scenic Corridor, Community Separator). The nearest Scenic Corridor is Thorn Road, approximately one-half mile to the south, and does not afford views of the project site due to intervening trees and vegetation.

The project site currently contains some planted trees that partially screen the existing on-site residence from nearby roads. Several of these trees would be removed to allow for construction of the perimeter roadway and the proposed new winery and hospitality/administration buildings. However, this would not adversely change the viewshed of the project site as seen from nearby public roads.

Significance Level: Less than Significant Impact

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Comment:

The project site is not visible from a state scenic highway. The nearest state scenic highway to the project site is Highway 116 from Highway 1 to the Sebastopol city limits approximately 2.5 miles to the east from the site.¹

Significance Level: No Impact

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Comment:

The project site is on Sanders Road, with rural properties on all sides. The existing visual character of the site and its surroundings is rural, with a mixture of residential and agricultural structures separated by fields with crops and orchards. Some properties have long driveways leading to residences, similar to the project site. In the project vicinity, Sanders Road is a local connector road with a width of approximately 22 feet and no sidewalks. The project is located in the middle of a large vineyard and was previously developed.

The proposed project is not subject to any area or specific plan and is consistent with the land use designation (Diverse Agriculture) and zoning (DA Diverse Agriculture District) for the site.

Public viewpoints are along Sanders Road, and the project site is generally visible from several locations (see Figures 7, 8, 9, and 10). The proposed project would appear substantially similar from the vantage point of Sanders Road several hundred feet away as the existing condition: several low profile buildings in the middle of an existing vineyard.

The proposed new winery building would be located on the west part of the site, which would be visible from Sanders Road (see Figure 7). The proposed hospitality/administration building (for the tasting room, offices, and promotional events) would be located on the east side of the site, which may be visible from some viewpoints along Sanders Road to the north (see Figure 9).

Following County "Visual Assessment Guidelines,"² public viewpoints were considered for determining the project's visibility to the public. Based on the County "Visual Assessment Guidelines," the site sensitivity of the project location would be considered "Moderate" because:

*"The site or portion thereof is within a rural land use designation or an urban designation that does not meet the criteria above for low sensitivity, but the site has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by rural or urban development but may include historic resources or be considered a gateway to a community. This category includes building or construction sites with visible slopes less than 30 percent or where there is significant natural features of aesthetic value that is visible from public roads or public use areas (i.e. parks, trails etc.)."*³

¹Caltrans, Scenic Highways, <http://www.dot.ca.gov/design/lap/livability/scenic-highways/>, accessed 11/4/18.

²Sonoma County Permit and Resources Management Department, "Visual Assessment Guidelines," (undated).

³Ibid., Table 1 - Site Sensitivity, page 3.



*Figure 7. View along Sanders Road, about 490 feet south of project site.
(Google Maps street view)*



*Figure 8. View from Sanders Road, at entrance to project site looking east.
(Google Maps street view)*



Figure 9. View along Sanders Road about 400 feet northwest of project site. (Google Maps street view)



Figure 10. View along Sanders Road, about 920 feet north of project site. (Google Maps street view)

The proposed structures, while they will be visible, would not represent a visually distinctive or substantial change from the current condition. Based on County "Visual Assessment Guidelines," the project's visual dominance would be considered "Co-Dominant" because:

"Project elements are moderate – they can be prominent within the setting but attract attention equally with other landscape features. Form, line, color, texture, and night lighting are compatible with their surroundings."⁴

The project's visual effect on the visual character or quality of the site and its surroundings was determined based on County "Visual Assessment Guidelines" Table 3 - Thresholds of Significance for Visual Impact Analysis⁵:

**Table 3
Thresholds of Significance for
Visual Impact Analysis**

Sensitivity	Visual Dominance			
	<i>Dominant</i>	<i>Co-Dominant</i>	<i>Subordinate</i>	<i>Inevident</i>
Maximum	Significant	Significant	Significant	Less than significant
High	Significant	Significant	Less than significant	Less than significant
Moderate	Significant	Less than significant	Less than significant	Less than significant
Low	Less than significant	Less than significant	Less than significant	Less than significant

Considering the project site's "Moderate" sensitivity and the project's "Co-Dominant" visual dominance, the project would be considered to have a less-than-significant effect on the existing visual character or quality of the site and its surroundings.

Significance Level: Less than Significant Impact

d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?

Comment:

The proposed new structures could introduce new sources of exterior light and possible glare. Lighting of these structures, and especially lighting of parking areas and security and safety lighting, could affect nighttime views, which could be noticeable from nearby residences with unobstructed sight lines. The effects of these new sources of light or glare would be reduced to a less-than-significant level with the following mitigation.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure VIS-1: Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by Permit Sonoma or Design Review Committee). Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated.

⁴Ibid., Table 2 - Visual Dominance, page 4.

⁵Ibid., Table 3 - Thresholds of Significance for Visual Impact Analysis, page 6.

Mitigation Monitoring:

Mitigation Monitoring VIS-1: (Ongoing) Prior to issuing a building permit, Permit Sonoma will review and approve an exterior night lighting plan consistent with the approved plans and County standards. Final occupancy shall not be authorized until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light or glare complaints are received, appropriate inspection and/or enforcement, up to and including, revocation or modification of the permit will be initiated.

2. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Comment:

According to the Sonoma County Important Farmlands Map, the project site is designated as Farmland of Local Importance, Prime Farmland, Other Land, and Unique Farmland. The site contains approximately 0.02 acres of Farmland of Local Importance, approximately 12.97 acres of Unique Farmland, approximately 5.73 acres of Prime Farmland, and approximately 1.85 acres of Other Land. The existing residence, pool, walkways, driveways, parking, landscaping, and accessory buildings are located on Prime Farmland (approximately 32 percent) and Unique Farmland (68 percent).

The project involves creation of a winery and tasting room, plus additional parking for visitors, within the existing developed area footprint in the center of the vineyard. Total disturbance would be less than one acre (34,000 square feet). No change in the land use or zoning is proposed. The proposed development includes uses permitted by the DA-Diverse Agriculture zoning district, and would not convert any additional important farmland to non-agricultural use. The primary use of the site would remain agricultural production. Since the proposed project would not extend beyond the current developed uses, and would not convert any additional farmland, potential impacts related to conversion of important farmland to non-agricultural use would be less than significant.

Significance Level: Less than Significant Impact

- b) **Conflict with existing zoning for agricultural use, or Williamson Act Contract?**

Comment:

The project site is zoned DA-Diverse Agriculture, and has a land use designation of DA-Diverse Agriculture, which allow limited processing facilities, tasting facilities, and promotional and/or marketing events related to agricultural products grown on site. The site is not under a Williamson Act Contract and contains approximately 14.5 acres of vineyards, which would remain.

Significance Level: Less than Significant Impact

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

Comment:

There is no forest land on the project site. The project site is not in a Timberland Production zoning district, nor would it cause a rezoning of forest land. The forested portion of the site, currently within Valley Oak Habitat combining district at the rear subject lot will be unaffected by the project.

Significance Level: No Impact

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

Comment:

There is no forest land that will be affected by the project.

Significance Level: No Impact

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?**

Comment:

The proposed project is located within the existing developed area footprint located in the center of the vineyard. No additional farmland will be converted to a non-agricultural use.

Significance Level: No impact

3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Comment:

The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which is currently designated as a nonattainment area for state and federal ozone standards, the state PM₁₀ standard, and the state and federal PM_{2.5} standard. On April 29, 2017, the BAAQMD adopted its *Spare the Air-Cool the Climate 2017 Clean Air Plan*. The 2017 CAP updates the most recent Bay Area ozone plan, the 2010 Clean Air Plan, in fulfillment of state ozone planning requirements. Over the next 35 years, the Plan will focus on the three following goals:

- Attain all state and national quality standards;
- Eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and
- Reduce Bay Area GHG Emissions to 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050.

The 2017 Clean Air Plan includes increases in regional construction, area, mobile, and stationary source activities and operations in its emission inventories and plans for achieving attainment of air quality standards. Chapter 5 of the 2017 Clean Air Plan contains the BAAQMD's strategy for achieving the plan's climate and air quality goals. This control strategy is the backbone of the Clean Air Plan. It identifies 85 distinct control measures designed to comply with state and federal air quality standards and planning requirements, protect public health by reducing emissions of ozone precursors, PM, and TACs, and reduce greenhouse gases (GHG) emissions. The 85 control measures identified in the 2017 Clean Air Plan are grouped by nine economic-based "sectors": Agriculture, Buildings, Energy, Natural and Working Lands, Stationary Sources, Super GHGs, Transportation, Waste, and Water. Most of the 85 control measures implemented at the local and regional level by municipal government and the BAAQMD and thus are not directly applicable to the proposed project.

The proposed project does not conflict with or obstruct implementation of the BAAQMD's 2017 Clean Air Plan because: 1) It does not include significant sources of ozone precursor emissions, PM, or TACs (see also discussion (b) and (c) below); 2) it would not exacerbate or increase disparities in cancer risks from TAC emissions; and 3) it would not result in GHG emissions that interfere with state GHG reduction goals (see also Section 8, Greenhouse Gas Emissions, in this Initial Study).

Significance Level: Less than Significant Impact

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Comment:

The federal and state governments have established ambient air quality standards for "criteria" pollutants considered harmful to the environment and public health. National Ambient Air Quality Standards (NAAQS) have been established for carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), fine particulate matter (particles 2.5 microns in diameter and smaller, or PM_{2.5}), inhalable coarse particulate matter (particles between 2.5 and 10 microns in diameter, or PM₁₀), and sulfur dioxide (SO₂). California Ambient Air Quality Standards (CAAQS) are more stringent than the national standards for the pollutants listed above and include the following additional pollutants: hydrogen sulfide (H₂S), sulfates (SO_x), and vinyl chloride. In addition to these criteria pollutants, the federal and state governments have classified certain pollutants as hazardous air pollutants (HAPs) or toxic air contaminants (TACs), such as asbestos and diesel particulate matter (DPM).

The proposed project would generate short-term construction and long-term operational emissions of regulated air pollutants. Project construction and operational emissions were modeled using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2 and evaluated against BAAQMD's CEQA thresholds of significance. Criteria air pollutant emissions were estimated for all project components, including:

- Grading for new main driveway improvements, access roadway, parking area, and general site preparation; and
- Development of a winery building and hospitality/administration building and associated events.

Construction Emissions

Project construction activities would include site preparation, grading, building construction, paving, and architectural coating. Ground disturbing activities, such site preparation, grading, as well as on- and off-site travel would generate the highest level of dust and particulate matter. CalEEMod default assumptions for construction phases, duration, equipment, and deliveries were used in the modeling. Estimated construction emissions, evaluated against the BAAQMD CEQA thresholds, are presented below in Table 4.

Table 4. Maximum Daily Unmitigated Construction Emissions

Emissions Source	Pollutant Emissions (Average Pounds Per Day) ^(A)					
	ROG	NO _x	PM ₁₀		PM _{2.5}	
			Dust ^(B)	Exhaust	Dust ^(B)	Exhaust
Average Daily Construction Emissions	1.4	9.5	0.04	0.6	0.01	0.5
BAAQMD Significance Threshold	54	54	BMPs	82	BMPs	54
<i>Exceeds BAAQMD Significance Threshold?</i>	No	No	No	No	No	No
Source: MIG 2019						
(A) Average daily emissions assumes 113 construction days						
(B) BAAQMD BMPs have been applied to fugitive dust emissions, see Mitigation Measure AIR-1.						

As shown in Table 4, potential construction emissions would be below all BAAQMD significance thresholds; however, for all projects, the BAAQMD recommends implementation of eight “Basic Construction Mitigation Measures” to reduce construction fugitive dust emissions level. These basic measures are also used to meet the BAAQMD’s best management practices (BMPs) threshold of significance for construction fugitive dust emissions (i.e., the implementation of all basic construction measures renders fugitive dust impacts a less than significant impact). The County would implement these BMPs and other standard County requirements for controlling dust through Mitigation Measure AIR-1.

Operational Emissions

Following construction, operational activities would generate air pollutant emissions from the following sources: mobile (i.e., vehicle trips), energy (building electricity and natural gas usage), and area (consumer products, periodic architectural coating, and landscape maintenance activities). Similar to the construction emissions modeling conducted for the project, default parameters contained in CalEEMod were used to estimate operational emissions. The project’s unmitigated operational emissions are summarized below in Table 5.

Table 5. Daily Unmitigated Operational Emissions

Emissions and Thresholds	Pollutant Emissions (Tons per Year)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
Total Operation	0.23 ^(A)	0.06	0.02	<0.0
BAAQMD Significance Threshold	10	10	82	82
<i>Exceeds BAAQMD Significance Threshold?</i>	No	No	No	No
Source: MIG 2019				
(A) ROG estimates include emissions as a result of the fermentation process of a maximum of 5,000 cases of wine per year. Assuming wine fermentation produces 6.2 lbs/1,000 gallons of ROG per year and aging/storage produces 27.83 lbs/1,000 gallons of ROG per year for 5,000 cases results in 0.20 tons per year of reactive organic compounds (CARB, 2005a - https://www.arb.ca.gov/ei/areasrc/fullpdf/full5-1.pdf).				

As shown in Table 5, the proposed project’s operational emissions would be below the BAAQMD’s recommended CEQA significance thresholds and would thus represent a less than significant impact.

Cumulative Impacts

The SFBAAB is an area of non-attainment for national and state ozone, state PM₁₀, and national and state PM_{2.5} air quality standards. Regarding cumulative impacts, the BAAQMD’s CEQA Air Quality Guidelines state (BAAQMD 2017, p. 2-1):

“SFBAAB’s non-attainment status is attributed to the region’s development history. Past, present, and future development projects contribute to the region’s adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project’s contribution to the cumulative impact is considerable, then the project’s impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project’s individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region’s existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is unnecessary.”

As discussed under a) shown in Tables 4 and 5, the proposed project does not conflict with the BAAQMD’s 2017 Clean Air Plan and would not result in construction or operational emissions that exceed BAAQMD construction or operational screening criteria. Since the proposed project would not individually exceed any BAAQMD CEQA significance thresholds with application of Mitigation Measure AIR-1, the project’s cumulative air quality impact would be less than significant with mitigation incorporated.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure AIR-1:

- a. The following County dust control measures shall be included in the project specifications on all grading and building plans:
 - 1) Water or alternative dust control shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
 - 2) Trucks hauling soil, sand and other loose materials over public roads shall cover their loads or keep the loads at least two feet below the level of the sides of the container or wet the load sufficiently to prevent dust emissions.
 - 3) Paved roads shall be swept as needed to remove soil that has been carried from the project site.
- b. The following BAAQMD Best Management Practices (BMPs) shall be included in the project:
 - 1) Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
 - 2) Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
 - 3) Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent roads (dry power sweeping is prohibited) during construction of the proposed project.
 - 4) Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
 - 5) Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - 6) Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at all access points and equipment staging areas during construction of the proposed project.
 - 7) Maintain and properly tune all construction equipment in accordance with manufacturer’s specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.
 - 8) Post a publicly-visible sign with the name and telephone number of the construction contractor and County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the BAAQMD to ensure compliance with applicable regulations.

Mitigation Monitoring

Mitigation Monitoring AIR-1: County staff shall ensure that the construction period air quality measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits.

c) Expose sensitive receptors to substantial pollutant concentrations?Comment:

Some people are more affected by air pollution than others. The BAAQMD defines sensitive receptors as “facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses” (BAAQMD 2017). In general, children, senior citizens, and individuals with pre-existing health issues, such as asthmatics, are considered sensitive receptors. Both CARB and the BAAQMD consider schools, schoolyards, parks and playgrounds, daycare facilities, nursing homes, hospitals, and residential areas as sensitive air quality land uses and receptors (BAAQMD 2017, CARB 2005b).

There are several sensitive receptors located within 1,000 feet of the proposed project. The closest is approximately 450 feet southwest (the neighboring residence at 2211 Sanders Road). Five other neighboring residences to the west and north are between 690 feet and 865 feet from the project site, and one other residence to the south is approximately 710 feet from the project site.

Project-related construction activities would emit PM_{2.5} and PM₁₀ from equipment and vehicle exhaust. Although project construction would emit criteria and hazardous air pollutants, these emissions would not result in substantial pollutant concentrations that could generate substantial adverse health risks to on-site receptors for several reasons.

First, as shown in Table 4, the proposed project’s construction emissions would be below all BAAQMD construction emission thresholds. Second, project construction activities and associated DPM emissions would occur intermittently during the daytime weekday period (i.e., they would not be a continuous source of emissions). The intermittent nature of project construction activities would provide time for emitted pollutants to disperse on an hourly and daily basis according to the local wind patterns. Third, on-site receptors would not be subjected to prolonged exposure to intermittent construction emissions. Construction activities would be short in duration, lasting less than one year. This means nearby receptors would be exposed to construction emissions for a duration that is substantially less than the 70 year lifetime exposure duration used by the Office of Environmental Health Hazard Assessment to estimate adverse health risks from air pollutants (OEHHA, 2015). For these reasons, the proposed project would not generate substantial pollutant concentrations that could impact sensitive receptors. This impact would be less than significant.

Significance Level: Less than Significant Impact

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?Comment:

The BAAQMD has established odor screening thresholds for land uses that have the potential to generate substantial odor complaints, including wastewater treatment plants, landfills or transfer stations, composting facilities, confined animal facilities, food manufacturing, and chemical plants. The proposed project does not include any of these sources. Additionally, the project is an agricultural use located in an area designated and zoned for such uses. Agricultural Resources Element Policy AR-4a states: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may

create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.

Construction related activities may result in odors associated with the intermittent operation of diesel-powered equipment, and paving activities may also generate odors. The effects of these odor sources would be temporary and short in duration and would not impact a substantial amount of people. Similarly, operational activities, including disposal of pomace (seeds, stems, skin remaining from grape processing) would be governed by existing composting requirements and standard County practices and would not result in objectionable odors.

Significance Level: Less than Significant Impact

4. BIOLOGICAL RESOURCES:

Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Comment:

Biological Assessment Results

A biological assessment was conducted for the project site⁶ to identify any special-status plant and animal species, and the potential for wildlife species and sensitive habitat to occur on or in the vicinity of the project site. Given that the project is essentially a redevelopment of an existing development footprint located in the middle of a vineyard, no focused surveys for any special status species were conducted for the assessment. However the assessment included a reconnaissance-level site visit and a review of existing records and the California Natural Diversity Data Base (CNDDDB).

Given the intensive agriculture surrounding the project site, and the already developed footprint of the project site, it would not be expected that high quality habitat for candidate, sensitive or special status species would be present. However, the Biological Assessment identified potential habitat for nesting passerine birds (e.g., spotted towhee, black phoebe) as well as potential roosting habitat for bats in the trees and structures proposed for removal at the project site. Removal of these created habitat features could result in a negative impact to species utilizing this habitat for nesting or roosting. The applicant's Biological Assessment recommended implementing Mitigation Measures BIO-1 and BIO-2 to reduce this potential impact to less than significant.

Significance Level: Less than Significant with Mitigation Incorporated

⁶"Habitat Assessment, Kanzler Family Vineyards, 2109 Sanders Road, Sebastopol, Sonoma County, CA," prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting, July 19, 2018.

Mitigation:**Mitigation Measure BIO-1: Nesting Birds**

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds (including oak titmouse and spotted towhee) on and near the project site as a result of construction-related vegetation removal and site disturbance:

- a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
- b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (e.g., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.
- c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests. Monitoring by a qualified biologist shall be required to insure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with the California Department of Fish and Wildlife (CDFW) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings shall be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

Mitigation Measure BIO-2: Roosting Bats

The applicant/operator shall implement the following measure to avoid or minimize impacts to roosting bats (including western red bat and hoary bat):

For construction activities (including construction of the winery and hospitality/administration building) that have the potential to disturb or remove bat habitat, a qualified biologist shall conduct a pre-construction survey for the presence of bat species within and adjacent to the project site where culverts, structures, and/or trees would be removed or otherwise disturbed for a period of more than two (2) hours. The assessment shall occur no more than five (5) days prior to the initiation of construction and shall include a visual inspection of features within 50 feet of all project sites for roosting locations. Roosting locations found during the survey shall be flagged or marked.

If a bat roost or bat sign is identified in the habitat assessment which will be altered or disturbed by project activities, a phased disturbance strategy shall be employed to remove the trees and/or structural features on-site. Unless alternative actions are approved in consultation with Natural Resources Section Staff of PRMD, no identified roosting locations may be disturbed between October 15 and March 1 or April 15 and September 1. Phased disturbance may be implemented between March 1 to April 15 or September 1 to October 15, which is outside the hibernation period for maternity colonies. Phased disturbance shall be conducted under the supervision of a qualified biologist during the seasonal periods of bat activity (i.e., September 1 through October 15 or March 1 to April 15). Trees shall be trimmed and/or removed over two consecutive days. During the first day, tree limbs and branches are removed, leaving in place any tree limbs with cavities, crevices, and deep bark fissures. On the second day, the trunk and any avoided limbs may be removed. For structure removal with roosting sites, similar attempts to start the removal on the first day, while avoiding the roosting spot, and completing the work on the second day will be undertaken. No attempt to directly disturb (e.g., shake or prod) roosting features shall be made. Alternative actions may be developed in consultation with Natural Resources Section staff of PRMD.

Mitigation Monitoring:

Mitigation Monitoring (BIO-1 and BIO-2): Prior to issuance of any demolition or grading permit(s), PRMD shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Comment:

As discussed above, the project site is functionally a redevelopment of an already developed area located within an existing vineyard. The closest sensitive natural community is over 500 feet to the east (the unnamed headwater stream/wetland of Atascadero Creek; see Figure 2). No direct or indirect impacts from the project implementation have the potential to impact this habitat, given that runoff from the project development will be contained on the project site or sheet flowed into the surrounding vineyard and no new direct connections for stormwater runoff to this unnamed headwater stream/wetland are proposed as part of the project.

Significance Level: Less than Significant Impact

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Comment:

There are no state or federal wetlands located within or near the project site. The nearest mapped wetland is located over 500 feet away (the unnamed headwater stream/wetland to Atascadero Creek). The SSURGO (Soil Survey Geographic Database) map shows the Goldridge 2-9% slope soil unit as having <1% unnamed hydric soil inclusion and the Goldridge 2-9% slope soil unit does partially overlap the project site (see Figures 2 and 3). There is no indication of wetlands on site.

The project may generate surplus soils or other materials for disposal off-site, and improper disposal of this material could affect off-site wetlands or other sensitive habitats. The impact can be reduced to less than significant by controlling the disposal of surplus soils, as required in the following mitigation measure.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure BIO-3 Soils Disposal: If surplus soils or other fill materials are generated by the project, the applicant or its contractor are required to provide documentation to PRMD that the disposal location for surplus soils or other fill material will not impact wetlands, other waters of the state or other protected resources such as trees or rare plant communities. Surplus concrete rubble or pavement that cannot be reused at the project site shall either be disposed of at an acceptable and legally permitted disposal site or taken to a permitted concrete and/or asphalt recycling facility.

Mitigation Monitoring

Mitigation Monitoring BIO-3: Prior to issuance of any grading permit(s), PRMD shall review and approve the applicant-submitted soil disposal provisions, which shall be noted on the final project plans.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Comment:

The project parcel is fully developed as a vineyard and the project site is already developed with an existing residence, roads, landscaping and outbuildings. With the possible exception of breeding passerine birds and roosting bats, the redevelopment of this existing developed footprint makes no changes which would create new or increased potential for substantial interference to resident or migratory fish or wildlife species or with established native or resident or migratory wildlife corridors, or otherwise impede the use of native wildlife nursery sites.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measures BIO-1, BIO-2, and BIO-3.**

Mitigation Monitoring

Implement **Mitigation Monitoring BIO-1, BIO-2, and BIO-3.**

e) **Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**

Comment:

Sonoma County General Plan. The *Sonoma County General Plan 2020* (Sonoma County 2008) Land Use Element and Open Space & Resource Conservation Element both contain policies to protect natural resource lands including, but not limited to watershed, fish and wildlife habitat, biotic areas, and habitat connectivity corridors. Policy OSRC-8b establishes streamside conservation areas along designated riparian corridors.

Valley Oak Habitat (VOH) Combining District. The VOH combining district is established to protect and enhance valley oaks and valley oak woodlands and to implement the provisions of *Sonoma County General Plan 2020* Resource Conservation Element section 5.1. Design review approval may be required of projects in the VOH, however, as indicated on the County's GIS Zoning and Land Use website,⁷ the property contains only a small, slender band of area designated VOH, located along the eastern property boundary, abutting the adjacent property. As noted above, the project would not remove any valley oaks.

Tree Protection Ordinance. Chapter 26, Article 88. Sec. 26-08-010 (m) of the Sonoma County Code contains a tree protection ordinance (Sonoma County 2013). The ordinance designates 'protected' trees and provides mitigation standards for impacts to protected trees. As discussed in section 4(a), mitigation measures have been identified for incorporation into the project to reduce potential project impacts on biological resources to a less than significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measures BIO-1, BIO-2, and BIO-3.**

Mitigation Monitoring

Implement **Mitigation Monitoring BIO-1, BIO-2, and BIO-3.**

f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?**

Comment:

There are no adopted habitat conservation plans or natural community conservation plans covering the project site, nor is it located in the Santa Rosa Plain. The proposed project would not be subject to any habitat conservation plan or natural community conservation plan and would not conflict with any such plans.

Significance Level: No Impact

⁸Sonoma County General Plan 2020, Public Safety Element, Figure PS-1b, Earthquake Fault Hazard Areas, <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety--Earthquake-Fault-Hazard-Areas/>, accessed 12/6/18.

5. CULTURAL RESOURCES:

Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Comment:

On January 4, 2018, Permit Sonoma staff referred the project application to the Northwest Information Center–Sonoma State University (NWIC) for review and recommendations. The NWIC noted (January 17, 2018) that the state Office of Historic Preservation considers buildings or structures older than 45 years to be potentially of historical value and that they should be reviewed to determine whether or not they are historic resources. The project does not propose any changes or modifications to existing on-site structures and therefore will not create impacts to historic resources.

Significance Level: No Impact

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Comment:

On January 4, 2018, Permit Sonoma staff referred the project to Native American Tribes within Sonoma County to request consultation under AB 52. The County received three responses, none of which contained comments on the project or requested further consultation: the Stewarts Point Rancheria Kashia Band of Pomo Indians (January 8, 2018); the Federated Indians of Graton Rancheria (January 10, 2018); and the Lytton Rancheria (January 23, 2018).

The NWIC noted (January 17, 2018) that a previous study "(Ferneau 1994), covering approximately 100% of the proposed project area, identified no cultural resources. Further study for cultural resources is not recommended." [underline in original] However, although there are no known archaeological resources on the site, the project could uncover undocumented materials during construction. The following measure would reduce the impact to less than significant.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure CUL-1: The applicant/operator shall provide a contract with a qualified consultant to evaluate any and all discovered paleontological resources or prehistoric, historic or Tribal cultural resources and to comply with appropriate reporting and recommendations required by the following provision. .

All grading and building permits and plans shall include the following notes:

"If paleontological resources or prehistoric, historic or Tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the applicant/operator must immediately notify the Permit and Resource Management Department (Permit Sonoma) – Project Review staff of the find. The applicant/operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or Tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native

American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age, including backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

"If human remains are encountered, work in the immediate vicinity shall be halted and the applicant/operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the applicant/operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

Mitigation Monitoring

Mitigation Monitoring CUL-1: Building/grading permits shall not be approved for issuance by Permit Sonoma - Project Review Staff until the above notes are printed on the building, grading and improvement plans. The applicant/operator shall provide to PRMD a contract with a qualified consultant to evaluate any discovery of paleontological resources or prehistoric, historic or Tribal cultural resources and comply with appropriate reporting and recommendations required by Mitigation Measure CUL-1. .

c) Disturb any human remains, including those interred outside of formal cemeteries?

Comment:

No burial sites are known in the vicinity of the project. Most of the project site to be developed has already been disturbed by past grading and/or construction. See discussion in section 5.a above.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure CUL-1.**

Mitigation Monitoring

Implement **Mitigation Monitoring CUL-1.**

6. ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Comment:

Short-term energy demand would result from construction activities related to the project. This would include energy demand from worker and vendor trips and construction equipment usage. Project construction would consume energy from gasoline and diesel fuels, and the proposed project would include measures that would reduce the amount of fuel consumption during construction, such as minimizing idling time of diesel-powered construction equipment (see Section 3, Air Quality). Due to the relatively small size of this project, construction would not be expected to result in a significant impact for demand on Bay Area suppliers of gasoline and diesel fuels. Impacts would be less than significant.

Long-term energy demand would result from winery usage by employees and guests, and from vehicle trips by employees and guests. Operation of the winery would result in energy usage from vehicle usage, electricity for lighting, water conveyance, and natural gas for heating. Operation of the proposed project may increase energy usage relative to existing use of the project site. However, the project would be consistent with California's Building Energy Efficiency Standards; therefore, the project would not constitute a significant impact for demand on fuel, electricity, or natural gas energy resources and would not result in the wasteful, inefficient, or unnecessary use of these resources.

Significance Level: Less than significant

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Comment:

The proposed project would be required to comply with Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards. Additionally, the proposed project is not located in an identified area designated for renewable energy productions nor would the project interfere with the installation of any renewable energy systems. Therefore, the project would be consistent with applicable State and local plans for promoting use of renewable energy and energy efficiency. Impacts would be less than significant.

Significance Level: Less than significant

7. GEOLOGY AND SOILS:

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- I. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Comment:

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps.⁸

Significance Level: No Impact

- II. Strong seismic ground shaking?**

Comment:

All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Application of geotechnical evaluation techniques and appropriate engineering practices would reduce risks of potential injury and damage resulting from seismic activity. Construction-related work, including earthwork, grading, trenching, backfilling and compaction operations for the project, as reinforced by the conditions of approval, must be conducted in accordance with Sonoma County Code Chapter 7 (Building Regulations) and Chapter 11 (Construction Grading and Drainage), and all construction activities shall meet the

⁸Sonoma County General Plan 2020, Public Safety Element, Figure PS-1b, Earthquake Fault Hazard Areas, <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety--Earthquake-Fault-Hazard-Areas/>, accessed 12/6/18.

California Building Code regulations for seismic safety. Sonoma County staff shall validate conformance with these regulations prior to the issuance of grading, building, and occupancy permits. Therefore the project will not expose people to substantial risk of injury from seismic shaking.

Significance Level: Less than Significant Impact

III. Seismic-related ground failure, including liquefaction?

Comment:

Strong ground shaking can result in liquefaction, which is the sudden loss of shear strength in saturated sandy material, resulting in ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. According to General Plan Public Safety Element Figure PS-1c (Liquefaction Hazard Areas), the project site is not located within a liquefaction hazard area.⁹ Regardless, all structures would be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level: Less than Significant Impact

IV. Landslides?

Comment:

Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard. According to General Plan Public Safety Element, Figure PS-1d (Deep-seated Landslide Hazard Areas), the project site is located in a Class V Landslide Hazard Area, which means the area is not highly susceptible to landslides.¹⁰ In addition, all structures would be required to meet County building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level: Less than Significant Impact

b) Result in substantial soil erosion or the loss of topsoil?

Comment:

The project includes grading, which would require the issuance of a grading permit. As discussed in section 9, Hydrology and Water Quality, erosion and sediment control provisions of Sonoma County Code Chapter 7 and Chapter 11 require implementation of best management practices to reduce runoff. Required inspection by Permit Sonoma staff insures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices minimize the potential for soil erosion and loss of topsoil.

Significance Level: Less than Significant Impact

⁹Sonoma County General Plan 2020, Public Safety Element, Figure PS-1c, Liquefaction Hazard Areas, <http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Liquefaction-Hazard-Areas/>, accessed 12/7/18

¹⁰Sonoma County General Plan 2020, Public Safety Element, Figure PS-1d, Deep-Seated Landslide Hazard Areas, <http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Deep-seated-Landslide-Hazard-Areas/>, accessed 12/7/18.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Comment:

The project is located on gently sloping Goldridge soils underlain by the Wilson Grove sandstone formation. Goldridge soils and the Wilson Grove formation are not known to be unstable or prone to landslides, lateral spreading, subsidence, liquefaction or collapse.

Significance Level: Less than Significant Impact

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Comment:

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. The project site may contain soils that, depending on the depth of excavation, could have low to moderate potential for shrink-swell, which could result in soil expansion. Soils at the proposed project site have not been tested for their expansive characteristics. Although no substantial risks to life or property would be expected to result from soil expansion at the proposed project site, the Sonoma County General Plan EIR has noted that, "*Expansive soils can cause damage to improvements, especially structures such as residential buildings, small commercial buildings and pavements.*"¹¹ The following mitigation reduces this to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure GEO-1: The applicant/operator shall submit a geotechnical report, prepared by a geotechnical engineer, to Permit Sonoma with submittal of the grading permit application(s) for the proposed project. The geotechnical report shall be consistent with County requirements and California Building Code (CBC) (Section 1803) standards and shall contain an analysis of expansive soil hazards. Any recommended stabilization measures, as appropriate, shall be incorporated into project design plans and submitted for County review prior to issuance of the grading permit.

Mitigation Monitoring

Mitigation Monitoring GEO-1: PRMD staff shall ensure that plans are in compliance with geotechnical requirements. PRMD inspectors shall ensure that construction is in compliance with geotechnical requirements. The geotechnical engineer shall also inspect the construction work and shall certify to PRMD, prior to the acceptance of the improvements or issuance of a certificate of occupancy, that the improvements have been constructed in accordance with the geotechnical specifications.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

Comment:

The project site is not in an area served by public sewer; the existing use is currently served by an on-site septic system. The project proposal would include an expansion in waste water generation. Project soils are predominantly Goldridge fine sandy loam, which have moderately slow permeability characteristics.¹² As a standard step in the development review process, PRMD would require evidence that the septic design would have adequate capacity to accommodate the estimated wastewater increase (see section 19, Utilities and Service Systems).

¹¹Sonoma County General Plan 2020 Draft EIR, January 2006, p. 4.7-29.

¹²U.S. Department of Agriculture, Soil Conservation Service, Soil Survey, Sonoma County, California, May 1972, pp. 150-151.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure UTL-2**.

Mitigation Monitoring

Implement **Mitigation Monitoring UTL-2**.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Comment:

Paleontological resources include fossil remains, as well as fossil localities and rock or soil formations that have produced fossil material. No surveys for paleontological resources have been conducted for the site. However, an on-line archival search of the University of California Museum of Paleontology (UCMP) in Berkeley, California, was conducted on December 11, 2018, which indicated no records of recorded fossil sites within the project area, although there are fossil sites recorded a few miles away at quarry and creek locations.¹³ Therefore, though there are no records of recorded fossil sites within the project area, the proposed project could disrupt, alter, or eliminate as-yet undiscovered paleontological resources that may be present in the bedrock under the project site. Implementation of the mitigation measures below would reduce impacts on paleontological resources to less-than significant levels.

There are no known unique geologic features on the project site.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure GEO-3: If paleontological resources are encountered, excavation shall halt in the vicinity of the resources, a buffer area of at least 50 feet shall be established around the find, and the applicant shall notify PRMD of the find within three business days. Construction activities will not resume until a treatment and recovery plan is prepared, approved by PRMD, and implemented. The treatment and recovery plan may include, as necessary for the treatment and recovery of the find, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and/or a report of findings.

Mitigation Monitoring

Mitigation Monitoring GEO-3: PRMD shall review and approve a paleontological treatment and recovery plan before ground-disturbing activities may continue.

¹³UCMP Specimen Search, University of California Museum of Paleontology, <https://ucmpdb.berkeley.edu/>; accessed 12/11/18; and Charles Powell, et al., "Invertebrate Paleontology of the Wilson Grove Formation (Late Miocene to Late Pliocene), Sonoma and Marin Counties, California, With Some Observations on its Stratigraphy, Thickness, and Structure," USGS Open-file Report 2004-1017.

8. GREENHOUSE GAS EMISSIONS

Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Comment:

Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). Many chemical compounds found in the earth's atmosphere exhibit the GHG property. GHG allow sunlight to enter the atmosphere freely. When sunlight strikes the earth's surface, it is either absorbed or reflected back toward space. Earth that has absorbed sunlight warms up and emits infrared radiation toward space. GHG absorb this infrared radiation and "trap" the energy in the earth's atmosphere. Entrapment of too much infrared radiation produces an effect commonly referred to as "Global Warming", although the term "Global Climate Change" is preferred because effects are not just limited to higher global temperatures.

GHG that contribute to climate regulation are a different type of pollutant than criteria or hazardous air pollutants because climate regulation is global in scale, both in terms of causes and effects. The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific GHGs – carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These are the primary GHG emitted into the atmosphere by human activities. Although the U.S. was not a signatory of the Kyoto Protocol, the Protocol established the primary GHG emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

CARB is the lead agency for implementing Assembly Bill (AB) 32, the California Global Warming Solutions Act adopted by the Legislature in 2006. AB 32 requires the CARB to prepare a Scoping Plan containing the main strategies that will be used to achieve the states GHG emissions reductions targets, which in general are:

- Reduce statewide GHG emissions to 1990 levels by 2020;
- Reduce GHG emissions to 40 percent below 1990 levels by 2030; and
- Reduce GHG emissions to 80 percent below 1990 levels by 2050

CARB prepares an annual statewide GHG emissions inventory using regional, state, and federal data sources, including facility-specific emissions reports prepared pursuant to the State's Mandatory GHG Reporting Program. The statewide GHG emissions inventory helps CARB track progress towards meeting the State's AB 32 GHG emissions target of 431 million metric tons of CO₂ equivalents (MTCO₂e), as well as to establish and understand trends in GHG emissions. According to CARB's GHG emissions inventory (2018 edition), GHG emissions have generally decreased over the last decade, with 2016 levels (429 million MTCO₂e) approximately 12 percent less than 2005 levels (486 million MTCO₂e). The transportation sector (165 million MTCO₂e) accounted for more than one-third (approximately 37.5%) of the State's total GHG emissions inventory (440 million MTCO₂e) in 2015, while electric power generation accounted for approximately one-fifth (19%) of the State's total GHG emissions inventory.

The County concurs with and utilizes as County thresholds the BAAQMD recommended GHG significance thresholds. The County concurs that these thresholds are supported by substantial evidence for the reasons stated by BAAQMD staff. For projects other than stationary sources the GHG significance threshold is 1,100 MTCO₂e or 4.6 metric tons of CO₂e per service population (residents and employees) per year.¹⁴ BAAQMD's staff's analysis is found in the document titled

¹⁴ The BAAQMD has not adopted a threshold of significance for construction-related GHG emissions. The BAAQMD's CEQA Air Quality Guidelines do, however, encourage lead agencies to quantify and disclose construction-related GHG emissions, determine the significance of these emissions, and

"Revised Draft Options and Justification Report, October 2009," which is a publicly available document that can be obtained from the BAAQMD website or from the County.

The proposed project would generate GHG emissions from the same sources described in Section 3, Air Quality, as well as the following additional sources that are specific to GHG emissions:

- Energy use and consumption includes GHG emissions generated from purchased electricity and natural gas.
- Solid waste disposal includes GHG emissions generated from the transport and disposal of landfilled waste.
- Water/wastewater includes emissions from electricity used to supply water to land uses, and treat the resulting wastewater generated

Project emissions were modeled using CalEEMod, Version 2016.3.2, as described in Section 3, Air Quality. Construction-related GHG emissions were annualized over the lifetime of the proposed project (presumed to be a minimum of 30 years). This normalizes construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. The emissions from construction and operation of the proposed project are summarized below in Table 6.

Table 6. Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO₂e)
Amortized Construction ^(A)	1.95
Area	0.0001
Energy	17.7
Mobile	31.3
Waste	2.9
Water	3.1
Total	56.9
Significance Threshold	1,100
<i>Exceeds BAAQMD Significance Threshold?</i>	No
Source: MIG 2019	
A) Average GHG emissions derived by taking the total GHG emissions emitted over the entire construction period (939 MTCO ₂ e) and dividing by an assumed useful life of 30 years to yield an average of 2.89 MTCO ₂ e per year.	

As shown in Table 6, the project's potential increases in GHG emissions would be well below the BAAQMD's threshold of significance designed to meet state GHG reduction targets. The project's potential GHG emissions, therefore, would be less than significant.

Significance Level: Less than Significant Impact

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Comment:

The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. The County currently does not have an applicable countywide Climate Action Plan but has adopted a Climate Change Action Resolution in May 2018 to support reducing greenhouse gas emissions. The resolution establishes goals to establish a consistent framework throughout the County.

incorporate best management practices to reduce construction-related GHG emissions

As described in discussion a) above, the proposed project would not generate GHG emissions that exceed BAAQMD-recommended CEQA thresholds. All new construction will be subject to standard County conditions of approval that require consideration of GHG reducing measures in order to further the reduction goals. The project, therefore, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Significance Level: Less than Significant Impact

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Comment:

Construction of the project, as well as ongoing maintenance over time, may involve the intermittent transport, use, or disposal of potentially hazardous materials. Any on-site hazardous materials that may be used, stored, or transported would be required to follow standard protocols (as determined by the U.S. EPA, California Department of Health and Safety, and Sonoma County) for maintaining health and safety.

The project would use small amounts of potentially hazardous materials, such as fuel, lubricants, and cleaning materials, and also chemicals necessary for winery operations (e.g., nitrogen, carbon dioxide, sulfur dioxide gases). Proper use of materials in accordance with local, state, and federal requirements, and as required in the construction documents, would minimize the potential for accidental releases or emissions from hazardous materials. In order to assure that risks of project uses impacting the human or biological environment would be reduced to a less-than-significant level, the following mitigation would be incorporated into the project.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure HAZ-1: Construction contracts shall require that any storage of flammable liquids comply with Sonoma County Fire Code and Section 7-1.01G of Caltrans Standard Specification (2006) (or the functional equivalent), for the protection of surface waters. In the event of a spill of hazardous materials, the Contractor shall immediately call the emergency number 9-1-1 to report the spill and shall take appropriate actions to contain the spill to prevent further migration of the hazardous materials. Also, as required by County Code Section 29, the applicant/operator shall submit a Hazardous Materials Business Plan for review and approval by Sonoma County Fire, which shall include, among other elements, an emergency response plan to contain a hazardous materials spill. In addition, as a condition of project approval, a Hazardous Materials Inventory Statement shall be submitted to Sonoma County Fire for review; if deemed necessary by the Fire Department, the applicant/operator shall also submit a Hazardous Materials Management Plan.

Mitigation Monitoring:

Mitigation Monitoring HAZ-1: Prior to issuance of any grading, demolition, or construction permits, Permit Sonoma shall review all project construction contracts to ensure compliance with the Sonoma County Fire Code (including Contractor's emergency procedures) and Section 7-1.01G of the Caltrans Standard Specification (2006) (or the functional equivalent) for the protection of surface waters. In addition, prior to issuance of any grading, demolition, or construction permits, Sonoma County Fire shall review and approve the applicant's Hazardous Materials Business Plan, Hazardous Materials Inventory Statement, and, if deemed necessary, Hazardous Materials Management Plan. Also, in the event of an accidental hazardous materials spill, the County shall be contacted to verify that appropriate clean-up procedures have been completed.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Comment:

The project would require use of fuels and other hazardous materials. Improper storage or handling of these materials could result in spills. The impact could be reduced to less than significant by requiring standard approved methods for handling hazardous materials. (See Mitigation Measure HAZ-1.)

Significance Level: Less than Significant Impact

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Comment:

The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Twin Hills Charter Middle School, about a half-mile northeast of the project site.

Significance Level: No Impact

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Comment:

There are no known hazardous materials sites within or adjacent to the project limits, based on a review of the following databases on November 21, 2018:

1. The State Water Resources Control Board GeoTracker database.¹⁵
2. The Department of Toxic Substances Control EnviroStor database (formerly known as Calsites),¹⁶ and
3. The California Integrated Waste Management Board Solid Waste Information System (SWIS).¹⁷

Further, the project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁸

Significance Level: No Impact

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Comment:

The project site is approximately nine miles southwest of the Santa Rosa Memorial Hospital heliport project site, and nearly nine miles south of the Charles M. Schulz-Sonoma County airport.

Significance Level: No Impact

¹⁵ State Water Resources Control Board GeoTracker Database, <https://geotracker.waterboards.ca.gov>, accessed on 11/21/18.

¹⁶ The Department of Toxic Substances Control EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>, accessed on 11/21/18.

¹⁷ The California Integrated Waste Management Board of Solid Waste Information System (SWIS), <https://www2.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>, accessed on 11/21/18.

¹⁸ California Environmental Protection Agency, Cortese List Data Resources, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed on 11/21/18.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Comment:

The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect on emergency response routes.

g) Significance Level: No Impact **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Comment:

According to the Wildland Fire Hazard Areas mapping (Figure PS-1g) of the Sonoma County General Plan 2020, the project is not located in a high fire hazard zone, although it appears that a portion near the northern property border is in a moderate fire hazard zone. Construction on the project site would be required to conform to Sonoma County Fire Safety Ordinance standards related to fire sprinklers, emergency vehicle access, and water supply, and must be approved by the Sonoma County Fire Marshal. Project compliance with these provisions and standard California Building Code requirements, California Fire Code requirements, and any other County fire standards or conditions would reduce risks from wildland fires to a less-than-significant level.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure HAZ-2: As a condition of project approval, the applicant/operator shall submit a written *Fire Safety and Evacuation Plan* (pursuant to California Fire Code Sections 403 and 404) to Sonoma County Fire for approval. This plan shall include, but not be limited to, fire safety, medical emergencies, and evacuations, and shall also describe provisions for fire watch and medical personnel. The plan shall be subject to re-evaluation by County Fire at any time, when requested in writing by the fire code official.

Mitigation Monitoring:

Mitigation Monitoring HAZ-2: Prior to approval of a grading permit, the County shall review the project *Fire Safety and Evacuation Plan* and ensure that coordination with appropriate County emergency staff is established.

10. HYDROLOGY AND WATER QUALITY:

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Comment:

The proposed project involves redeveloping the existing developed area and includes grading for main driveway improvements, an access roadway, parking areas, a winery building with adjacent "crush/receiving" area, a hospitality/administration building with attached patio, and several concrete walkways, all of which would disturb an estimated 34,000 square feet of soil (less than one acre). Permeable pavement is proposed for the new paved areas, which means that the project would create approximately 11,850 square feet of new impervious surface that could affect the quantity and/or quality of storm water run-off. The project applicant has indicated that storm water runoff from building roofs would be directed to gravel basins for subsurface discharge.¹⁹

¹⁹Steve Martin Associates, Inc., "Kanzler Family Vineyards, Preliminary Engineering and Planning

As previously discussed the existing developed area is located in the middle of a large vineyard and is over 500 feet from an unnamed headwater stream/wetland to Atascadero Creek. Runoff from the existing, as well as the proposed development is either fully contained within the development footprint or sheet flows into the surrounding vineyard. No new pipes, swales, ditches or other direct storm water connections from the project site to the unnamed headwater stream/wetland are proposed.

The North Coast RWQCB has established general waste discharge requirements for wineries to protect surface water and groundwater. Process wastewater (PW) from the winery facility would be collected in a plumbing system separate from the sanitary wastewater (SW). The design would be required to conform to the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) and would need to be operated under permit with the NCRWQCB and Permit Sonoma.

Domestic wastewater would be disposed of via an on-site septic system. Depending on the amount of waste discharge, the project would be required to apply under either the North Coast RWQCB General Waste Discharge Requirements Order²⁰ or the Conditional Waiver of Waste Discharge Requirements.²¹

Should project construction disturb one or more acres of soil, the project would be subject to SWRCB General Construction Permit requirements to ensure potential water quality impacts from construction activity are less than significant. Similarly, a grading and drainage plan would be required by the County, in conformance with Chapter 11 (Grading and Drainage Ordinance), to ensure potential water quality impacts from construction activity, including site disturbance of less than an acre, are less than significant.

The project site is not located in an area subject to the North Coast RWQCB Municipal Separate Storm Sewer Systems (MS4) Permit.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure HYD-1: The following mitigations shall be required as part of the project in order to reduce project effects on water quality and ensure that the project would not violate water quality standards or waste discharge requirements:

Mitigation Measure HYD-1A (Waste Discharge Program): The project shall provide evidence satisfactory to the County of compliance with all North Coast Regional Water Quality Control Board (RWQCB) General Waste Discharge Requirements or Conditional Waiver of Waste Discharge Requirements as they relate to new winery operations.

Mitigation Measure HYD-1B (Stormwater Run-off): Runoff from the developed footprint of the project site, including all graded surfaces, roads, paths, building roofs and other impervious surfaces shall be fully contained with the development footprint or if discharged off the developed footprint of the project site, discharged run-off shall sheet flow into the surrounding vineyard through natural or constructed dissipation measures. Run-off from the developed footprint will not directly discharge to the unnamed headwater stream/wetland of Atascadero Creek by means of any pipe, ditch, swale or other direct stormwater connection.

Mitigation Measure HYD-1C (Grading and Drainage): The project shall submit for County

Information," December 11, 2017, item 7.c, p. 3.

²⁰North Coast RWQCB General Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0002.

²¹North Coast RWQCB Conditional Waiver of Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0003.

review and approval a *Grading and Drainage Plan* which meets the standards and requirements of Chapter 11 of the Sonoma County Code and/or in the event of vineyard grading, Chapter 36 of the Sonoma County Code

Mitigation Monitoring:

Mitigation Monitoring HYD-1: Prior to issuance of a grading permit, the County shall verify project compliance with North Coast RWQCB regulations and shall also review and approve the project's *Grading and Drainage Plan*. The Grading & Storm Water Section of Permit Sonoma shall review and approve all grading or building permits prior to issuance. In addition, construction details for all water quality Best Management Practices shall be submitted for review and approval by the County, and the County shall verify post-construction storm water Best Management Practices installation and functionality, through inspections, prior to finalizing the permit(s). The applicant/operator shall maintain the required post-construction Best Management Practices for the life of the development. The applicant/operator shall conduct annual inspections of the post-construction Best Management Practices to ensure proper maintenance and functionality. The annual inspections shall typically be conducted between September 15 and October 15 of each year.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Comment:

The project is located in the Wilson Grove Formation Highlands groundwater basin. The County requires preparation of a groundwater study to assess impact of projects that include new groundwater use. However, because the project site is located in Groundwater Availability Class 2 (Major Natural Recharge Area), no hydrogeologic report is required pursuant to General Plan Policy WR-2e. Project water needs are estimated to be approximately 48,325 gallons per year (approximately 0.148 acre-feet), based on County water use rates and applicant-provided estimates of employees, tasting room visitors, and event guest. However, this water demand estimate does not include the current water supply demand of the vineyard, residence and farmstay guests. However, the applicant has indicated that the existing on-site well has sufficient capacity to provide water at 75 gallons per minute (approximately 39,420,000 gallons per year, or about 121 acre-feet per year).²²

Due to the relatively small size of the project and associated water demand, groundwater supplies would not be substantially decreased. Nor would the proposed project interfere substantially with groundwater recharge.

Significance Level: Less than Significant Impact

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:**
- i) **Result in a substantial erosion or siltation on- or off-site;**

²²Steve Martin Associates, Inc., "Kanzler Family Vineyards, Preliminary Engineering and Planning Information," December 11, 2017, item 7.b, p. 3.

Comment:

The project property contains an existing vineyard and has a modest (approximately 6.5 percent) west-to-east declining slope. The project site contains previously disturbed (graded) area with a residence, swimming pool, and several smaller structures (sheds), along with landscaping. The project proposes to modify the main entry road to the site from Sanders Road, including tree removal for "temporary parking" use. Construction of the proposed project would not involve removal of any existing vineyard. Vineyard removal would not result in a potentially significant impact, but should any vines be removed for installation of the septic system, the applicant will be required to replace the vines as a condition of approval to ensure consistency with policies related to vineyard protection. New ground disturbance (grading, tree removal) for project buildings, roadways, and parking areas would be contained in the currently disturbed, developed area. The replacement of existing vegetation with new surfaces could change surface drainage patterns.

To minimize impacts the proposed project would use permeable pavement for the newly paved surfaces. Moreover, any future grading would require the issuance of a grading permit. As discussed in section 9(a), prior to issuing a grading permit, the County would require any construction to be designed and conducted so as to prevent or minimize the discharge of pollutants or waste from the project site. Best Management Practices to be used to accomplish this goal could include measures such as silt fencing, straw wattles, and soils discharge controls at construction site entrance(s). Storm water Best Management Practices may also include primary and secondary containment for petroleum products, paints, lime and other hazardous materials of concern.

Finally, implementation of Mitigation Measure HYD-1 would provide for erosion prevention and sediment control and would reduce impacts to a less-than-significant level during and after construction.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure HYD-1.**

Mitigation Monitoring:

Implement **Mitigation Monitoring HYD-1.**

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Comment:

As discussed in section 9(a), the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site.

Significance Level: No impact

**iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
or**

Comment:

As discussed above, the project would not create or contribute substantial additional sources of polluted runoff. No stormwater drainage systems presently exist on the project site nor are any such systems planned or proposed which would connect runoff from the project site to the unnamed headwater stream/wetland to Atascadero Creek.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure HYD-1.**

Mitigation Monitoring:

Implement **Mitigation Monitoring HYD-1.**

iv) Impede or redirect flood flows?

Comment:

According to General Plan Figure PS-1e (Flood Hazard Areas), the project site is located outside of the 100-year Flood Hazard Area. According to the Federal Emergency Management Agency (FEMA), the project site is located in Zone X, which is an "area of minimal flood hazard."²³ In addition, there are no blue line streams on the property. There is no potential for flooding at the site, and therefore the proposed project would not impede or redirect flood flows.

Significance Level: No Impact

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Comment:

According to General Plan Figure PS-1e (Flood Hazard Areas), the project site is located outside of the 100-year Flood Hazard Area. According to the Federal Emergency Management Agency (FEMA), the project site is located in Zone X, which is an "area of minimal flood hazard."²⁴

The proposed project is not subject to seiche or tsunami because the project site is not located in an area subject to tsunami (over 10 miles from the coast). Seiche is a wave in a lake triggered by an earthquake; the closest lake to the site is Lake Benoist, about 10 miles north of the site.

Significance Level: No Impact

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Comment:

As no discharges from the project site to waters of the state are proposed, the project will not conflict with or obstruct the implementation of a water quality control plan. The project site is not presently located in a medium or high priority sustainable groundwater management plan (SGMA) basin for which there is an approved Groundwater Sustainability Plan.

Significance Level: No impact

²³FEMA National Flood Hazard Layer FIRMette, <https://msc.fema.gov/portal/search?AddressQuery=2109%20sanders%20road%2C%20sebastopol%2C%20ca#searchresultsanchor>, accessed 11/26/18.

²⁴FEMA National Flood Hazard Layer FIRMette, <https://msc.fema.gov/portal/search?AddressQuery=2109%20sanders%20road%2C%20sebastopol%2C%20ca#searchresultsanchor>, accessed 11/26/18.

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:

The project would not physically divide a community. It involves construction of two structures for winery operations but does not require removal of a primary access route (such as a road or bridge) and would not impair mobility within an established community or between a community and outlying areas.

Significance Level: No Impact

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or meet regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Comment:

The proposed project will not cause a significant environmental impact due to a conflict with applicable Sonoma County land use plans, policies or regulations which were adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is consistent with goals, policies, and objectives in the Sonoma County General Plan 2020 related to avoiding or mitigating an environmental effect, including:

- Objective LU-9.1, Objective 9.5, Policy AR-4a, AR-4f, Goal AR-5, Policy AR-5c, and Goal AR-6:
The winery and tasting room/hospitality building would be consistent with land use and agriculture objectives designed to avoid non-agricultural uses on agricultural lands and ensure that the primary use of the land remains agricultural.

Currently, 14.5 acres of Pinot Noir grapes are grown and harvested on-site, which is equivalent to 58 tons of grapes and produces approximately 9,570 gallons of wine or 3,987 cases of wine annually which represents a significant majority of the 5,000 case maximum being requested as part of this use permit. The proposed winery production of 5,000 cases is proportional to the vineyard production on-site. The existing farmstay is secondary to the winery and promotes products grown in Sonoma County or the local area. There are no other wineries within one mile of the project, and the new approval would not create or contribute to an area of detrimental concentration of visitor serving uses;

The project site is designated DA-10 (Diverse Agriculture – Ten Acres per Residential Unit) on the General Plan's Land Use Map. This category shall enhance and protect those land areas where soil, climate, and water conditions support farming, but where small acreage intensive farming and part time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and to limit further residential intrusion consistent with the policies of the Agricultural Resources Element. Permitted uses include agricultural production, agricultural support uses, and visitor-serving uses, as provided in the Agricultural Resources Element.

This applicant proposes a winery and a customer hospitality building with administrative offices, which are considered to be agricultural processing, support and visitor-serving uses. The winery will process the existing grapes on-site into a finished product. The hospitality building will market that product through wine sales, appointment tastings and agricultural promotional events. Two proposed winery-hosted private events will also market wine produced on-site.

- *Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.*

This policy protects agricultural operations from nuisance complaints because of the effects that agriculture activities may have on residential uses. Operation of this project will be protected by existing right-to-farm declarations for nearby residential properties constructed after adoption of this General Plan policy. No new residential development is proposed.

Policy AR-4f: Anticipated conflicts between a proposed new agricultural use and existing agricultural activities shall be mitigated by the newer use or application.

This policy protects existing agricultural activities from proposed new uses. The current proposal's impacts on surrounding uses have been studied in the Mitigated Negative Declaration and it has been determined that there will be a less than significant impact on the existing agricultural resources. Additionally, the proposed use will expand operations, but not alter the existing vineyard use.

- *Policy AR-5c: Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require an applicant to demonstrate the need for such on-site storage.*
- *Policy AR-6a: Permit visitor serving uses in agricultural categories that promote agricultural production in the County, such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events that support and are secondary and incidental to local agricultural production. Limit recreational uses to the "Land Extensive Agriculture" and "Diverse Agriculture" categories, specifically to bed and breakfast inns and campgrounds of 30 or fewer sites.*
- *Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas:*
 - (1) *The use promotes and markets only agricultural products grown or processed in the local area.*
 - (2) *The use is compatible with and secondary and incidental to agricultural production activities in the area.*
 - (3) *The use will not require the extension of sewer and water.*
 - (4) *The use is compatible with existing uses in the area.*
 - (5) *Hotels, motels, resorts, and similar lodging are not allowed.*
 - (6) *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*
 - (7) *Special events on agricultural lands or agriculture related events on other lands in the Sonoma Valley Planning Area will be subject to a pilot event coordination program which includes tracking and monitoring of visitor serving activities and schedule management, as necessary, to reduce cumulative impacts.*

These policies limit certain types of storage, bottling or packaging and visitor serving uses on agricultural lands to those that promote products grown or processed in the County and that are "incidental" to local agricultural production. "Incidental" is not defined in the General Plan or County code, but generally requires that the other uses be proportional in size and frequency to the project's agricultural production so that the primary use of a property remains in agricultural

production. Approximately 79% of the grapes processed at the new facility will be grown on-site, as described below. The hospitality/administration building is 1,780 square feet and the winery is proposed to be 2,910 square feet, on a 20.5 acre parcel with 14.5 acres of grapes. Total disturbed area for all of the project improvements is estimated at 34,000 square feet or less than one acre. The size and types of agricultural promotional events would be similar to other similar-sized wineries approved by the County in the past 5 years. The winery bottling will be proportional to the winery's 5,000 case limit. No case goods storage is proposed, other than that needed for the tasting room and events.

Regarding Policy AR-6d:

- (1) The tasting room/event space is intended to market the wine produced on-site from the grapes grown on-site, and only that wine will be promoted or sold on the property. Currently, 14.5 acres of Pinot Noir grapes are grown and harvested on-site, which is equivalent to 58 tons of grapes and produces approximately 9,570 gallons of wine or 3,987 cases of wine annually. Some grapes imported from other vineyards will also be processed on-site, but the processing would occur on-site. The applicant expects up to an additional 15 tons of grapes will be brought on-site to bring the annual total production up to 5,000 cases. Therefore, approximately 79% of the production will be from the on-site vineyard.
 - (2) The use is compatible with viticulture on the site and the agriculture in the area in that the viticulture and agriculture are the processes being used to market the wine.
 - (3) The use will be served by an on-site well and septic field.
 - (4) The project is physically compatible with its surroundings in that it is in an area developed with a mix of small farms and rural residences.
 - (5) The proposal does not propose hotel, motel or other lodging except for continuing the current farmstay lodging, which is allowed in agricultural zones.
 - (6) The tasting room and proposed agricultural marketing events will promote sales of agricultural products grown and/or processed in Sonoma County.
 - (7) Although this project is not located in the Sonoma Valley Planning Area, standard conditions of approval will require the project to participate in an events coordination plan at such time as one is available countywide and/or for the project area.
- **Policy AR-6f:** *Local concentrations of visitor serving and recreational uses, and agricultural support uses as defined in Goal AR-5, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:*
 - (1) *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.*
 - (2) *Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells. Top c*
 - (3) *Whether the above uses would be detrimental to the rural character of the area.*
 - Regarding AR-6f, there are three wineries located approximately three miles to the northeast, northwest and southwest of the site, respectively. There are no other wineries within one mile of the project, and the new approval would not create or contribute to an area of detrimental concentration of visitor serving or uses in an agricultural zone. Therefore, Policy AR-6f does not apply to the project.
 - **Policy LU-16e:** limiting expansion of water and sewer service (the project would not require extension of water or sewer but instead would use groundwater via an on-site well and an on-site septic system);

- Policy LU-8a: minimizing storm water, surface water and groundwater pollution (see section 9, Hydrology and Water Quality, for discussion of project consistency with storm water and other water quality regulations); and
- Objective PS-4.2: handling of hazardous materials (see section 8, Hazards and Hazardous Materials for discussion of project compliance with federal, state, and county hazardous materials rules and regulations).

The project would not conflict with any area or specific plan because it is not subject to any area or specific plan. The project is also consistent with Sonoma County Code Chapter 26, Article 8 (DA Diverse Agriculture District) to *"enhance and protect those land areas where soil, climate and water conditions support farming but where small acreage intensive farming and part-time farming activities are predominant, but where farming may not be the principal occupation of the farmer."*

Therefore, the project would not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including the Sonoma County General Plan and zoning ordinance.

Significance Level: No Impact

12. MINERAL RESOURCES:

Would the project result in:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Comment:

According to the Aggregate Resources Management Plan, as amended 2010, which identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist), the project site is not located within a known mineral resource deposit area.²⁵

Significance Level: No Impact

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Comment:

According to the Aggregate Resources Management Plan, as amended 2010, and Sonoma County Zoning Code, the project site is not located within an area of locally-important mineral resource recovery site, and the site is not zoned MR (Mineral Resources). No locally-important mineral resources are known to occur at the site.

Significance Level: No Impact

²⁵California Department of Conservation, California Geologic Survey Special Report 205, Update of Mineral Land Classification: Aggregate Materials in the North San Francisco Bay Production-consumption region, Sonoma, Napa, Marin, and Southwestern Solano Counties, California, 2013, Plate 1B, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_205/SR%20205%20North%20Bay%20Report_Final.pdf, accessed 11/20/18.

13. NOISE:

Would the project result in:

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Comment:

To assess project noise, an environmental noise assessment²⁶ was prepared by the applicant that surveyed the project site and evaluated potential noise impacts from the proposed winery project (construction of a winery production building, administration/hospitality building, onsite roadway and parking; wine production activities, wine tasting on an invitation basis and 17 agricultural promotional events), based on applicable County standards at adjacent noise sensitive land uses (residences).

County noise standards (as indicated in Table NE-2 of the General Plan) establish maximum allowable exterior noise exposures of 50 dBA in the daytime (7:00 AM to 10:00 PM) and 45 dBA in the nighttime (10:00 PM to 7:00 AM), as measured using the L50 value (the value exceeded 50 percent of the time, or 30 minutes in any hour--i.e., this is the median noise level).

Based on review of project plans and distance information obtained via Google Earth, the noise assessment measured noise levels at the property lines for the nearest noise sensitive uses (five residences) located to the west of the project site along Sanders Lane and to the south of the project site (south of Sanders Road). Two long-term and one short-term noise measurements were taken between March 30 and April 3, 2018. Ambient noise included local traffic along Sanders Road, and residential and agricultural sounds.

These noise measurements were used to establish existing noise levels at the property lines of the residential uses for both daytime and nighttime. Under current (existing) conditions, noise levels at all five residences, during both daytime and nighttime, were below County noise level standards, with the exception of two residences that experienced average daytime ambient noise in excess of the County's L02 daytime standard (65 dBA).²⁷ This means that ambient noise at these two Noise levels were estimated for the project and evaluated for the following operations:

1. Passenger vehicle movements and parking, which would include visitor (guest), employee, and special event automobiles (and some light vehicles) during daytime hours of operation. Such noise would typically produce sound levels from 53 to 63 dBA at 50 feet (with a maximum noise level of 70 dB for medium body trucks).
2. Maintenance and forklift operations, which would generally produce intermittent noise, such as backup alarms (beepers), that would range (L25²⁸) from 66 dBA to 67 dBA at 50 feet. Though not occurring on a daily basis, the noise may span for several hours once operations are started.
3. Winery/seasonal operations, which would include the following types of noise:
 - Refrigeration equipment, which would operate throughout the day and night. Cooling compressors typically generate noise levels between 50 dBA to 65 dBA at 50 feet, with L50 noise levels of 60 dBA at 50 feet.

²⁶"Kanzler Family Vineyards Environmental Noise Assessment, Sebastopol, Sonoma County, California" prepared by Illingworth & Rodkin, Inc., April 27, 2018, updated November 21, 2018.

²⁷L02 means the value exceeded 2 percent of the time, or about 1 minute in any hour.

²⁸L25 means the value exceeded 25 percent of the time, or 15 minutes in any hour.

- Air compressors, which would typically cycle on and off and generate L50 noise levels of 62 dBA at 50 feet.
 - Bottling activities, which would be constant for only a few weeks each year. Whether mobile (truck based) or fixed (bottling line), these operations typically generate L50 noise levels between 65 and 70 dBA at 50 feet.
 - Crush activities, which would occur for about two weeks each year, including use of hoppers, presses, destemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Noise levels from crush activities would typically be constant. Although individual pieces of equipment may be relatively quiet (50 dBA Leq²⁹ at about 50 feet), the composite crush activities can generate L50 noise levels of about 60 dBA at 50 feet from the center of operations, with maximum noise events, such as from setting of empty bins, reaching maximum noise levels of 70 to 80 dBA Lmax³⁰ at 50 feet from the center of operations.
4. Special events,³¹ which would range in noise levels at 50 feet from the source from 52 dBA for 25 guests (in raised conversation and with background music) to 64 dBA for 150 guests (also in raised conversation and with background music). Amplified music (but not a “concert type” music event) would generate up to 75 dBA at 50 feet; amplified speech would generate up to 71 dBA at 50 feet; and non-amplified (i.e., acoustic) music would generate up to 67 dBA at 50 feet. The applicant has indicated that no amplified music is planned for any outdoor event.

For conservative evaluation purposes, the noise assessment assumed attenuation from divergence for outdoor activities, some shielding from terrain or buildings, and a conservative, minimal amount of attenuation from structures for activities conducted indoors. The noise assessment concluded the following:

- Passenger vehicle movements (including light trucks) and parking would not exceed County daytime noise standards at the closest adjacent property lines; similarly, though generally louder, truck traffic, which would be less frequent, would also not exceed County daytime noise standards at the closest adjacent property lines.
- Maintenance and forklift operations would not exceed County daytime standards at the closest adjacent property lines.
- Winery and other seasonal operations (including crush related activities and bottling activities) would not exceed County noise standards at the closest adjacent property lines.
- Special events would not exceed County daytime noise limits at the closest adjacent property lines.

Noise Impact Summary

Operational noise would not result in a substantial and permanent increase in ambient noise levels in the project vicinity, including future traffic from the project.

Construction noise would be considered temporary and short term because the impact would cease when construction of the project is completed. Residents could experience temporary noise from

²⁹Leq means the average noise level during the measurement period, but de-emphasizing very low and very high frequencies as a human ear would respond.

³⁰Lmax means the maximum noise level during the measurement period, but de-emphasizing very low and very high frequencies as a human ear would respond.

³¹ Six (6) events are proposed with a maximum of 25 guests; four (4) events with a maximum of 50 guests; and seven (7) events with a maximum of 150 guests. Because proposed special events would end by 10:00 PM, noise generated at these events, including traffic and parking, would be evaluated using the County’s maximum daytime noise level standards.

construction equipment and transport of construction materials. Noise impacts from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between the construction noise sources and noise sensitive receptors. Typical equipment would include backhoes, excavators, and other mechanized equipment (trucks). Noise levels for these types of equipment would range from about 77 to 89 dBA at 50 feet.

The nearest receptor is located approximately 47 feet to the west of the project site (from the property line of the receptor to the western edge of the construction area at the project's driveway entrance on Sanders Road). However, as explained in the General Plan Noise Element (Goal NE-1c(5)):

"Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use, instead of at the exterior property line of the adjacent noise sensitive use where:
(a) The property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, and
(b) There is available open land on these noise sensitive lands for noise attenuation."

In this light, the nearest receptor would be approximately 500 feet to the west of the project site (from the actual residence to the western edge of the construction area at the driveway entrance on Sanders Road). Since noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor, in this instance there would be an expected drop-off of at least 18 dBA.

The next closest receptor is located approximately 190 feet to the south of the project site (from the property line of the receptor to the southern edge of the project access road). When considering the distance from that actual residence to the southern edge of the project access road, the distance would be approximately 410 feet. The distance would provide attenuation.

Therefore, although some residents could experience increased noise from construction equipment and transport of construction materials, the following standard noise control measures would reduce this impact to a less than significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation Measure NOISE-1:

Construction activities for this project shall be restricted as follows:

(a) All plans and specifications or construction plans shall include the following notes:

(1) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.

(2) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 AM and 5:00 PM on weekdays and 9:00 AM and 5:00 PM on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the County as soon as practical.

(3) There will be no start-up of machines nor equipment operating prior to 7:00 AM, Monday through Friday or 9:00 AM on weekends and holidays; no delivery of materials or equipment prior to 7:00 AM nor past 5:00 PM, Monday through Friday or prior to 9:00 AM nor past 5:00 PM on weekends and holidays and no servicing of equipment past 5:00 PM, Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction and including the developer- and contractor's mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.

(4) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

(5) A "noise disturbance coordinator" shall be designated, with authority to implement the mitigation prior to issuance of a building/grading permit. The noise disturbance coordinator's 24-hour mobile phone number shall be conspicuously posted at the construction site. The noise disturbance coordinator shall determine the cause of noise complaints (such as starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

(b) In addition, the County may require any or all of the following measures:

(1) Residents and other sensitive receptors within 300 feet of a daytime construction area shall be notified of the construction location, nature of activities, and schedule, in writing, at least 14 days prior to commencement of construction. Nighttime construction shall not be allowed.

(2) If impact tools (i.e., jack hammers, pavement breakers, rock drills) are to be used, they shall be hydraulically or electrically powered wherever possible. In addition, where feasible, external jackets shall be used on impact tools.

(3) As deemed necessary by the County, quieter procedures shall be used (such as drills rather than impact equipment), and noise barriers or other noise control measures shall be implemented, to the extent feasible.

Mitigation Monitoring

Mitigation Monitoring NOISE-1: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits, and shall inspect the site prior to construction to assure that the signs are in place with the applicable (and correct) phone numbers. Any noise complaints will be investigated by County staff. If violations are found, the County shall seek voluntary compliance from the permit holder or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Comment:

No construction activities likely to generate excessive ground borne vibration and noise (e.g., pile driving) will be needed to construct the buildings and roads associated with the project proposal.

Significance Level: Less than Significant Impact

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Comment:

The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan. Nor are any known private airstrips in the vicinity of the project site.

Significance Level: No Impact

14. POPULATION AND HOUSING:

Would the project:

- a) **Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Comment:

The project proposes a new winery facility, but the scale of this operation is not capable of inducing substantial unplanned population growth in the area. The project does not propose or require an extension of roads or other infrastructure which could indirectly induce substantial unplanned population growth.

Significance Level: Less than Significant Impact

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

Comment:

No housing would be displaced by the project and no replacement housing is proposed to be constructed.

Significance Level: No Impact

15. PUBLIC SERVICES:

Would the project:

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:**

Comment:

The proposed project is for a private winery facility located in the middle of an existing vineyard on a previously developed area. It does not place substantial increased demands on existing governmental facilities, and does not create the need for any new or physically altered governmental facilities.

Significance Level: No Impact

i. Fire protection?

Comment:

The project was sent on referral to the County Fire Department. County Fire reviewed the project application and did not identify the need for a new fire station or substation to serve this area. The project would be located in the Gold Ridge Fire Protection District, less than one mile from Station Two at 1690 Watertrough Road (also known as the Twin Hills Station).

Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13), including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or

combustible liquids and gases. These are standard conditions of approval and required by County Code. Because none of the conditions and/or requirements requires construction of new or expanded fire protection/EMS facilities, project impacts on fire protection/EMS would be considered less-than-significant.

Significance Level: Less than Significant Impact

ii. Police protection?

Comment:

The Sonoma County Sheriff would continue to serve this area. There would be no increased need for police protection resulting from the project. The project would generate approximately three (3) full-time employees and one (1) seasonal employee. The project would not include construction of any new homes, would not include construction of a substantial amount of businesses or infrastructure, and therefore would not induce substantial population growth. Existing police protection facilities would be adequate.

Significance Level: Less than Significant Impact

iii. Schools?

Comment:

Development fees to offset potential impacts to public services, including school impact mitigation fees, are required by Sonoma County code and state law for new subdivisions and residential developments. No new schools are reasonably foreseeable as a result of this project.

Significance Level: Less than Significant Impact

iv. Parks?

Comment:

Sonoma County Code, Chapter 20 requires payment of parkland mitigation fees for all new residential development for acquisition and development of added parklands to meeting General Plan Objective OSRC-17.1 to “provide for adequate parkland and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population...” Development fees collected by Sonoma County are used to offset potential impacts to public services, including park mitigation fees. The project would not result in the need for any new park facilities, and demand for parks in general would be addressed through fees.

Significance Level: No Impact

v. Other public facilities?

Comment:

The project would not be served by public sewer or water facilities. Expansion or construction of additional types of public facilities is not anticipated as a result of the development of this project.

Significance Level: Less than Significant Impact

16. RECREATION:

Would the project:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Comment:

The proposed project would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities. The project would have no impact on the use of existing neighborhood and regional parks or other recreational facilities.

Significance Level: No Impact

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Comment:

As discussed in section 15.a, the proposed project would not involve construction of recreational facilities.

Significance Level: No Impact

17. TRANSPORTATION:

Would the project:

- a) **Conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities?**

Comment:

A traffic study was prepared for the project to address potential changes in traffic from the project.³² The results of the W-Trans traffic study indicated that the project could be expected to generate an average of 31 new daily trips (with 5 trips during the weekday PM peak hour, and 25 trips during the weekend midday peak hour). The largest promotional event analyzed in the traffic study was a 150-person event, as discussed in the project description. For a 150-person event, the Traffic Study estimated a total of 136 trips (employee trips associated with the event were assumed to occur before and after the event and were not included in peak hour calculations).

To evaluate project traffic impacts on local intersections, the Traffic Study collected data to determine the existing traffic conditions for the project site and its vicinity at four intersections.³³ According to the County, Watertrough Road, Pleasant Hill Road, and Bodega Highway are all major collectors; Sanders Road is a local street.³⁴ The General Plan Circulation and Transit Element (Objective CT-

³²W-Trans, "Traffic Impact Study for the Kanzler Vineyards," prepared for the County of Sonoma, September 7, 2018.

³³Intersections include (1) Watertrough Road/Bodega Highway, (2) Pleasant Hill Road/Bodega Avenue, (3) Sanders Road/Watertrough Road, and (4) Watertrough Road/Pleasant Hill Road. In addition, part of the intersection analysis included evaluation of two intersection approaches: the northbound (Watertrough Road) approach to Watertrough Road/Bodega Highway and the northbound (Sanders Road) approach to Sanders Road/Watertrough Road.

³⁴Sonoma County Department of Transportation & Public Works, Functional Classification, <http://sonomacounty.ca.gov/TPW/Roads/Services/Data-and-Resources/Functional-Classification/>,

4.1) indicates that Level of Service (LOS) objectives for all four roads is LOS C during the PM peak hour.

Existing Traffic Conditions. Based on data collected on June 23 and June 26, 2018, which included the peak summer winery visitation period for the area, the Traffic Study (p. 12) determined that under existing peak hour conditions, the four intersections operate at LOS A or B. The Traffic Study (p. 12) also determined that under existing peak hour conditions, the two approaches operate at LOS A or C.³⁵ Under existing peak hour conditions, the northbound (Watertrough Road) approach to Watertrough Road/Bodega Highway operates at LOS C. Under the same existing peak hour conditions, the northbound (Sanders Road) approach to Sanders Road/Watertrough Road operates at LOS A.

Future Traffic Conditions (Without the Project). The Traffic Study (p. 12) determined that under future peak hour conditions (without the project), the four intersections would operate at LOS A or C (Pleasant Hill Road/Bodega Avenue would deteriorate from LOS B under existing peak hour conditions to LOS C under future peak hour conditions; the other three intersections would remain at LOS A). The Traffic Study (p. 12) determined that under future weekday PM peak hour conditions, both intersection approaches would operate at LOS A or C. However, under future weekend midday peak hour conditions (without the project), the northbound (Watertrough Road) approach to Watertrough Road/Bodega Highway would deteriorate from LOS C to LOS D.³⁶ The northbound (Sanders Road) approach to Sanders Road/Watertrough Road would continue to operate at LOS A.

Traffic Conditions With the Project. The Traffic Study analyzed traffic conditions for the following scenarios with the addition of project traffic: (1) existing plus project; (2) existing plus project plus event; (3) future plus project; and (4) future plus project plus event.

The Traffic Study (pp. 19-23) determined that all four intersections would operate at LOS A or B under both existing plus project and existing plus project plus event scenarios. Under both future plus project and future plus project plus event scenarios, Pleasant Hill Road/Bodega Avenue would operate at LOS C while the other three intersections would operate at LOS A.

For the two approaches, the Traffic Study (pp. 19-23) determined that they would operate at LOS A, B, or C under all scenarios except for the northbound (Watertrough Road) approach to Watertrough Road/Bodega Highway, which would operate at LOS D during the weekend midday peak hour under both the future plus project and future plus project plus event scenarios. However, the operation of the intersection approaches is only one of the values factored into the overall intersection analysis and is not considered separately from intersection operations.

Traffic Conclusions. Based on this analysis, the Traffic Study concluded that because intersection operations would not fall below LOS C, the project would not cause a significant traffic impact to any study intersection.

Queuing Analysis. The Traffic Study (pp. 23-25) analyzed turning movement queues at Watertrough Road/Bodega Highway, Pleasant Hill Road/Watertrough Road, and Pleasant Hill Road/Bodega Avenue and determined that available storage exists or would exist for Watertrough Road/Bodega Highway and Pleasant Hill Road/Watertrough Road under all scenarios analyzed. For Pleasant Hill Road/Bodega Avenue, available storage exists or would exist under existing, existing plus project, and existing plus project plus event conditions. However, under future conditions, future plus project, and future plus project plus event conditions, available storage would be exceeded in the southbound

accessed 12/19/18.

³⁵For the two intersection approaches, the Traffic Study (pp. 19-23) determined each respective level of service for use in analyzing overall intersection operations, based on standard methodology published in the Highway Capacity Manual by the Transportation Research Board.

³⁶The operation of the intersection approaches is only one of the values factored into the overall intersection analysis and is not considered separately from intersection operations.

right turn lane. The Traffic Study determined (pp. 24-25) that *"there is sufficient width on Pleasant Hill Road north of the intersection for vehicles to pass on the right as parking is not allowed. Additionally, there is sufficient distance between the signalized intersection and the driveways north of the intersection to accommodate the through movement queue as well as the nominal overflow from the southbound right-turn movement."*

Collision History and Analysis. The Traffic Study (pp. 4-5) reviewed collision data from the California Highway Patrol for the period January 1, 2013 through December 31, 2017, and determined that only one of the four study intersections, Watertrough Road/Pleasant Hill Road, had a higher average rate of collisions (0.42 collisions per million vehicles miles) than the state average for similar intersections (0.16 collisions per million vehicle miles). The Traffic Study (p. 5) determined that the higher rate was in part due to traffic signs. Also, the overall low traffic volume had the mathematical effect of overstating (skewing) the rate calculation (i.e., small sample size). In addition, the Traffic Study (p. 5) reviewed the collision rate on Sanders Road and noted, *"There were a total of two collisions, resulting in a calculated collision rate of 1.27 collisions per million vehicle miles (c/mvm) compared to the statewide average for similar facilities of 1.18 c/mvm. As with the average collision rate for the study intersection of Watertrough Road/Pleasant Hill Road, the segment collision rate exceeds the statewide average largely due to the low traffic volume on Sanders Road. It is noted that both collisions involved a single vehicle driving off the road."*

Bicycle Facilities. As explained in the Traffic Study (p. 6), three bicycle facilities are planned for the vicinity: a Class I bike path along Bodega Avenue from the Sebastopol city limits to Ragle Road, a Class II bike path along Bodega Avenue from Ragle Road to Washington Avenue, and a Class III bike path along Pleasant Hill Road from Covert Lane to the Sebastopol city limits. In addition, the Traffic Study (p. 26) determined that the project would need to include parking for five (5) bicycles to comply with Article 86 of the Sonoma County Zoning Regulations. Applicant has agreed to install bicycle parking on-site and this has been included as a condition of approval.

Pedestrian Facilities. Sanders Road, in the vicinity of the project site, is a narrow rural road. According to the Traffic Study (p. 5), Sanders Road *"provides access to vineyards and agricultural land use. Pedestrian facilities are not provided, nor are they needed, along Sanders Road near the project site."*

Transit Stops. The project site is served by Sonoma County Transit (SCT), however, the closest bus stop is at Bodega Avenue/Pleasant Hill Road, about 2-1/2 miles from the project site. The Traffic Study (p. 6) noted that dial-a-ride service is available in the area, and *"SCT Paratransit is designed to serve the needs of individuals with disabilities within Sebastopol and the greater Sonoma County area."*

Significance Level: Less than Significant Impact

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Comment:

Sonoma County does not currently have an adopted vehicle miles traveled (VMT) standard, but LOS standards are established by the Sonoma County General Plan Circulation and Transit Element. Section 17(a) discusses effects of project traffic.

Significance Level: Less than Significant Impact

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Comment:

Sightlines approaching the project driveway from the north and south appear to be obscured by existing tall vegetation (W-Trans, p. 27). This would pose a potential hazard to drivers, however mitigation would reduce the impact to a less-than-significant level.

In addition, because the project is in a rural setting that lacks pedestrian and bicycle facilities, hazards to bicyclists and pedestrians could occur during construction activities; these construction-related hazards could also occur to drivers. While this temporary construction-related impact would cease upon completion of the project, mitigation would reduce the impact to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure TRAF-1: The project shall submit for Department of Transportation and Public Works (DTPW) review and approval a driveway sightline drawing that demonstrates vegetation removal to provide adequate sight distances, in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards or as otherwise specified by DTPW. For any tree removal, the applicant/operator shall be responsible for obtaining any required permits.

Mitigation Measure TRAF-2: The applicant/operator shall submit a *Construction Period Traffic Control Plan* to the County for review and approval. The plan shall include traffic safety guidelines compatible with Section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signage and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and, later, project operation. In addition, the plan shall address emergency vehicle access during construction and provide for passage of emergency vehicles through the project site at all times. The applicant/contractor shall notify local emergency services prior to construction to inform them that traffic delays may occur, and also of the proposed construction schedule.

Mitigation Monitoring:

Mitigation Monitoring TRAF-1: Prior to final plan approval, the County (DTPW) shall review the project driveway sightline/vegetation removal drawing and shall verify the adequacy of driveway sight distances.

Mitigation Monitoring TRAF-2: Prior to approval of a grading permit, the County shall review the project *Construction Period Traffic Control Plan*. During construction, the County shall periodically verify that traffic control plan provisions are being implemented.

d) Result in inadequate emergency access?

Comment:

Development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements and roadway widths. Project development plans are required to be reviewed by a Department of Fire and Emergency services Fire Inspector during the building permit process to ensure compliance with emergency access issues. In addition, implementation of Mitigation Measure HAZ-2 would provide County review and approval of a project-specific *Fire Safety and Evacuation Plan* (pursuant to California Fire code Sections 403 and 404).

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure HAZ-2.**

Mitigation Monitoring:

Implement **Mitigation Monitoring HAZ-2.**

e) Result in inadequate parking capacity?Comment:

Sonoma County Code Section 26-86 includes no specific parking requirements for winery/tasting room land uses. The project proposes 25 parking spaces (which would include 2 ADA spaces), plus an additional 16 temporary spaces along either side of the main driveway that could be used for event parking, as necessary. This would represent a maximum total of 41 parking spaces onsite.³⁷ Using the County standard of one employee and 2.5 visitors per vehicle, the Traffic Study (p. 29) determined that the proposed 41 parking spaces would accommodate five employees (four winery employees plus an existing caretaker), eight residential guests, and up to 10 tasting room visitors (assumed to be approximately four vehicles).

For analysis of event parking, the Traffic Study determined that a 50-person event would require a total of 32 parking spaces (20 spaces for event guests, and 12 spaces for event staff and residential guests). Therefore, the 41 parking spaces proposed at the winery would be sufficient to meet the anticipated parking demand for a 50-person event.³⁸

However, parking for a 150-person event would require 16 spaces for event staff and residential guests (more staff), plus 60 spaces for event guests, totaling 76 parking spaces. This would result in a shortfall of approximately 35 parking spaces, and, therefore, onsite parking would be inadequate for a proposed 150-person event.

Kanzler Vineyards has proposed to utilize parking at the nearby Pleasant Hills Memorial Park, Mortuary & Crematory (located at 1700 Pleasant Hill Road) during its largest events (i.e., with 150 people). Pleasant Hills is an approximately 0.8 mile-drive from Kanzler Vineyards. Kanzler and Pleasant Hills have signed a parking agreement to accommodate the 35 surplus vehicles required for the 150-person events at Pleasant Hills. Pleasant Hills has over 65 spaces. Parking conflicts are not expected as most of Pleasant Hills' services are in the morning and most of Kanzler's events would be in the afternoon. While Kanzler's events are scheduled to begin in the morning, this is the time at which staff will arrive to prepare for events. Guests will not arrive until the afternoon. In addition, Kanzler will schedule the events in advance to avoid conflicts with Pleasant Hills Memorial Park, Mortuary & Crematory events. Kanzler event attendees would then be shuttled from Pleasant Hills to Kanzler using a professional driver service. A condition of approval requires that If the overflow parking lease with the Pleasant Hill Memorial Park expires, is terminated or modified so that fewer than 35 parking spaces are available to the proposed project for special event use, events larger than 50 guests must cease and are no longer allowed unless and until the applicant applies for and receives County approval of a modification of the use permit that demonstrates adequate parking capacity for said events.

In addition, the applicant proposes five bicycle parking space as requested in the traffic study.

³⁷The existing residence has its own parking -- 3 spaces -- for private use by the owners.

³⁸The tasting room would be closed during winery events, and therefore those spaces would be available for event use.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure TRAF-3: For events with more than 50 persons, the applicant shall submit an *Event Traffic Control and Parking Management Plan* for Permit Sonoma review and approval. The plan shall include: (1) a diagram of parking spaces and parking traffic operations for all persons on-site for the event (both employees and visitors/guests), including provisions for overflow parking for events that exceed the on-site parking (which could include use of shuttles or vanpooling); (2) designation of one or more parking coordinators (as determined in consultation with County staff) to assist, as necessary, in directing vehicles to parking spaces and, after the event, in exiting the facility; and (3) any other provision deemed necessary by the County, including the overflow parking agreement for large events of up to 150 guests where on-site parking is insufficient to meet event-based demand.

Mitigation Monitoring

Mitigation Monitoring TRAF-3: During the Event Use Permit review process, and prior to approval of a grading permit, the County shall review the project *Event Traffic Control and Parking Management Plan* and shall limit the number of event guests if deemed appropriate.

18. TRIBAL CULTURAL RESOURCES

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:**
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k), or**

Comment:

Refer to discussion in Section 5a. Impacts would be less than significant with mitigation incorporated.

Significance Level: Less than significant, with mitigation incorporated.

Mitigation:

Refer to Mitigation Measure CUL-1 in Section 5a.

- ii) A resource determined by the lead agency. In its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Comment:

Refer to discussion in Section 5b. Impacts would be less than significant with mitigation incorporated.

Significance Level: Less than significant, with mitigation incorporated.

Mitigation:

Refer to Mitigation Measure CUL-1 in Section 5b.

Mitigation monitoring:

Refer to Mitigation Monitoring for CUL-1 in Section 5b.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?**

Comment:

As discussed in section 19(b), the project would use groundwater for its water supply, and an existing well currently serves the on-site residence. Although water demand for new project facilities may not result in the need to expand the private water well serving the project site, the State Division of Drinking Water and the California Water Resource Control Board Drinking Water Branch would need to review and approve private well water use because the project water system would serve a food facility.

The applicant would also need to obtain new septic permits, and the wastewater sewage disposal system design would need to comply with the County's Onsite Wastewater Treatment System Regulation.

Any design or modifications to the existing water system and/or wastewater system would need to be submitted for County review and approval. Construction impacts were analyzed in Section 9(a) of this document.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure UTL-1: The applicant/operator shall provide to the County: (1) an engineered design of the water supply system, (2) evidence of construction and/or development of the water sources, and (3) evidence of application to the State Division of Drinking Water for a water supply permit.

Mitigation Measure UTL-2: The applicant/operator shall submit for County review and approval the septic design calculations (including a capacity/wastewater flow analysis), consistent with the Onsite Wastewater Treatment System Regulations and Technical Standards (September 22, 2016).

Mitigation Monitoring

Mitigation Monitoring UTL-1: Prior to issuance of building permits, the County shall verify that the applicant/operator has provided the required information related to (1) water supply system design, (2) construction/development of water sources, and (2) application to the State Division of Drinking Water for a water supply permit.

Mitigation Monitoring UTL-2: Prior to project approval, the County shall verify the applicant's septic design and capacity/flow analysis; prior to final map approval, County shall certify that the septic system is operational.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Comment:

Water would be provided by the existing on-site well. Because the project site is located in Groundwater Availability Class 2 (Major Natural Recharge Area), no hydrogeologic report is required. As discussed in section 10(b), project water use is estimated to be approximately 48,325 gallons per year (approximately 0.148 acre-feet).³⁹

Because the project intends to provide food service, the applicant would be required to apply for a state water system permit from the California Water Resources Control Board Drinking Water Branch, as an approved water supply for the food facility areas, and for a water supply permit from the State Division of Drinking Water. In addition, the project would also be required to provide water quality testing results from a State-certified lab to the County project review health specialist to demonstrate no contamination of the water supply (i.e., bacteriological and chemical analysis as prescribed by the County).

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure UTL-3: The applicant/operator shall provide evidence to the County of: (1) application for a State water system permit; (2) the clearance letter from the State drinking water program; and (3) completion of water quality testing from a State-certified lab.

Mitigation Monitoring:

Mitigation Monitoring UTL-3: Prior to issuance of building permits, the County shall verify State water system permit, clearance from the drinking water program, and applicant completion of water quality testing.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Comment:

Wastewater would be disposed of via the existing on-site septic system. As discussed in section 19(a), under Mitigation Measure UTL-2 the project would be required to apply for new septic permits and would need to submit the wastewater sewage disposal system design and a capacity/wastewater flow analysis to the County for review and approval. If the project is approved for agricultural promotional events, the applicant shall provide septic system capacity in accordance with PRMD Policy 9-2-31..

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure UTL-2.**

Mitigation Monitoring

Implement **Monitoring Measure UTL-2.**

³⁹As noted in section 9(b), the project water demand estimate does not include the water supply demand of the existing vineyard and residence.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Comment:

Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that would result from the proposed project.

Stems and seeds would be disposed of either by composting and spreading/discing on-site, or disposal off-site (either at an approved landfill or a company certified to handle pomace). On-site composting of pomace would require review by the County Department of Health Services (the Local Enforcement Agency) to determine the applicable notification and/or permit requirements prior to commencing operations.

Significance Level: Less than Significant Impact

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Comment:

Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

Significance Level: No Impact

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk of that may result in temporary or ongoing impacts to the environment?**
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Comment:

The proposed project is not located in or near a state responsibility area, or lands classified as high or very high fire severity zone. Therefore, there would be no impacts with regard to criteria a through d.

Significance Level: No Impact

21. MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potential project impacts on special status plant and fish/wildlife species and habitat are addressed in section 4. Implementation of the required mitigation measures (Mitigation Measures BIO-1, BIO-2, BIO-3) would reduce these potential impacts to a less-than-significant level. Potential adverse project impacts to cultural resources are addressed in section 5. Implementation of the required mitigation measure (Mitigation Measure CUL-1) would reduce these potential impacts to a less-than-significant level.

Significance Level: Less than Significant Impact

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Comment:

No project impacts have been identified in this Initial Study that are individually limited but cumulatively considerable. The project would contribute to impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, utilities, and traffic, which may be cumulative off-site, but mitigation measures would reduce project impacts to less-than-significant level.

Significance Level: Less than significant impact

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Comment:

Winery operations (including hosting promotional events) have the potential to cause substantial adverse impacts on human beings, both directly and indirectly. However, all potential impact and adverse effects on human beings (resulting from air quality, hazards and hazardous materials, traffic) were analyzed, and would be less than significant with the mitigation measures identified in the Initial Study incorporated into the project.

Significance Level: Less than Significant Impact

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