



County of Sonoma
Permit & Resource Management Department

Proposed Mitigated Negative Declaration

Publication Date:	September 17, 2019
Public Review Period:	Sept. 17 - Oct. 17, 2019
State Clearinghouse Number:	
Permit Sonoma File Number:	UPE18-0035
Prepared by:	Georgia McDaniel and Scott Davidson
Phone:	(707) 565-4919

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:	Legacy Winery
Project Applicant/Operator:	Jackson Family Investments III, LLC, Attn: Geoff Scott and Debbie Welch
Project Owner:	Jackson Family Investments III, LLC
Project Location/Address:	10075 CA-128, Healdsburg
APN:	132-040-013
General Plan Land Use Designation:	Land Intensive Agriculture, One dwelling unit per 20 acres (LIA 20)
Zoning Designation:	Land Intensive Agriculture (LIA), One dwelling unit per 20 acres (B6 20), Accessory Unit Exclusion (Z), Scenic Resources (SR)
Decision Making Body:	Sonoma County Board of Zoning Adjustments
Appeal Body:	Sonoma County Board of Supervisors
Project Description:	See Item IV, 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 and in the summary table below.

Table 1. Summary of Topic Areas

Topic Area	Abbreviation	Yes	No
Aesthetics	VIS	Yes	
Agriculture & 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		No
Hydrology and Water Quality	HYDRO		No
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		No
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.

Table 2. Required Approvals

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 could not have a significant effect on the environment, and a Mitigated Negative Declaration is proposed.

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 and a Mitigated Negative Declaration is proposed. The applicant has agreed in writing to incorporate identified mitigation measure into the project plans.



Prepared by: Georgia McDaniel

Date: September 17, 2019



County of Sonoma
Permit & Resource Management Department

Initial Study

I. INTRODUCTION:

Jackson Family Investments III, LLC proposes a modification to an existing Use Permit (UPE08-0095) for Legacy Winery (formerly Field Stone Winery) involving the replacement of the existing Tasting Room and Winery on a parcel zoned Land Intensive Agriculture (LIA). A referral letter was sent to the appropriate local, state, 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 Scott Davidson, Contract Project Planner with MIG, and Georgia McDaniel, Project Planner at Permit Sonoma. Information on the project was provided by Jackson Family Investments III, LLC. Other reports, documents, maps and studies referred to in this document are available for review at the Permit and Resource Management Department (Permit Sonoma).

Please contact Georgia McDaniel, Project Planner, at (707) 565-4919 for more information.

II. EXISTING SETTING

The project would be located at 10075 Highway 128 (CA-128), Healdsburg, California on a 42.1-acre parcel (APN 132-040-013) zoned LIA (Land Intensive Agriculture), B6 20 (one dwelling unit per 20 acres), Z (Accessory Unit Exclusion), SR (Scenic Resources). The parcel's land use designation according to the Sonoma County General Plan is Land Intensive Agriculture, one dwelling unit per 20 acres.¹ The parcel is designated as Williamson Act Type II. Surrounding parcels have land use designations of LIA (Land Intensive Agriculture) in all directions. Surrounding land uses include vineyards and rural residences. Figure 1 shows the location of the project site and its vicinity. Figure 2 shows the project parcel and project site.

¹ Sonoma County General Plan 2020 Open Space Map: County Wide, <http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Land-Use-The-Nine-Sub-County-Planning-Areas/>, accessed 7/3/18.

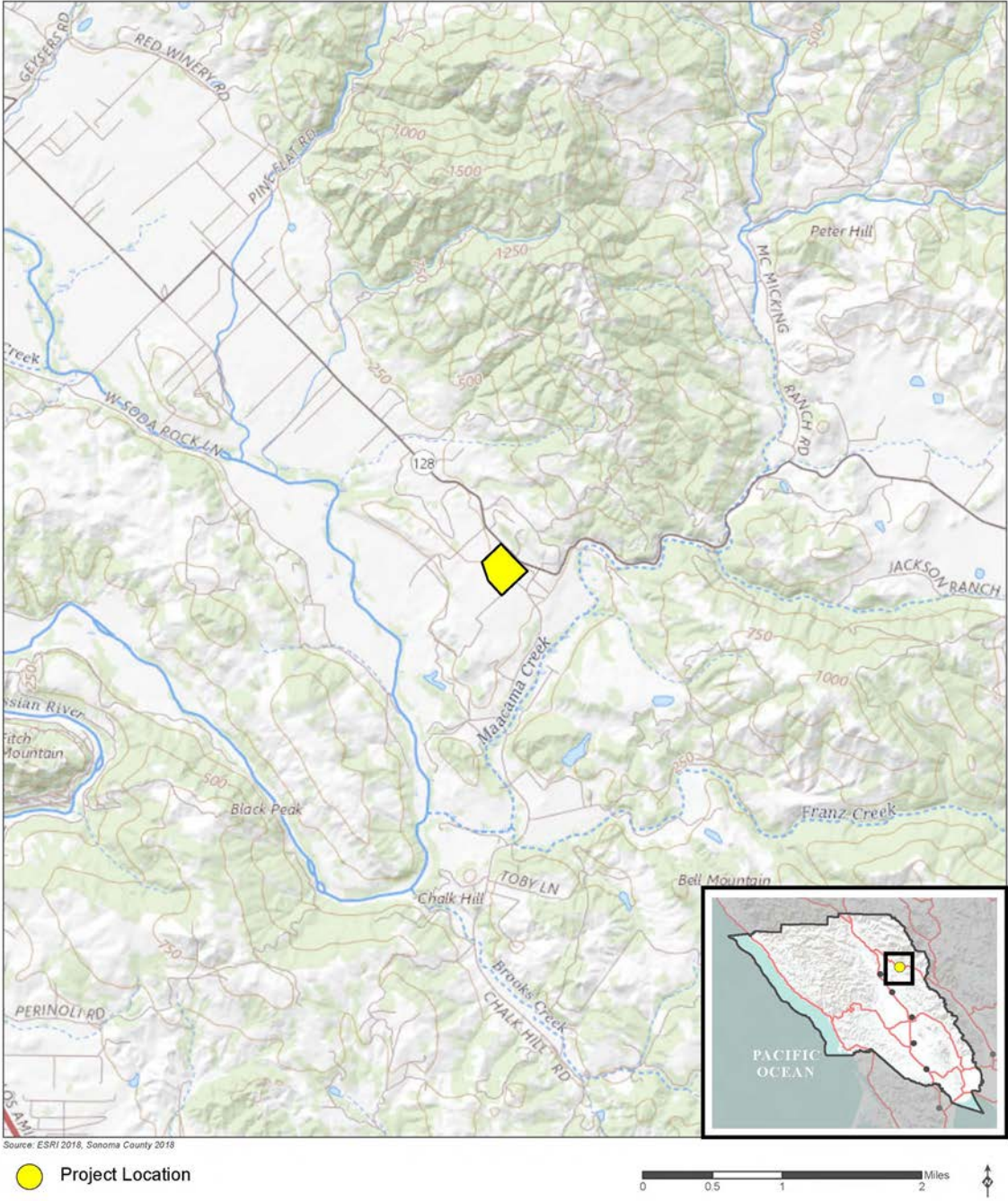
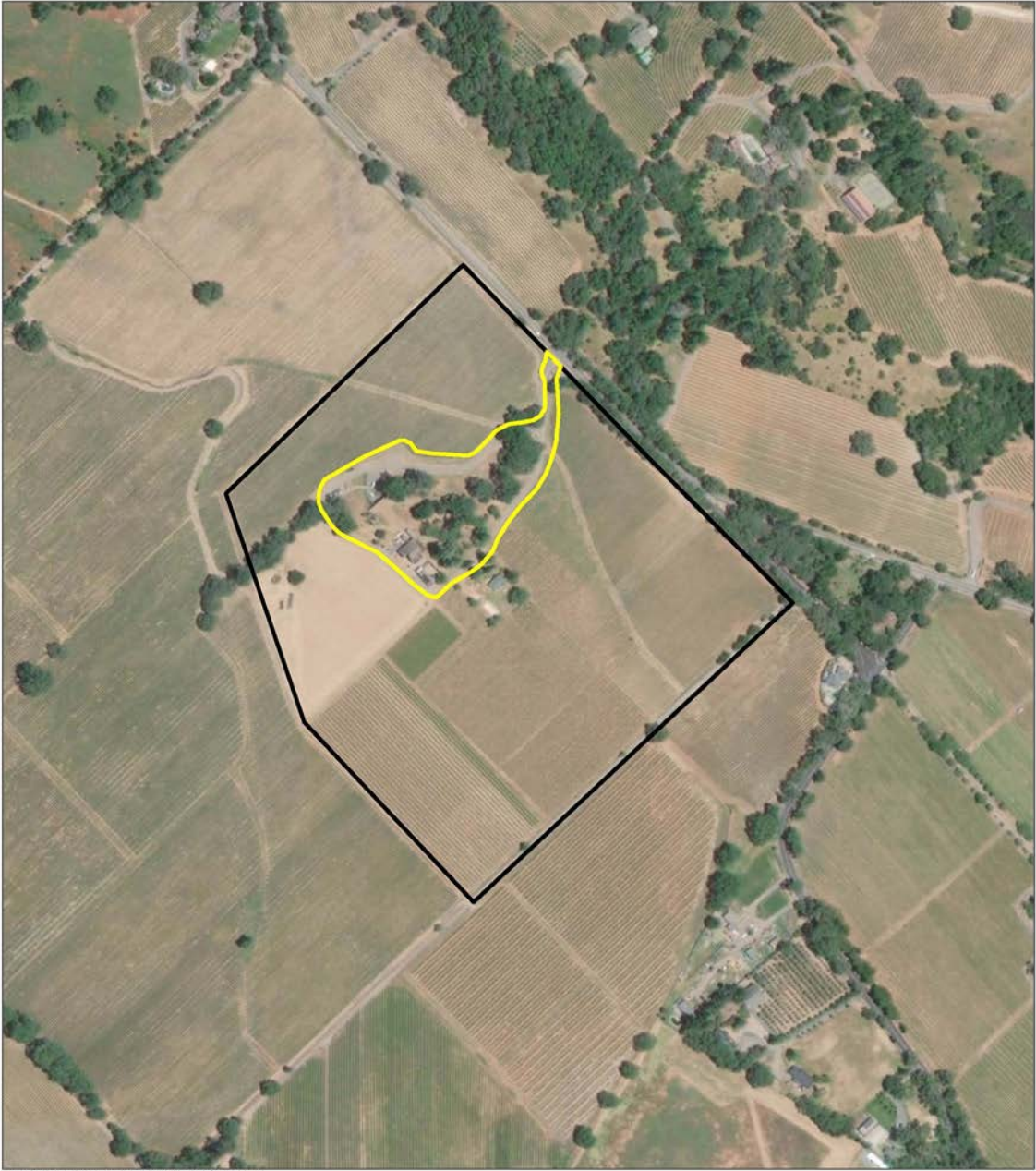


Figure 1. Project Vicinity Map
(ESRI 2018, Sonoma County 2018)



Source: ESRI 2018, Sonoma County 2018, USFWS NWI 2018

- Project Site
- Parcel Boundary
- Water Feature (None Present in Mapped Area)



Figure 2. Project Site
(ESRI 2018, Sonoma County 2018, USFWS NWI 2018)

III. BACKGROUND

Under the approval of Use Permit (UP8315), in 1976 the winery was approved and constructed underground. The winery facility was constructed with County approval with tank platforms to accommodate steel fermenters capable of producing up to 10,000 cases. The underground (“cut & cover”) winery was completed with in-keeping with using natural landscape and minimizing visible construction.

In 1981, a rear entrance to the underground winery was built, with County permits, along with an above ground crush pad for receiving both red and white grapes. The existing tasting room is approximately 484 square feet in size. The underground winery is 4,931 square feet in size, excluding the underground tasting room area. There is an existing barn of approximately 3,190 square feet in size. There are three maintenance sheds totaling approximately 1,500 square feet in size, located near and adjacent to the barn. These make up the existing winery facility.

In 2008, Sonoma County approved Use Permit UPE08-0095 to allow for the winery (formerly Field Stone Winery) to increase annual production capacity from 10,000 cases to a 15,000 case maximum, to add nine (9) agricultural promotion events per year with a maximum of 100 guests per event, and to allow participation in up to four (4) industry-wide events per year. The Use Permit approved a request to allow the continued use of the existing public tasting room which operates seven days a week from 10:00 a.m. to 5:00 p.m.

In September of 2016, Jackson Family Investments purchased the Field Stone Winery and have since changed its name to Legacy Winery.

IV. PROJECT DESCRIPTION

For the project, Jackson Family Investments proposes modifications to the existing winery currently operating in accordance with Use Permit UPE08-0095. The components of the project include the demolition of the existing barn and sheds, the construction of a new tasting room, the construction of a new winery building, the expansion of the existing “cut & cover winery,” and site improvements such as development of new drainage management areas, development of new parking areas, and landscaping.

The winery operation under UPE18-0035, once approved, would include both the “project” and existing uses; however, for the purpose of environmental review under CEQA, only what is being changed on the subject parcel as part of UPE18-0035 is considered the project. All existing characteristics of the subject parcel and existing winery operations that would not be changed are not considered part of the project for the purpose of this environmental review.

The project site includes all areas located on the subject parcel that would be physically changed/developed for the project. The project site encompasses all areas containing project components as stated above and expounded upon below later in the Project Description, including new buildings and structures, new landscaping and signage, driveway and parking improvements, drainage improvements, and subterranean winery expansion and alterations.

Existing Uses: The parcel is currently used for agricultural production, including existing vineyard totaling approximately thirty (30) acres, and compatible uses such as a wine tasting room, a wine fermentation room, and wine barrel storage rooms. The parcel is already developed under previously approved use permits with a cut and cover winery and tasting room totaling 5,415 square feet, a 3,000 square foot barn used for the winery, maintenance sheds totaling approximately 1,500 square feet, and a single-story, single-family residence (not included as part of the winery operation). In addition, existing features include two wastewater systems (septic), asphalt-concrete (AC) and gravel driveways, and unpaved vineyard access roads.

Existing winery uses consist of the uses allowed under Use Permit UPE08-0095:

- the production of a maximum of 15,000 cases of wine annually;

- ability to conduct nine (9) agricultural promotional events per year with a maximum of 100 guests per event;
- participation in four (4) industry-wide events; and
- operation of a public tasting room seven days a week from 10:00 a.m. to 5:00 p.m.

The applicant does not propose modification of these limits to production capacity, events, or tasting room operating hours as part of the project. The applicant would continue to operate the winery in accordance with the UPE08-0095 allowed uses.

Topography: The parcel is mostly flat, with elevations ranging between approximately 250 feet and 350 feet. The project site would be located centrally in the northern half of the parcel. The project site also has elevations ranging from 250 feet to 350 feet.

Drainage: The parcel drains from west to east. There are existing drainage flow lines which direct surface flows away from the existing gravel drives and cut & cover winery into the adjacent vineyards where flows are able to infiltrate native soils. Soils over most of the parcel are mapped as Clough gravelly loams, 2 to 9% slopes, which is a moderately well-drained, gravelly alluvium derived from sedimentary rock, found on terraces in the Russian River Valley north of Healdsburg. There is layer of hardpan layer (indurated (hardened) clay) at a depth of 23 to 38 inches which restricts infiltration between soils above and below the hardpan. No ditches, streams, wetlands or other waters of the state are mapped within the project parcel. All storm water run off generated from roads, buildings or other impermeable surfaces presently sheet flows from these surfaces to the surrounding land and infiltrates into the the Clough gravelly loam soils.

Vegetation: The majority of the parcel (approximately 71 percent) is existing vineyard. Within the area of proposed new construction vegetation is managed landscaping with scattered native and non-native trees. There are scattered oak trees located throughout the parcel and within areas adjacent to components of the project site. All but one oak tree would remain undisturbed by the project. One oak tree located within the project site would be removed and then relocated outside of the project building envelope. Several existing trees including a redwood tree, a magnolia tree, and a pear tree, would be removed to allow for construction of proposed new buildings.



WINERY SITE PLAN

Proposed Buildings and Uses: The proposed project is a winery modification. Proposed uses include operation of the existing winery in accordance with UPE08-0095. Proposed modifications include demolition of an existing barn and sheds, the construction of new buildings and facilities to support existing winery operations, and site improvements. The project proposal includes construction of the following buildings and structures:

1. **Tasting room:** a building of approximately 2,500 square feet in size, and appurtenant outdoor spaces over the existing cut and cover winery. The tasting room building would be constructed where the barn and sheds (to be demolished) are currently located.
2. **Catering kitchen:** a facility of approximately 250 square feet; to be added to the existing cut & cover winery adjacent to Barrel Room 1.
3. **Winery building:** approximately 6,700 square feet. The winery building would be constructed where the barn and sheds (to be demolished) are currently located.
4. **Crush pad:** a covered area of approximately 1,700 square feet. The covered crush pad would be constructed where the barn and sheds (to be demolished) are currently located.

Existing landscape, hardscape, signage, pedestrian and American Disability Act (ADA) paths, driveway, and parking surfaces would be improved. A new elevator, stair hall, and staircase would connect the cut & cover winery to the new winery buildings above ground.



1. WEST ELEVATION



2. SOUTH ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

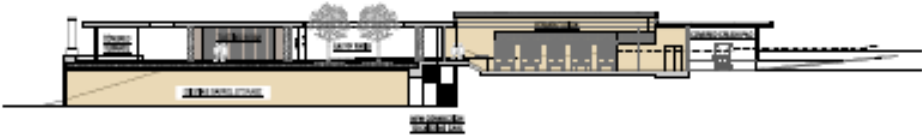
WINERY ELEVATIONS



3 WINERY SECTION - ENTRY FROM LOADING EAST
SEE PLAN

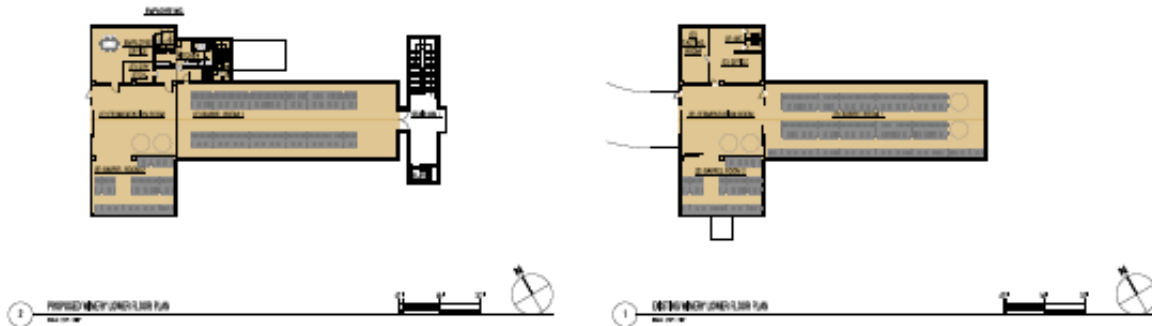
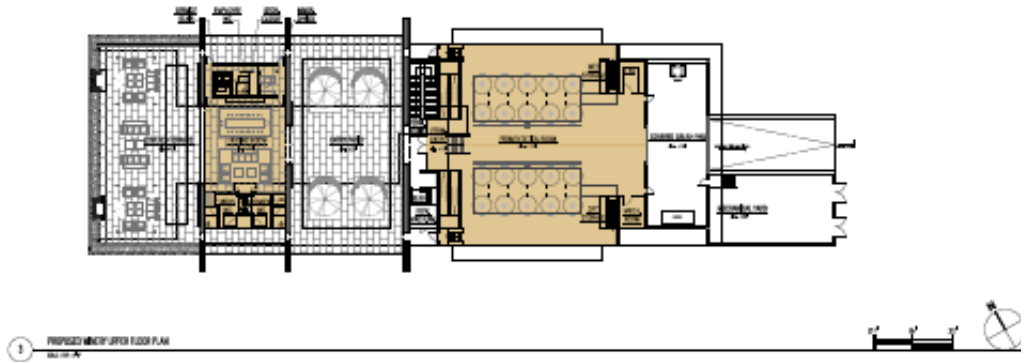


2 WINERY SECTION - ENTRY FROM LOADING WEST
SEE PLAN



1 WINERY SECTION
SEE PLAN

WINERY SECTIONS



WINERY FLOOR PLANS

Operations: The applicant proposes the following operational characteristics for the project:

Number of employees to remain the same. Not more than eight employees will be on-site at one time.

Full-time employees: seven (7)
Part-time employees: six (6)
Total employees: thirteen (13)

Hours of operation: The public tasting room would continue to operate from 10:00 a.m. to 5:00 p.m., seven (7) days per week, in accordance with Use Permit UPE08-0095. Industry-wide events would continue to be held during the hours of 10:00 a.m. to 5:00 p.m. Agricultural promotional events will occur after 5 p.m.

Parking: All parking would be located on-site. Existing parking areas would be relocated. See "Parking Areas, Landscaping, and Additional Site Improvements" below for more detail.

- Employees: eight (8) standard parking spaces
- Visitors: eight (8) standard parking spaces, two (2) ADA (Americans with Disabilities Act) parking spaces.

- Events: A valet parking service company will be used so customers will not be parking their own cars. A parking management company will be used and signage will be placed along the driveway instructing guests to not park in areas where the storm water management features are located.

Access: All ingress and egress for vehicles and trucks would be provided by the existing private driveway at CA-128. The driveway is AC paved and splits into two portions, a northern portion and a southern portion, approximately 200 feet in from the entrance to the parcel. The two portions of the driveway form a loop that wraps around the project site. The northern portion of the driveway is AC paved until just beyond the existing paved parking area near the entrance to the cut & cover winery. The southern portion of the driveway is graveled until it meets the northern portion near the existing paved parking area. The project proposal includes decreasing the paved area of the northern portion of the driveway so that the pavement ends before the entrance to the cut & cover winery. The rest of the northern portion would be graveled. In addition, the project would include paving the southern portion of the driveway up until just before the proposed employee parking area.

Sewage Disposal: Sanitary sewage disposal would be provided by the existing, on-site, subsurface septic system.

Process wastewater disposal: The project would use the existing on-site septic system, installed in 2017, to dispose of project process wastewater.

Domestic wastewater disposal: The project would use the existing on-site septic system, installed in 2017, to dispose of domestic wastewater.

Water supply: The existing private, on-site well located in the northeast portion of the parcel adjacent to the parcel boundary would provide the water supply for the project. The existing well was permitted in 2015.²

Construction: The project would require construction activities, including land disturbance and ground-moving. The construction schedule has not been determined.

Parking Areas, Landscaping, and Additional Site Improvements

Parking for the project would be separated into three parking areas, one for employees, one for visitors, and one for overflow. The employee parking area would be located west of the new winery building and would include eight (8) standard spaces. The visitor parking area would be located north of the new winery buildings before reaching the entrance to the cut & cover winery. This parking area would include eight (8) standard spaces and two (2) ADA spaces. The overflow parking area would be located along the entry driveway near the visitor parking area and would be able to provide parking for thirty-eight (38) vehicles. During events, a valet parking service company will be used so customers will not be parking their own cars.

Project parking areas, excluding the overflow parking area, would total approximately 1,400 square feet. The proposed parking areas altogether would have a total of fifty-six (56) parking spaces. All parking areas would be accessible from the existing driveway. The paved sections of the northern portion of the driveway would end just beyond the proposed visitor parking area. Beyond the visitor parking area, the northern portion of the driveway would transition to gravel and provide access to the employee parking area. Additional access to the employee parking area would be provided via the southern portion of the driveway. This portion of the driveway would be paved until it meets the employee parking area.

Vegetation located on site includes: the existing vineyard, landscaped trees and shrubs, plus Coast Live Oak and Valley Oak trees.

² Sonoma County Permit History Lookup, <https://sonomacounty.ca.gov/PRMD/Services/Permit-History-Lookup/>, accessed 4/16/19.

The project proposal includes a winery landscape plan.³ The applicant proposes to plant twenty-six (26) olive trees, twenty (20) of which would be planted along a section of the entry driveway and six (6) of which would be planted in the employee parking area, four (4) crepe myrtle trees in the new winery courtyard, an unspecified number of foothill sedge (formerly known as Berkeley sedge, *Carex tumulica*) in several of the proposed rain gardens, and a variety of perennials, including anise hyssop, purple dove aster, Santa Barbara daisy, catmint, foothill penstemon, and profusion zinna, along the existing entryway walls, the cut & cover winery entry berm, and in planters placed under the covered terrace adjacent to the new tasting room.

Additional site improvements include the construction of several concrete paths. The first concrete path would connect the employee parking area to the entry patio. The second concrete path would connect the visitor parking area to the entry patio. This second path would be a constructed in the shape of a loop, with landscaping and drainage elements located in the area within the loop. This path would be ADA accessible.



WINERY LANDSCAPE PLAN

³ Backen Gillam Kroeger Architects, Inc. "Legacy Winery, Winery Landscape Plan, Sheet UP1.3, Sausalito, California, March 26, 2018.

Storm Water Management

The Storm Water Management Plan created for the project proposes the use of new bioretention facilities and existing self-treating areas for treatment of storm water runoff. The bioretention facilities would be a series of rain gardens that would treat storm water runoff from multiple drainage management areas (DMAs). The plan proposes the development of six (6) rain gardens to treat runoff from sixteen (16) DMAs. The rain gardens would be incorporated into adjacent landscape areas and would treat and retain 85 percent of storm event runoff. Two (2) DMAs would drain to self-treating areas that, in their existing conditions, are able to treat storm water runoff.⁴

All storm water would travel through the proposed treatment features, be discharged to surface lands via flow dissipaters, and eventually infiltrate native soils in the surrounding vineyard. There are no waters of the state within or near the project area and all storm water run off generated by impervious surfaces would be fully managed within the project area and no new direct discharges of storm water run off are proposed or expected to occur.

V. SETTING

This area is a largely rural area located approximately twenty-five (25) miles north of the City of Santa Rosa and approximately ten (10) miles east of the center of the City of Healdsburg. The parcel is serviced by private septic systems and private water well. Uses on the neighboring parcels are primarily agricultural (LIA) with residences dispersed to the north-east.

VI. ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was drafted and circulated to inform and solicit comments from selected relevant local and state agencies and to special interest groups that were anticipated to take interest in the project. As of March 25, 2019, the project planner has received five (5) responses to the project referral from: Sonoma County Public Health Division Environmental Health & Safety Program, PRMD Project Review Health Specialist, PRMD Fire and Emergency Services Department, PRMD Grading and Storm Water, and the California State Transportation Agency (Caltrans). 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 May 11, 2018, Sonoma County PRMD determined an early neighborhood notification was not needed for this project. The project planner has not received public comments on the proposed project.

VII. 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.

⁴ J.F. Hocheder, Always Engineering, Inc. "Storm Water Control Plan, Legacy Winery," Santa Rosa, California, March 23, 2018.

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 and are incorporated herein by reference.

Jackson Family Investments III, 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.

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: A scenic vista is a view from a location or composition of views along a roadway or trail. Scenic vistas often describe views of natural, undisturbed land, but may also consist of natural and developed areas, or even developed and unnatural areas such as the scenic view of a rural historic town and surrounding agricultural lands.

The project would be located in a rural agricultural area designated as visually sensitive by the Sonoma County General Plan. The topography of the project parcel and of surrounding parcels is mostly flat with very gentle slopes. There are no scenic vistas that can be viewed from the project site; however, because the parcel contains a portion of a County-designated scenic corridor, the parcel is considered visually sensitive. Through compliance with County General Plan and Zoning Regulations for Scenic Corridors and through project design, the project would not significantly affect scenic resources on the project parcel.

The project would be located on a parcel adjacent to a Scenic Corridor designated in the Sonoma County General Plan 2020 Open Space & Resource Conservation Element, Figure OSRC-1 Scenic Resource Areas.⁵ The scenic corridor is CA-128. Sonoma County General Plan (General Plan) Objective OSRC-3.2 establishes guidelines for development on parcels adjacent to and including portions of scenic corridors to preserve scenic values.⁶ With some exceptions for agricultural structures, these guidelines generally prohibit development within 200 feet of the scenic corridor.

The existing winery building is located 200 feet from the centerline of CA-128. The proposed project would locate all new structures outside of the adjacent scenic corridor (more than 200 feet) in previously developed areas in which permitted buildings reside. Therefore, the project would be compliant with applicable Sonoma County Zoning Regulations regarding scenic resources and would not have a substantial effect on a scenic vista or on scenic resources.

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: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans). The project is not located on or visible from a state scenic highway (officially designated state scenic highways in Sonoma County are portions of Highway 12 and Highway 116).⁷ Therefore, the project would not damage scenic resources within a state scenic highway.

Significance Level: No Impact

⁵ Sonoma County General Plan 2020 Open Space and Resource Conservation Element, Figure OSRC-1 (Scenic Resource Areas), <https://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147542644>, accessed 4/15/19.

⁶ Sonoma County General Plan 2020 Open Space and Resource Conservation Element, Section 2.3 Policy for Scenic Corridors, page OS-18, <http://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147542566>, accessed 4/15/19.

⁷ Caltrans, Scenic Highways, <http://www.dot.ca.gov/design/lap/livability/scenic-highways/>, accessed 2/5/19.

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

Comment: The existing visual character of the site and its surroundings is rural, used primarily for agriculture and related uses. The parcel is developed with vineyards, a barn, sheds, a residence, a driveway, access roads, and an underground winery. The proposed project would result in new buildings constructed in a previously developed area.

The proposed new covered terrace area, new tasting room building, and new winery building may be visible from some viewpoints along CA-128 to the north. Existing vegetation (primarily oak trees) lining CA-128, existing vegetation (primarily oak trees) located in between CA-128 and project components, and proposed landscaped vegetation (predominantly olives trees) would shield the new buildings from public view to the extent their impact on the visual character of the site and its surroundings would be less-than-significant.



VIEW OF PROJECT SITE IN DISTANCE FROM THE SOUTH ON HIGHWAY 128



VIEW OF PROJECT SITE FROM ENTRY ON HIGHWAY 128



VIEW OF PROJECT SITE FROM THE SOUTH OF ENTRY ON HIGHWAY 128

Following County "Visual Assessment Guidelines,"⁸ public viewpoints were considered for determining the project's visibility to the public. Based on the County "Visual Assessment Guidelines," the project site sensitivity would be considered "High" because:

*"The site or any portion thereof is within a land use or zoning designation protecting scenic or natural resources, such as General Plan designated scenic landscape units, coastal zone, community separators, or scenic corridors. The site vicinity is generally characterized by the natural setting and forms a scenic backdrop for the community or scenic corridor. This category includes building and construction areas within the SR designation located on prominent hilltops, visible slopes less than 40 percent or where there are significant natural features of aesthetic value that are visible from public roads or public use areas (i.e. parks, trails etc.). This category also includes building or construction sites on prominent ridgelines that may not be designated as scenic resources but are visible from a designated scenic corridor."*⁹

Where visible, project structures could attract attention due to their size, form, color, and texture, and overall would represent a visually distinctive change to the site. However, as discussed above, the combination of existing and proposed vegetation would screen most aspects of project structures from public view. Based on County "Visual Assessment Guidelines," the project's visual dominance would be considered "Subordinate" because:

*"Project is minimally visible from public view. Element contrasts are weak – they can be seen but do not attract attention. Project generally repeats the form, line, color, texture, and night lighting of its surroundings."*¹⁰

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" - Thresholds of Significance for Visual Impact Analysis¹¹:

**Table 1
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

⁸ Sonoma County Permit and Resources Management Department, "Visual Assessment Guidelines," <http://sonomacounty.ca.gov/PRMD/Regulations/Environmental-Review-Guidelines/Visual-Assessment-Guidelines/>, (undated), accessed 4/17/19.

⁹ Ibid., Table 1 - Site Sensitivity, page 3.

¹⁰ Ibid., Table 2 - Visual Dominance, page 4.

¹¹ Ibid., Table 3 - Thresholds of Significance for Visual Impact Analysis, page 6.

Considering the project site's "High" sensitivity and the project's "Subordinate" 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 project would generate new sources of outdoor light from exterior light fixtures installed on new winery buildings and in the new terrace and entry patio spaces. As the project would continue to operate the public tasting room, agricultural promotional events, and industry-wide events from 10:00 a.m. to 5:00 p.m., during daytime hours, exterior lighting would be used at nighttime primarily for the purpose of ensuring visibility for employees and for providing lighting during occasional events that may operate outside these hours.

By maintaining the hours of operation above and carrying out the mitigation measure below, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. New sources of outdoor lighting would have a less-than-significant impact on nighttime view in the area.

Significance Level: Less Than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure VIS-1: Prior to issuance of building permits, an Exterior Lighting Plan shall be submitted to Permit Sonoma, which includes the following elements: (1) low mounted, downward casting exterior lighting that is fully shielded to prevent glare; (2) exterior lighting that is Dark Sky Compliant; (3) exterior lighting that is not located at the periphery of the property and which does not spill over onto adjacent properties or into the sky; (4) no flood lights ; (5) all parking lot and street lights are full cut-off fixtures; and (6) any security lighting is motion-sensor activated.

Mitigation Monitoring:

Mitigation Monitoring VIS-1: Permit Sonoma shall review and approve the Exterior Lighting Plan to ensure compliance with the required elements.

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: The parcel consists of land designated by the California Department of Conservation Division of the Land Resource Protection Farmland Mapping and Monitoring Program as Farmland of Statewide

Importance, Grazing Land, and Unique Farmland.¹² The parcel and project site are currently used for agriculture, including the existing commercial vineyard and its compatible uses. Existing vineyard occupies approximately 30 of the 42 acres (71 percent) of the parcel. No vines would be removed for the project. The proposed construction activities of the winery modification would occur in previously developed areas of the parcel designated as Grazing Land and would not reduce the amount of land currently used for agricultural purposes. The project would not convert agricultural land, including Prime Farmland Unique Farmland, or Farmland of Statewide Importance, to a non-agricultural use.

Significance Level: No Impact

b) Conflict with existing zoning for agricultural use, or Williamson Act contract?

Comment: The parcel is zoned Land Intensive Agriculture (LIA) and is designated agricultural contracted land under a Williamson Act Contract. The project would remain consistent with both the land use designation and Williamson Act Contract through the continued operation of the winery and. The project would remain consistent with the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones,¹³ stating the primary rule is to protect Williamson Act lands for agricultural purposes, and that compatible uses shall be incidental to such agricultural use. In this case, the 42-acre parcel has 30 acres of existing commercial vineyard; therefore, 71 percent of the project site is planted, and the primary use of the parcel is agricultural production. No vineyard would be removed to construct the new winery buildings or carry out project site improvements.

The project does not violate the Williamson Act rules as it would maintain the agricultural use of the parcel through continued operation of the commercial vineyard. The new winery building and crush pad would be used to store and process (beyond the natural state) an agricultural product (wine grapes) grown on-site. The wine produced on-site would be served in the new tasting room building during public tasting room hours and during events, which would act as a means of marketing Legacy Winery wine to customers and guests. Such services ensure the long-term agricultural production of the land through supporting the financial health of the winery.

The project would not conflict with existing zoning for agricultural use or with the Williamson Act contact for the parcel.

Significance Level: No 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 by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Comment: The project site is not in a Timberland Production zoning district and would not cause rezoning of forest land. The project would continue agricultural use of the parcel.

Significance Level: No Impact

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

Comment: As discussed in section 2.c, the project would not result in loss of forest land or conversion of forest land to non-forest use.

¹² California Department of Conservation Division of the Land Resource Protection Farmland Mapping and Monitoring Program Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed 4/10/19.

¹³ Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones, <https://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147555121>, accessed 4/17/19.

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 parcel contains land designated by the California Department of Conservation Division of the Land Resource Protection Farmland Mapping and Monitoring Program as Farmland of Statewide Importance, Grazing Land, and Unique Farmland.¹⁴

The project would disturb approximately three (3) acres of the 42.1-acre parcel. The three (3) disturbed acres are designated Grazing Land. Historically, the project site was utilized as grazing land;¹⁵ however, the parcel has since been planted with vineyards and developed to support winery operations. The project would be carried out in previously developed portions of this Grazing Land that are currently utilized by permitted winery facilities. The project would not reduce the area or capacity of the existing vineyard growing on Farmland of Statewide Importance and Unique Farmland.

The land use would remain agricultural, no Farmland would be converted to non-agricultural use, and the project would not result in the conversion of forest land to non-forest use.

Significance Level: No impact

3. AIR QUALITY:

Where applicable, 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 Northern Sonoma County Air Pollution Control District (Air District). The Air District does not have an adopted air quality management plan. As such, the project would not conflict with or obstruct implementation of an applicable air quality plan. No impact would occur.

Significance Level: No Impact

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

Comment: State and Federal governments have established standards for six criteria air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, and particulates with a diameter of less than 10 and 2.5 microns (PM₁₀ and PM_{2.5}, respectively). In addition to criteria air pollutants, there are other, secondary pollutants that can lead to the formation of criteria air pollutants. For example, nitrogen oxides (NO_x) and volatile organic compounds (VOC) react with sunlight and can lead to the formation of ground level ozone.

¹⁴ California Department of Conservation Division of the Land Resource Protection Farmland Mapping and Monitoring Program Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed 4/10/19.

¹⁵ E. Barrow and T. M. Origer. "A Cultural Resources Survey for Field Stone Winery," December 15, 2008, accessed 2/5/19.

Since the geographic area under the Air District's jurisdiction is in attainment for all criteria air pollutants, meaning there have been no violations of State or Federal air quality standards), no CEQA thresholds of significance have been set for the Air District. The Air District does, however, suggest the use of the Bay Area Air Quality Management District (BAAQMD) CEQA thresholds and mitigation measures.

Project construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod, v. 2016.3.2). Criteria air pollutant emissions were estimated for all project components, including:

- Demolition of the existing barn and sheds;
- Grading for new drainage management areas, parking lots, and general site preparation; and
- Development of a new tasting room, catering kitchen, winery building, and crush pad.

Construction Emissions

Project construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Ground disturbing activities, such as demolition, 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 2.

Table 2. 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
Maximum Daily Construction Emissions	2.69	10.6	0.18	0.58	0.05	0.54
BAAQMD Significance Threshold	54	54	--	82	--	54
<i>Exceeds BAAQMD Significance Threshold?</i>	No	No	No	No	No	No
Source: MIG 2019						
(A) Average daily emissions assumes 131 construction days						
(B) BAAQMD BMPs have been applied to fugitive dust emissions, see MM AIR-1.						

As shown in Table 2, potential construction emissions would be below all BAAQMD significance thresholds; however, for all projects, the County requires the BAAQMD construction best management practices (BMPs) to be incorporated into the project to minimize construction fugitive dust emissions levels. The County would implement these BMPs through Mitigation Measure AIR-1.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

1. **Mitigation Measure AIR-1:** The following dust control measures shall be included on plans for the project and implemented during construction: 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 propose 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 Bay Area Air Quality Management District to ensure compliance with applicable regulations.

Mitigation Monitoring:

Mitigation Monitoring AIR-1: Prior to issuance of any grading and building permits, Permit Sonoma shall ensure that these construction period air quality measures are listed on all site alteration, grading, building or improvement plans.

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 construction emissions. The project's unmitigated operational emissions are summarized below in Table 3.

Table 3. Daily Unmitigated Operational Emissions

Emissions and Thresholds	Pollutant Emissions (Average Pounds per Day)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
Total Operation	0.4	0.76	0.31	0.09
BAAQMD Significance Threshold	54	54	82	54
<i>Exceeds BAAQMD Significance Threshold?</i>	No	No	No	No
Source: MIG 2019				

As shown in Table 3, 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.

Significance Level: Less than Significant Impact

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment: The project is located more than 1200 feet from the nearest off-site residence and is not located near any other sensitive receptor or population (school, hospital, nursing facility, etc.). The project also will not emit a substantial pollutant concentration based on analysis above.

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 odor, 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. Similarly, operational activities would not result in objectionable odors.

However, while the proposed project is consistent with the County’s land use designation, winery operations still have potential to produce odor, specifically resulting from pomace. Pomace is the pulpy residue remaining from a fruit after crushing. To minimize odor effects resulting from pomace, Mitigation Measure AIR-2 shall be implemented.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure AIR-2: If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, as follows:

1. Pomace shall be composted and land applied, or land applied and discarded into the soil on vineyards or agricultural land owned or controlled by the applicant or the applicant’s successor in interest.
2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.
3. Pomace shall be transported to any County composting facility in a fashion that allows the pomace to be used by the County’s composting program.
4. Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted.
5. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application.
6. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

Mitigation Monitoring:

Mitigation Monitoring AIR-2: If Permit Sonoma receives complaints regarding odor from pomace stockpiling and/or disposal, Permit Sonoma will investigate the complaint(s), and determine compliance with this condition.

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:

The project parcel has been previously developed as a vineyard and associated agricultural and winery support facilities. All natural habitats which were present have been converted to these active land uses in the past and/or under past land use authorizations. The project is located completely within the already developed footprint of existing structures on the project site. No special-status plant and wildlife species and sensitive habitat (including wetlands) are known to occur on or in the vicinity of the project site. However, the project does propose to demolish existing structures and cut or move some existing trees on the parcel which could be used by nesting bird or bat species. Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), and their nest, eggs, and young are also protected under the California Fish and Wildlife Code (§3503, §3503.5, and §3800. Lack of bat habitat was documented

On May 20, 2019, when a Permit Sonoma Senior Environmental Specialist conducted a reconnaissance visit of the site. Since the existing barn structure could be providing bat habitat and it is going to be removed as part of the proposed project, the barn was inspected. After close inspection, no signs of bat use, including body smears to the wood, urine stains, or accumulated guano on the floor, were observed. This is likely a reflection of the fact that the roof is mostly gone and is open to sunlight and the elements so it would not provide useful habitat to bats.

Significance Level: Less than Significant with Mitigation Incorporated

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

1. If initial ground disturbance or vegetation removal occurs during the breeding season (February 1 through August 31), a qualified biologist will conduct a breeding bird survey no more than 14 days prior to ground disturbance to determine if any birds are nesting in trees adjacent to the project site.
2. If active nests are found close enough to the project site to affect breeding success, the biologist will establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending on the species, nest location, and existing visual buffers. Once all young have become independent of the nest, vegetation removal and grading may take place in the former exclusion zone.
3. If initial ground disturbance is delayed or there is a break in project activities of more than 14 days within the bird-nesting season, then a follow-up nesting bird survey should be performed to ensure no nests have been established in the interim.

Mitigation Monitoring:

Mitigation Monitoring BIO-1 (Nesting Birds): Prior to issuance of any grading permit(s), the County shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive habitat or 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:

The project site is on a property with streams or riparian habitat observed or mapped, nor is it zoned RC (Riparian Corridor Combining Zone). As noted above the project site area is already fully developed and any natural habitats converted to active land uses in the past. Therefore, the project would not other sensitive natural communities.

Significance Level: No 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: As noted above, the project site is already fully developed and any natural habitats converted

to active land uses in the past. No wetlands have been observed in or near the project area based on a site visit by Permit Sonoma Senior Environmental Specialist on May 20, 2019.

Significance Level: No Impact

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 new tasting room and outdoor spaces will be located over an existing cut and over winery and tasting room. The new building will not interfere with any movement of any wildlife species or migratory wildlife corridors. It would not impede the use of native wildlife nursery sites.

Significance Level: No Impact

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

Comment: As noted above, the project site is already fully developed and any natural habitats have been converted to active land uses in the past. However, the project does propose to remove or move several native and non-native trees as part of the project construction. Chapter 26, Article 88. Sec. 26-08-010 (m) of the Sonoma County Code contains a tree protection ordinance (Sonoma County 2013). This ordinance provides protection to certain trees greater than 9-inches in diameter. The project site contains several protected oak trees, which will remain. The mitigation measure below will ensure the project is consistent with the tree protection ordinance.

The project would involve the relocation of four to five oak trees that range from six to nine inches in diameter at breast height (DBH). In addition, a large diameter planted coast redwood (*Sequoia sempervirens*) will likely be removed to accommodate the proposed project. Since the redwood appears to have been planted as an ornamental tree and the oaks will be excavated and relocated on-site, tree replacement would not be necessary.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure BIO-2: A “tree protection note” shall be included on all project plans and maps.

“All development on the subject site is subject to the Sonoma County Tree Protection and Replacement Ordinance. Protected trees, their protected perimeters, and whether they are to be retained or removed must be clearly shown on the improvement, grading, septic and building permit plans. Trees that are proposed to be removed or are damaged during construction activities must be replaced in accordance with the Tree Protection ordinance. An arborist report is required for any grading or construction proposed within the protected perimeters of any protected tree. The project construction manager shall maintain all tree protection barriers in good condition at all times during all site disturbing activities. If any violation to this condition occurs, construction will be halted until the tree protection barriers have been reinstalled at the approved location(s).”

Mitigation Monitoring:

Mitigation Monitoring BIO-2a: Prior to recordation of the Parcel Map, Permit Sonoma shall ensure the tree protection note has been printed on the map.

Mitigation Monitoring BIO-2b: Prior to issuance of Building, Grading, and/or Septic permits, the applicant shall submit documentation (e.g., photographs, site plans), that tree protection barriers have been installed at the driplines of all trees not proposed to be moved or removed.

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: According to Sonoma County ArcGIS mapping database, the proposed project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Therefore, there would be no impact.

Significance Level: No Impact.

5. CULTURAL RESOURCES:

Would the project:

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

Comments: On June 4, 2018, Permit Sonoma f referred the project application to Native American Tribes within Sonoma County to request consultation under AB-52 (the request for consultation period ended July 3, 2018). No tribe responded with a request for consultation.

A Cultural Resources Survey was prepared for the project by a professional archaeologist on December 13, 2017. The area proposed for use within the larger property was examined for any indication of the presence of potential significant cultural resources through a surface examination. The property was examined by walking the upper limit of the proposed use area and walking a series of transects across the slope, each about 10 meters apart, down to the southern property boundary. A large rock about four feet high was observed across the fence line on the neighboring property. The rock is close to the property boundary and could be observed without crossing the fence. The stone did not appear to be suitable for Native American rock art or other use that would have modified it. No culturally derived modifications to the rock were observed. No indication of native American use of the property was observed. The cultural resource evaluation resulted in a negative finding. No evidence of cultural deposits from prehistoric or historic areas were observed at any location within the proposed area of disturbance on the project site.

A Historical Resources Evaluation Report was prepared by a qualified Architectural Historian for the existing c. 1900s wood barn that would be removed as part of this project. The purpose of the study was to determine if the barn qualifies as a historical resource, as defined by CEQA. The study conducted in June 2019 consisted of an intensive-level survey and attendant research and evaluation of the barn.

CEQA requires that historical resources be considered during the environmental review process. CEQA uses the California Register of Historical Resources (California Register) Criteria for evaluation as the standard. The criteria informing the California Register closely align with the evaluation criteria established in the federal national Register of Historic Places.

The barn does not meet any of the four criteria required for listing on the California Register:

- The barn is not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.(Criterion 1)
- The barn is not associated with the lives of persons important to local, California or national history. Criterion 2)
- The barn does not embody the distinctive characteristic of a type, period, region or method of construction or represent the work of a master or possess high artistic value. Criterion 3)
- The barn has not yielded, or has the potential to yield, information to the prehistory or history of the local area, California or the nation. Criterion 4)

The barn no longer retains six of the seven aspects of historic integrity. In addition, the barn does not

appear to meet the evaluation criteria for designation on the National Register of Historic Places. Demolition of the barn will not affect a historical resource or result in a significant impact.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure CUL-1: Any discovered artifact deposit that is over 100 years old is potentially significant and should be evaluated by an archaeologist. If any prehistoric artifactual materials such as modified obsidian flakes or formed tools or concentrations of natural obsidian nodules are observed during any phase or grading or future construction on the property, all work in the vicinity of the find should be stopped until the area of the discovery can be evaluated by an archaeologist. The archaeologist shall prepare a data recovery plan, which makes provisions for adequate recovery of culturally or historically consequential information about the site (or recommends mitigation "in place").

Mitigation Monitoring:

Mitigation Monitoring CUL-1: Permit Sonoma shall be consulted if a cultural resource is discovered onsite and shall review and approve archaeologist-recommended measures to recover or preserve any data or cultural resources before ground-disturbing activities may continue.

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

Comment:

On June 4, 2018 Permit referred the project application to Native American Tribes within Sonoma County to request consultation under AB-52 (the request for consultation period ended July 3, 2018). No tribe responded with a request for consultation.

See discussion in section 5(a). There are no known archaeological resources on the site, but the project could uncover such resources during ground disturbing activities.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure CUL-2: An Archaeological Monitor shall be present onsite during all grading and ground disturbance work. Prior to submittal of the application for Grading Permit or any other ground disturbing activity, the applicant shall provide a contact with a qualified consultant to monitor ground disturbing activities to Permit Sonoma. All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

NOTE ON MAP:

"An Archaeological Monitor is required to be present during all grading or other ground-disturbing work. The Archaeological Monitor must be present on site before the start of any ground-disturbing work, including scraping. In the event that cultural resources are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find. Artifacts associated with prehistoric sites may include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. The Archaeological Monitor and Permit Sonoma - Project Review Staff shall be notified. Permit Sonoma Staff should consult with the appropriate tribal representative(s) from the tribes known to Permit Sonoma to have interests in the area to determine if the resources qualify as Tribal Cultural Resources (as defined in Public Resource Code § 21074). If determined to be a Tribal Cultural Resource, Permit Sonoma would further consult with the appropriate tribal representative(s) and project proponents in order to develop and coordinate proper protection/mitigation measures required for the discovery. Permit Sonoma may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Permit Sonoma - Project

Review Staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Evaluation and mitigation shall be at the applicant's sole expense."

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma Staff and County Coroner must be notified immediately pursuant to State law so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code would be followed."

Mitigation Monitoring:

Mitigation Monitoring CUL-2: Prior to issuance of building or grading permits, Permit Sonoma shall ensure that the above notes are printed on the building or grading permit plans and that the applicant has provided Permit Sonoma with a contact for a qualified consultant to monitor ground disturbing activities.

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

Comment: No burial sites are known in the vicinity of the project. The site would be disturbed by grading and construction activities, but it is not likely to be a burial site.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure CUL-3: If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Coroner is required to contact the Native American Historical Commission (NAHC) so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed.

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

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Permit Sonoma Staff and County Coroner must be notified immediately pursuant to State law so that an evaluation can be performed. If the remains are deemed to be Native American, the NAHC must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code would be followed."

Mitigation Monitoring:

Mitigation Monitoring CUL-3: Permit Sonoma shall be contacted if human remains are found, and special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply.

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: The project proposes to replace an existing tasting room as well as several other modest changes to the existing facility. The proposed new buildings and other changes are within the existing developed footprint and do not substantially change the overall scale of the vineyard and winery operations at the project parcel. Nothing in the project proposal supports the conclusion that there will be a significant environmental impact due to "wasteful, inefficient, or unnecessary consumption of energy

resources from short-term energy demand from construction activities for long-term energy demand from operation of businesses and land uses within the project area, which would include activities such as lighting, heating and cooling of structures, etc. Winery operational energy demands would typically result from vehicle trips, electricity and natural gas usage, water and wastewater conveyance, and winery equipment operations. The applicant has previously instituted energy saving measures like reducing the weight of their glass bottles.

Although implementation of the project may result in a net increase in energy usage, the increase is not wasteful, inefficient or unnecessary because of measures incorporated into project design, including energy-efficient building design meeting CALGreen requirements.

Significance Level: Less than Significant Impact

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

Comment: The proposed project will 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.

Significance Level: Less than Significant Impact

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 parcel is not within an Alquist-Priolo fault zone depicted in the Sonoma County General Plan's Earthquake Fault Hazard Areas Map¹⁶, is not in a G (Geologic Hazard) combining district according to the official Sonoma County zoning database, or near a known earthquake fault based on other substantial evidence.

Significance Level: Less than Significant Impact

ii. Strong seismic ground shaking?

Comment: All parts of Sonoma County can be subject to seismic shaking 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 consider soil properties, seismic shaking and foundation type. Application of geotechnical evaluation and appropriate engineering practices can reduce risks of potential injury and damage resulting from seismic activity. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements.

¹⁶ Sonoma 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 7/3/18.

Significance Level: Less than Significant Impact

iii. Seismic-related ground failure, including liquefaction?

Comment: Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. The parcel is located within a very low risk liquefaction susceptibility area according to the Sonoma County General Plan 2020 Public Safety Element.¹⁷ 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 are present in much of Sonoma County, particularly the northern and eastern portions of the County. Where these areas are underlain by weak or unconsolidated earth materials, landslides are a hazard. The parcel is located on a relatively flat, alluvial terrace, in the Russian River Valley, with elevations ranging between 250 and 350 feet. A geologist report was not required for the project as this area is known as an area of relative stability with slow slope incline less than fifteen (15) percent. The project is not in a Landslide Hazard Area according to the General Plan Public Safety Element, Figure PS-1d

Significance Level: No Impact

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

Comment: Improper grading, both during and post construction, has the potential to increase the volume of runoff from a site. Increased runoff can have adverse downstream flooding and further erosional impacts, such as increasing soil erosion on and off-site, which would ultimately adversely impact downstream water quality. The proposed project will require minor grading activities. Areas where construction will be occurring have been previously developed. Any potential for substantial soil erosion or loss of topsoil will be reduced to less than significant with the incorporation of Mitigation Measure GEO-1 and GEO-2.

As discussed in section 9, erosion and sediment control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code) and Building Ordinance (Chapter 7, Sonoma County Code) require implementation of flow control best management practices to reduce runoff, one of which is treatment of runoff from the two-year storm event. Required inspection by Permit Sonoma ensures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential water quantity impacts at a less-than-significant level.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure GEO-1: The project site will be inspected following the first heavy rain, during the middle of the rainy season and at the end of the rainy season following construction. During each visit, areas of erosion or erosion control device failure shall be noted, and remedial actions taken.

Mitigation Monitoring:

¹⁷ Sonoma County General Plan 2020, Public Safety Element, Figure PS-1c (Liquefaction Hazard Areas), <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Liquefaction-Hazard-Areas/>, accessed 7/6/18.

Mitigation Monitoring GEO-1: The project site shall be inspected by the applicant or their designee or successor in interest after storm events that produce 1 inch of rain or greater within 24-hour period in the Healdsburg area. During every inspection, areas of significant erosion or erosion control device failure shall be noted and appropriate remedial actions will be taken immediately. If erosion control measures appear to be effective for three consecutive site inspections following 1-inch storm events, then site inspections would only be required following storm events that result in 2 inches of rain, or greater, within a 24-hour period in the Healdsburg area.

At the end of the rainy season, the applicant shall re-inspect the site and evaluate the effectiveness of the erosion control measures that were used. If there were problem areas at the site, recommendations will be made to improve methods used in subsequent projects.

Mitigation:

Mitigation Measure GEO-2: NOTE ON MAPS AND PLANS: The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the grading plan. The Erosion and Sediment Control Plan shall be subject to review and approval of the Permit Sonoma prior to the issuance of a grading permit. The Plan shall include temporary erosion control measures to be used during construction of cut and fill slopes, excavation for foundations, and other grading operations at the site to prevent discharge of sediment and contaminants into the drainage system. The Erosion and Sediment Control Plan shall include the following measures as applicable:

- i. Throughout the construction process, ground disturbance shall be minimized and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
- ii. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff through the use of silt fences, diversion berms and check dams. Fill slopes shall be compacted to stabilize. All exposed surface areas shall be mulched and reseeded and all cut and fill slopes shall be protected with hay mulch and /or erosion control blankets as appropriate.
- iii. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 1st. Erosion control measures shall remain in place until the end of the rainy season, but may not be removed before April 15th.

Mitigation Monitoring:

Mitigation Monitoring GEO-2: Building and grading permits for ground-disturbing activities shall not be approved for issuance by Permit Sonoma until the above notes are printed on applicable building, grading and improvement plans.

- 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Comment: . The project is not located on a geologic or soil unit that is known to be unstable or that would be made unstable as a result of the project.

Significance Level: No impact

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

Comment: The project site is not located on an area with known expansive soils. According to the Permit Sonoma Zoning database, the parcel's soils are the Clough series, which consist of moderately well-drained, gravelly loam. Table 18-1-B of the Uniform Building Code is an index of the relative expansive

characteristics of soil as determined through laboratory testing.¹⁸ The Clough series soils, such as those found on this parcel, are not considered expansive.

Significance Level: No Impact

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 parcel is composed of CgC and CgD (Clough series) soils. Clough series soils are moderately well-drained, gravelly loams. The project would be served by an existing septic system, permitted by the Well and Septic Section of Permit Sonoma and installed in 2017, on the parcel. Documentation provided by the applicant and reviewed by the Permit Sonoma Project Review Health Specialist indicates that the soils on-site are capable of adequately supporting the use of the existing septic system and the required expansion area(s).

Significance Level: No Impact

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

Comment: The project parcel is a relatively flat, deep, non-lithified, alluvial terrace on the Russian River Valley floor that has been previously developed as a vineyard and winery. No unique paleontological resource, paleontological site or other unique geologic feature is known from the project parcel or the alluvial terrace deposits. A wine cave was previously constructed at the project site and no unique paleontological resources were discovered during that development. The current project proposes grading and minor excavation for building footers on the surface of the alluvial terrace in areas previously disturbed by earlier grading and construction.

Significance Level: No Impact

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. GHGs 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. GHGs 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.

GHGs that contribute to climate regulation are a different type of pollutant effect 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 GHGs emitted into the atmosphere by human activities. Although the U.S. was not a signatory of the Kyoto Protocol, the Protocol established

¹⁸ International Conference of Building Officials, *1994 Uniform Building Code*, "Table 18-1-B Classification of Expansive Soil," http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf, accessed 4/16/19.

the primary GHGs emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

The California Air Resources Board (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 BAAQMD have developed guidelines for GHG emissions from various categories of source. The County concurs that these guidelines 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 year¹⁹. BAAQMD's staff's analysis is found in the document titled "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 of this IS. 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 4.

Table 4. Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO₂e)
Amortized Construction ^(A)	2.89

¹⁹ 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 incorporate best management practices to reduce construction-related GHG emissions

Table 4. Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO₂e)
Area	0.0002
Energy	36.2
Mobile	69.2
Waste	5.9
Water	6.4
Total	120.6
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 4, 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 GHG emissions. The County currently does not have an applicable countywide Climate Action Plan, but in May 2018, the Board of Supervisors adopted a Resolution of Intent to Reduce Greenhouse Gas Emissions that included adoption of the Regional Climate Protection Agency's goal to further reduce greenhouse gas emissions by 40% below 1990 levels by 2030 and by 80% below 1990 levels by 2050. The Resolution of Intent included specific measures that can further reduce greenhouse gas emissions.

Jackson Family Wines has their own goals to reduce GHG emissions and met their 2021 GHG emissions goal three years early. They made their biggest strides in reducing emissions in three key areas: packaging, vineyard practices and offsite zero waste. Since glass production creates about half of their total carbon footprint, they identified light weighting of bottles as the best way to reduce their glass-related emissions footprint. They worked with their manufacturing partner to reduce the size of the punt (the indentation at the bottom of the bottle) by one ounce creating a 5% reduction in the weight of the bottle, saving 2-3% in GHG emissions. The lighter glass bottles mean that more bottles fit on their trucks so there are fewer trucking-related GHG emissions.

Jackson Family Wines vineyards have also implemented measures to sequester carbon dioxide in the soil. Two standard practices that they employ are spreading compost and planting cover crops between vineyard rows. Estimates are that this resulted in reductions of vineyard-related soil emissions by 48% from 2016 to 2017.

Finally, by establishing a 98% waste-to-landfill diversion rate by composting, reusing, recycling and returning, Jackson Family Wines estimate that they reduced off-site waste emissions by 56% from 2016 to 2017.

As described above, these GHG emissions reductions measures will continue to reduce GHG emissions. 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.

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 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, applicant shall also submit a Hazardous Materials Management Plan.

Significance Level: Less than Significant Impact

- 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.

As stated in 9.a., 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 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, applicant shall also submit a Hazardous Materials Management Plan.

The vineyard operation is not part of this review but use of pesticides and herbicides are regulated by the Sonoma County Agricultural Commissioner's Office.

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 0.25 miles of an existing or proposed school. The closest school is Alexander Valley Elementary School, located approximately 1.4 miles from 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 February 5, 2019:

1. The State Water Resources Control Board Geotracker database,²⁰
2. The Department of Toxic Substances Control EnviroStor database (formerly known as Calsites),²¹ and
3. The California Integrated Waste Management Board Solid Waste Information System (SWIS).²²

The project site is currently developed; An Environmental/Initial Site Assessment report was not prepared for this project. Further, the parcel is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.²³

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 for people residing or working in the project area?

Comment: The site is not located in an Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan.

Significance Level: No Impact

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 response plan or emergency evacuation plan for the County. The project would not result in a significant change in existing circulation patterns and would have no effect on emergency response routes. In place of a County-wide emergency response/evacuation plan, County staff often require individual projects to implement varying emergency preparedness measures. The project has been conditioned to submit a written Fire Safety and Evacuation Plan (pursuant to California Fire Code Sections 403 and 404) to Sonoma County Fire for

²⁰ State Water Resources Control Board Geotracker Database, <http://geotracker.waterboards.ca.gov/>, accessed 2/5/19.

²¹ The Department of Toxic Substances Control EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>, accessed 4/15/2019.

²² The California Integrated Waste Management Board of Solid Waste Information System (SWIS), <https://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>, accessed 4/15/19.

²³ California Environmental Protection Agency, Cortese List Data Resources, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed 2/5/19.

approval. This plan would include, but not be limited to trained medical staff, fire watch, and crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official. Incorporation of this condition for project approval would make the impacts of any project-affected emergency evacuation less-than-significant.

Significance Level: No Impact

g) 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 map (Figure PS-1g) of the Sonoma County General Plan 2020,²⁴ the project would not be located in a fire hazard severity zone, but it would be located adjacent (to the east) to a very high fire hazard severity zone within a state response area (SRA).

The project is located in a rural agricultural area of primarily vineyards. Residences are distributed approximately every 20 acres. To the north and to the east of the parcel are hillsides with moderately strong slopes containing residences, vineyards, and relatively dense non-agricultural vegetation, such as oak trees. The main sources of fire ignition in the area are vehicle usage and power lines, both of which are attributed to human activity, and wildland vegetation.

The topography of the area varies between approximately 230 and 300 feet to the west and to the south within about 1,500 feet from the project site. To the north and the east within that same distance, topography varies between approximately 250 and 500 feet, creating moderately strong slopes. The project site does not have geographic features that contribute to and/or augment fire intensity, such as steep inclines, gulches, and canyons. However, the project site is located adjacent to an area with these characteristics.

The Sonoma County Community Wildfire Protection Plan²⁵ notes prevailing winds in the County are from the west and the southwest at speeds of from five (5) to ten (10) mph. Prevailing winds can strengthen to ten (10) to fifteen (15) mph on occasion. Fire risk increases in the summer with increased temperatures ranging from 80° to 100° and lower humidity levels. However, during certain atmospheric events strong winds with very low humidity and high temperatures can develop from the northeast and east. These result in periods of very high fire risk and large-wind driven fires with ember production many miles ahead of the fire front. These are the conditions that resulted in the very destructive 2019 Sonoma Complex Fires.

Because the project site is located next to a very high fire hazard severity zone, fire risk is a concern, especially when strong northeasterly or easterly winds with low-humidity and high temperatures occur. In the case of a fire, winds from the northeast and east may drive embers and the fire front down the high ground to the east of the vineyard into the project site. Vegetation, including shrubs and oak trees, on these slopes would provide ample fuel to further facilitate the spread of fire down the hillside toward structures, including residences, and vineyards.

In addition to the direct risk of fire on people and structures, other effects of fire (e.g., smoke, ash, chemical fire retardants) can result in adverse health effects, especially related to elevated pollutant levels that could be carried by wind and exacerbate respiratory problems or contaminate food and water sources. Other indirect effects of fire include those related to power loss, such as loss of refrigeration.

Construction on the project site would be required to conform to Sonoma County Fire Safe Standards (Municipal Code Chapter 13) related to fire sprinklers, emergency vehicle access, and emergency water

²⁴ Sonoma County General Plan 2020, Public Safety Element, Figure PS-1g (Wildland Fire Hazard Areas), <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Wildland-Fire-Hazard-Areas/>, accessed 2/5/19.

²⁵ Sonoma County Community Wildfire Protection Plan, <http://www.firesafesonoma.org/main/sites/default/files/CWPP%20Final.pdf>, accessed 4/23/19.

supply. The project would be required to comply with California State Building Code requirements (Chapter 7A), related to use of ignition-resistant construction methods and materials, minimum fire-resistance construction standards, and minimum fire separation distances.

County Fire Code requirements, California Fire and Building Code requirements, and any other applicable County fire standards or conditions would reduce risks from wildland fires to a less-than-significant level.

Project conditions of approval will reduce the risk of loss, injury or death involving wildland fires. Due to the single egress/ingress from CA-128, preparation of a plan for the evaluation of workers and guest, or shelter in place in the wine cave will be required. In addition, defensible space and structure hardening to survive an ember event from fire driven by strong northeasterly or easterly winds will be required.

Significance Level: Less than Significant Impact

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: As discussed above, there are no streams, ditches, wetlands or other waters of the state within or near the project site. All run off from existing buildings and roads as well as the replacement building proposed as well as changes to parking lots and road surfaces will be fully managed within the project parcel using appropriate post-construction best management practices. Specifically, the project would result in grading for driveway improvements, parking areas, a winery building, a crush pad, a tasting room building, a covered terrace area, and several concrete pathways, all of which would disturb an estimated 135,472 square feet (3.11 acres) of soil. A combination of asphalt and concrete is proposed for the new paved areas, which means that the project would create approximately 40,726 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 roof tops and concrete areas would be directed to treatment facilities via storm drain culverts and overland flow.²⁶ The project site is not located near any creek, stream, or other water body listed by the State Water Resources Control Board (SWRCB) and North Coast Regional Water Quality Control Board (North Coast RWQCB) as impaired under the Clean Water Act. The nearest creek is Maacama Creek, approximately 2,900 feet east of the project site.

The North Coast RWQCB has established general waste discharge requirements for wineries to protect surface water and groundwater. Process and domestic wastewater for the winery is required to be disposed of through an existing wastewater system (including on-site septic system). The existing winery wastewater system was approved and permitted by the County in 2017 (Sonoma County permit numbers SEP16-0555 and SEP17-0174), during which time a drip station was added, and a septic tank was replaced. The existing wastewater system must be operated in compliance with the North Coast Regional Water Quality Control Board General Waste Discharge Requirements Order²⁷ or the Conditional Waiver of Waste Discharge Requirements.²⁸ (See Mitigation HYD-1A below).

Because project construction would disturb one or more acres of soil, the project is subject to SWRCB General Construction Permit requirements. (See Mitigation HYD-1C below).

²⁶ J.H. Hocheder, Always Engineering, Inc. "Storm Water Control Plan, Legacy Winery," Santa Rosa, California, March 23, 2018.

²⁷ North Coast RWQCB General Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0002.

²⁸ North Coast RWQCB Conditional Waiver of Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0003.

In addition, a grading and drainage plan would be required by the County, in conformance with Chapter 11 (Grading and Drainage Ordinance) and Chapter 11a (Storm Water Quality Ordinance) of the Sonoma County Code and the Sonoma County Storm Water Low Impact Development Guide. The Ordinances and guide contain performance standards and Best Management Practices for pre-construction, construction, and post-construction to prevent and/or minimize the discharge of pollutants, including sediment, from the project site. (See Mitigation HYD-1D below). The project site is not located in an area subject to the North Coast RWQCB Municipal Separate Storm Sewer Systems (MS4) Permit.

A Storm Water Control Plan prepared for the applicant by Always Engineering, Inc. (March 23, 2018) includes the use of existing drainage features such as flowlines and culvert, new bioretention facilities, and existing self-treating areas for diversion and treatment of storm water runoff. The bioretention facilities would be a series of rain gardens that would treat storm water runoff from multiple drainage management areas (DMAs). The plan proposes the development of six (6) rain gardens to treat runoff from sixteen (16) DMAs. The rain gardens would be incorporated into adjacent landscape areas and would treat and retain 85 percent of storm event runoff. Two (2) DMAs would drain to self-treating areas that, in their existing conditions, are able to treat storm water runoff.²⁹ All storm water would travel through the proposed treatment features, be discharged to surface lands via flow dissipaters, and eventually infiltrate native soils in the surrounding vineyard.

Given that 1) all pre- and post-project storm water runoff is or will be managed completely on site and there is no directly-connected impervious surface that will discharge to any waters of the state, and 2) the applicant must already comply with all of the county and state storm water, grading, erosion control, and construction management practices summarized above the likelihood of any violation of water quality standards or waste discharge requirements or that the project could otherwise substantially degrade surface or ground water quality is less than significant.

Significance Level: Less than Significant Impact

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 County requires preparation of a groundwater study to assess impact of projects that include new groundwater use if the project is located in an area with marginal groundwater supply. The parcel is located in a Class 1 (Major Groundwater Availability) groundwater availability zone in the Alexander Valley Groundwater Basin. General Plan Policy WR-2e and County Policy 8-1-14 do not require the submittal of a hydrogeologic report for this project at this location. 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 guests; however, this water demand estimate does not include the current water supply demand of the vineyard and residence. The replacement structure and other changes proposed in the project will result in relatively minor changes to overall groundwater use that are less than significant.

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 matter which would:

i) Result in a substantial erosion or siltation on- or off-site?

²⁹ J.F. Hocheder, Always Engineering, Inc. "Storm Water Control Plan, Legacy Winery," Santa Rosa, California, March 23, 2018.

Comment: There are no blue line streams on the site. The nearest creek is Maacama Creek, located approximately 2,900 feet east of the project site. The project parcel contains an existing vineyard and the project site has gentle slopes ranging from two (2) to six (6) percent. There are existing drainage flow lines and storm water culverts on the project parcel. The project site contains previously disturbed (graded) area with a barn, sheds, subterranean winery, gravel roads, and landscaping. The project would not involve removal of any existing vineyard. The project would not substantially alter the existing drainage pattern of the project parcel and site. The project does not involve the alteration of a stream, river, or any other waterway.

Ground-disturbance and ground-moving (grading and tree removal) for project buildings, roadways, and parking areas would occur in previously developed areas. The addition of concrete pathways and paved roadways could change surface drainage patterns.

To minimize impacts, the project would direct runoff to biotreatment facilities (see Project Description) via storm drain culverts and overland flow. All 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 to prevent or minimize the discharge of pollutants or waste from the project site. BMPs 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 BMPs may include primary and secondary containment for petroleum products, paints, lime and other hazardous materials of concern.

Significance Level: Less than Significant Impact

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

Comment: For the reasons discussed above, the uses presently occurring on the parcel do not result in flooding on- or off-site. The proposed project will not substantially increase the rate or amount of runoff in a manner which would result in flooding on- or off-site.

Significance Level: No impact

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

Comment: There are no existing or planned storm water drainage systems in or near the project parcel. The project parcel is located in a rural setting outside of the County's MS-4 boundary. The proposed project will create additional on-site post-construction storm water management features and all storm water run off from the project site will be managed within the site or sheet flowed into the surrounding vineyard, or infiltrated into the alluvial sources. Therefore, the project will not cause or contribute runoff water which would provide substantial additional sources of polluted runoff.

Significance Level: Less than Significant Impact

iv) Impede or redirect flood flows?

Comment: According to General Plan Figure PS-1e (Flood Hazard Areas),³⁰ 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."³¹ In addition,

³⁰ Sonoma County General Plan, Figure PS-1e (Flood Hazard Areas), <https://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147543126>, accessed 4/17/19.

³¹ FEMA National Flood Hazard Layer FIRMette, <https://msc.fema.gov/portal/search?AddressQuery=2109%20sanders%20road%2C%20sebastopol%2C%20>

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. The proposed project is not subject to seiche or tsunami because the project site is not located in an area subject to tsunami (approximately 30 miles from the coast). Seiche is a wave in a lake triggered by an earthquake; the closest substantial lake to the site is Lake Sonoma about seventeen (17) miles northwest of the site. Mudflow can be triggered by heavy rainfall, earthquakes or volcanic eruption; however, the project site is located in a relatively level area and there are no nearby adjacent hillsides that would pose a risk for mudflow or landslide.

Significance Level: No Impact

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

Comment: The proposed project would disturb one (1) or more acres of soil. Storm water treatment Best Management Practices (BMPs), as discussed above, would address potential water quality impacts and also address storm water run-off. Storm water treatment BMPs would be required to be designed to treat storm events and associated runoff to the 85-percentile storm event in accordance with County Standards. Therefore, it would not obstruct implementation of a water quality control plan. The proposed project is located in groundwater Class 1 - Major Groundwater Basin, which is not considered a groundwater deficient area. The project would not conflict with or obstruct a water quality control plan or a sustainable groundwater management plan.

Significance Level: No Impact

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment: The project is located in an unincorporated, primarily rural are of Sonoma County. While it does involve construction of structures for a winery operation, the project does not involve construction of a major physical structure (such as a major transportation facility) or removal of a primary access route (such as a road or bridge) that would impair mobility within an established community or between a community and outlying areas. The project would not physically divide a community.

Significance Level: No Impact

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

Comment: The project is designated Land Intensive Agriculture by the County General Plan. The General Plan policy for Land Intensive Agricultural states that agricultural production, agricultural support uses, and visitor serving uses as provided in the Agricultural Resources Element are permitted uses.

Applicable Zoning Ordinance Definitions are as follows:

1. **Agricultural processing** means the act of changing an agricultural product from its natural state to a different form, as grapes to wine, apples to juice or sauce, etc.
2. **Agricultural production** means production of food, fiber and plant materials, including, but not limited to, growing, harvesting, crop storage and milking, etc., but not including agricultural support services, processing and visitor-serving uses.
3. **Agricultural service use** means the providing of services that directly support agricultural uses on the same property or on neighboring agricultural lands such as spraying, pruning or harvesting.
4. **Agricultural support service** means processing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services and other similar services.

The proposed project would be consistent with the General Plan's Agricultural Element Goals, Objectives and Policies, which include the following:

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.

The project site is within the Land Intensive Agricultural General Plan land use category, and this use is an agricultural processing facility. The primary potential land use conflict associated with the use and adjacent residences is noise, odor and light. Conditions have been added to the proposed project to control odor (all grape pomace residue must be removed from the site or spread in vineyards in remote areas of the property farthest away from neighbors) and light (exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare). Noise generated by the proposed winery must be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.

GOAL AR-5: Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area.

The proposed project would be consistent with County plans, policies, and regulations.

Significance Level: Less than Significant Impact

12. MINERAL RESOURCES:

Would the project:

- 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: The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010). Sonoma County has adopted the Aggregate Resources Management Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist). Additional details on mineral resources may be found in the 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.³²

³² Update Of Mineral Land Classification: Aggregate Materials InThe North San Francisco Bay

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 California Department of Conservation's *Mineral Land Classification of Aggregate Materials in Sonoma County, California* (Special Report 175)³³ and the County Zoning Regulations, the project parcel is not located within an area of locally-important mineral resource recovery and the parcel is not zoned MR (Mineral Resources). No locally-important mineral resources are known to occur at the project site.

Significance Level: No Impact

13. NOISE:

Would the project result in:

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

Comment: Noise may be defined as loud, unpleasant, or unwanted sound. The frequency (pitch), amplitude (intensity or loudness), and duration of noise all contribute to the effect on a listener, or receptor, and whether the receptor perceives the noise as objectionable, disturbing, or annoying. The decibel scale (dB) is a unit of measurement that indicates the relative amplitude of a sound. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a tenfold increase in acoustic energy, while 20 dBs is 100 times more intense, 30 dBs is 1,000 more intense, and so on. In general, there is a relationship between the subjective noisiness, or loudness of a sound, and its amplitude, or intensity, with each 10 dB increase in sound level perceived as approximately a doubling of loudness. There are several methods of characterizing sound. The most common method is the "A-weighted sound level," or dBA. This scale gives greater weight to the frequencies of sound to which the human ear is typically most sensitive. Thus, most environmental measurements are reported in dBA, meaning decibels on the A-scale. The energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out and travels away from the noise generating source. Theoretically, the sound level of a point source attenuates, or decreases, by 6 dB with each doubling of distance from a point, or stationary, source of sound, and 3 dB for each doubling of distance from a mobile source of sound. Sound levels are also affected by certain environmental factors, such as ground cover (asphalt vs. grass or trees), atmospheric absorption, and attenuation by barriers. When more than one point source contributes to the sound pressure level at a receiver point, the overall sound level is determined by combining the contributions of each source. Decibels, however, are logarithmic units and cannot be directly added or subtracted together. Under the dB scale, a doubling of sound energy corresponds to a 3 dB increase in noise levels. For example, if one noise source produces a sound power level of 70 dB, two of the same sources would not produce 140 dB – rather, they would combine to produce 73 dB.

Short-Term Construction Impacts

Project construction and development could temporarily increase noise levels in the vicinity of the project and along the roadways used to access the site. Construction-related noise would occur mainly from

Production-Consumption Region, Sonoma, Napa, Marin, And Southwestern Solano Counties, California, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_205/SR%20205%20North%20Bay%20Report_Final.pdf, accessed 2/5/19.

³³ Miller, R.V., Kohler, S.L., Busch, L.L., Dupras, D.L., and Clinkenbeard, J.P. California Department of Conservation, Special Report 175 *Mineral Land Classification of Aggregate Materials in Sonoma County, California*, 2005, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_175/SR_175_Text.pdf.

building demolition and construction and potential equipment operations such as small excavators, forklifts, truck deliveries, truck and equipment back-up alarms, etc. Construction noise levels would be intermittent, occurring only when equipment is in operation, and would not produce the same sound levels every day. Construction activities would also be setback from property lines and nearby receptors. Project construction would have a less than significant impact on ambient noise levels in the project vicinity.

Long-Term Operational Impacts.

Operation of the proposed project could potentially result in exposure of persons to or generation of noise levels in excess of standards established in the Sonoma County General Plan 2020 Noise Element.

The primary noise producing activities associated with the project are vehicle traffic and parking lot activities, winery events, maintenance and forklift operations, and seasonal production activities including crushing and bottling operations. As required by Section 26-88-254(g)(6) of the County's Municipal Code, winery operations are required to comply with the noise standards contained in Table NE-2 of the General Plan, which is reproduced below in Table 5

Table 5. Maximum Allowable Exterior Noise Exposures for Non-transportation Noise Sources^(A)

Hourly Noise Metric, dBA ^(B)	Daytime (7 AM to 10 PM)	Nighttime (10 PM to 7 AM)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
Source: Sonoma County General Plan Noise Element Table NE-2		
(A) Pursuant to General Plan Policy NE-1C, the noise standards apply at the exterior property line of any adjacent noise sensitive land use.		
(B) The sound level exceeded n% of the time in any hour. For example, L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.		

Additionally, the County requires winery events to be limited to the hours of 7:00 a.m. to 10:00 p.m., loud instruments are not permitted outdoors, quiet instruments are allowed outdoors when in compliance with the Noise Element of the General Plan, and winery events that include outdoor music shall play only music not exceeding the level of ordinary conversations. If noise complaints are received from nearby residents with respect to the project, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise mitigation measures if necessary. Operation of the existing winery facilities has not garnered any noise complaints and is likely to meet noise standards contained in Table NE-2 of the General Plan and the County's special events requirements.

Since the proposed project would maintain the same operational hours of 10:00 a.m. to 5:00 p.m. for public tasting rooms, winery events, and wine production processes, and the proposed project would comply with the County noise requirements, the project would have a less-than-significant impact on ambient noise levels in the vicinity, and the project would not generate noise in excess of standards set by the County.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure NOI-01: NOTE ON PLANS: During construction activities, noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use. Construction activities for this project shall be restricted as follows:

- a. 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.
- b. 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 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the Permit Sonoma Project Review Division as soon as practical.
- c. There will be no start-up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., 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=s phone number for public contact.
- d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. 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.
- f. The applicant shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring:

Mitigation Monitoring NOI-1: Permit Sonoma shall ensure that the measures are listed on all site alteration, grading, or improvement plans, prior to issuance of grading permits.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Comment: Vibration is the movement of particles within a medium or object such as the ground or a building. As is the case with airborne sound, ground borne vibration may be described by amplitude and frequency. The project would involve minor vibration and ground borne noises related to construction of structures. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared, in inches per second (in/sec). PPV represents the maximum instantaneous positive or negative peak of a vibration signal and is most appropriate for evaluating the potential for building damage.

Human response to ground borne vibration is subjective and varies from person to person. The California Department of Transportation's (Caltrans) Transportation and Construction Vibration Guidance Manual provides a summary of vibration criteria that have been reported by researches, organizations, and governmental agencies.³⁴ Chapter six and seven of this manual summarize vibration detection and annoyance criteria from various agencies and provide Caltrans' recommended guidelines and thresholds for evaluation potential vibration impacts on buildings and humans from transportation and construction projects. These thresholds are summarized in Tables 6 and 7.

³⁴ California Department of Transportation, "Transportation and Construction Vibration Guidance Manual," September 2013, http://www.dot.ca.gov/hq/env/noise/pub/TCVGM_Sep13_FINAL.pdf.

Table 6. Caltrans' Vibration Threshold Criteria for Building Damage

Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Extremely fragile buildings, ruins, monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some older buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50
Source: Caltrans, 2013		

Table 7. Caltrans' Vibration Threshold Criteria for Human Response

Human Response	Maximum PPV (in/sec)	
	Transient	Continuous
Barely perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severely perceptible	2.00	0.40
Source: Caltrans, 2013a		

The potential for ground borne vibration is typically greatest when vibratory or large equipment such as rollers, impact drivers, or bulldozers are in operation. Table 8 lists the typical vibration levels generated by the type of construction equipment most likely to be used during project construction (at a distance of 50 feet), as well as the estimated vibration levels at the closest sensitive receptor east of the site (1,200 feet from the project).

Table 8 Estimated Ground-Borne Vibration Levels from Construction Equipment

Equipment	Peak Particle Velocity (in/sec) ^(A)				Velocity Decibels (vdB) ^(B)			
	50	100	200	1,200	50	100	200	1,200
Large bulldozer	0.042	0.019	0.009	0.001	78.0	68.9	59.9	36.6
Small bulldozer	0.014	0.007	0.003	0.000	49.0	39.9	30.9	7.6
Loaded truck	0.035	0.017	0.008	0.001	77.0	67.9	58.9	35.6
Jackhammer	0.016	0.008	0.004	0.000	70.0	60.9	51.9	28.6
SOURCES: Caltrans, 2013 and FTA 2006. (A) Estimated PPV calculated as: $PPV(D) = PPV(ref) * (25/D)^{1.1}$ where $PPV(D)$ = Estimated PPV at distance; PPV_{ref} = Reference PPV at 25 ft; D = Distance from equipment to receiver; and n = ground attenuation rate (1.1 for dense compacted hard soils). (B) Estimated L_v calculated as: $L_v(D) = L_v(25 \text{ feet}) - 30 \log(D/25)$ where $L_v(D)$ = estimated velocity level in decibels at distance, $L_v(25 \text{ feet})$ = RMS velocity amplitude at 25 f; and D = distance from equipment to receiver.								

As shown in Table 8, at their closest, construction activities could occur within approximately 1,200 feet of the closest residential buildings. At this distance, a large bulldozer would generate a ground vibration level of 0.001 PPV, which is below Caltrans' vibration threshold criteria for older residential structures

damage of 0.50 and, therefore, would not result in building damage. In addition, levels of vibration produced by construction equipment are evaluated against Caltrans' vibration threshold criteria for human response. The ground vibration level of 0.001 PPV generated by a large bulldozer at 1,200 feet would be below Caltrans' vibration detection thresholds for "barely perceptible." For these reasons, potential ground borne vibration levels generated project construction activities are not considered excessive. Once operational, the proposed project would not involve the operation of equipment or machinery that would generate ground borne vibration.

Use of construction equipment would be short-term, temporary, and limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

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 located within the vicinity of a private airstrip, or within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan. The parcel is not located within two (2) miles of a public airport or public use airport. The closest airport is the Healdsburg Municipal Airport (approximately seven (7) miles) west of the project site.

Significance Level: Less than Significant 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 would not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not induce substantial population growth.

Significance Level: No Impact

- b) Displace substantial numbers of existing 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) 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 ratios, response times, or other performance objectives for any of the public services:**

i. Fire protection?

Comment: The project would be located in the Geyserville Fire Protection District (FPD) Local Response Area. The project was sent on referral to the Geyserville FPD, but Geyserville FPD did not respond to the referral.

The Sonoma County Municipal Code requires that all new development meet Fire Safe Standards (Chapter 13). The County Fire Marshal reviewed the project description and plans on June 14th, 2018 and has required the project to comply with Fire Safe Standards as conditions of approval. Fire Safe Standards include, but are not limited to, the use of 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. Also included in the referral response are conditions requiring the applicant to secure all applicable Fire Code permits and provide Sonoma County Fire with plans for fire safe features related to access roads, premises identification and road naming, gates, water supply, and building features for review. These are standard conditions of approval required by County Code. Because none of the conditions and/or requirements require 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. No housing would be created by the project. The proposed project would employ thirteen (13) individuals, a number of which are current employees of the winery. The project would not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not induce substantial population growth.

The applicant proposes to continue restricting the number of agricultural promotional event attendees to 100 guests per event in accordance with the approved uses of UPE08-0095. Existing County police resources are adequate for serving the winery (i.e. providing traffic control services) during special events.

There would be no increased need for police protection resulting from the project. Existing police facilities would be adequate.

Significance Level: Less than Significant Impact

iii. Schools?

Comment: No new residential or subdivisions are proposed for development. No new schools are reasonably foreseeable as a result of this development.

Significance Level: Less than Significant Impact

iv. Parks?

Comment: No new residential developments are proposed. The project would not result in the need for any new park facilities, and demand for parks in general is addressed through fees.

Significance Level: Less than Significant Impact

v. Other public facilities?

Comment: Expanded facilities are not currently reasonably foreseeable. The project applicant recently upgraded their septic system, and 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: The proposed project does not involve construction of recreational facilities. See item 16(a) above.

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: The existing winery's access would continue to be via a driveway directly off CA-128. A referral describing the project was sent to the Department of Transportation and Public Works and State Department of Transportation (Caltrans), which, consistent with the County's own Traffic Guidelines, did not require a traffic study. Caltrans did respond that an encroachment permit would be required for any work within the Caltrans ROW. The applicant proposes sign and landscaping improvements but they are not located within the ROW.

Significance Level: Less than Significant Impact

- b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

Comment: Sonoma County does not have a congestion management program, but Level of Service (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: The winery's driveway approach to CA-128 was modified to improve site distance in 2012 and 2013. This improvement was required by Caltrans for approval of UPE08-0095. 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. The project would not increase hazards due to a geometric design feature or incompatible uses.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure TRANS-1: The Applicant shall submit a *Construction Period Traffic Control Plan* to Permit Sonoma 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 signing 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 TRANS-1: Prior to approval of a grading permit, Permit Sonoma shall submit the project *Construction Period Traffic Control Plan* to Transportation and Public Works (TPW) for review and acceptance. During construction TPW 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. See discussion in section 9. f).

As stated in section 9.g. above, due to the single egress/ingress from CA-128, preparation of a plan for the evaluation of workers and guest, or shelter in place in the wine cave will be required in the project conditions of approval.

Significance Level: Less than Significant Impact

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 5.a). Impacts would be less than significant with mitigation incorporated.

Significance Level: Less than Significant Impact with Mitigation Incorporated

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

Mitigation Monitoring: Refer to Mitigation Monitoring CUL-1 in Section 5.a.

- 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 5.b). Impacts would be less than significant with mitigation incorporated.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation: Refer to Mitigation Measure CUL-2 in Section 5.b.

Mitigation Monitoring: Refer to Mitigation Monitoring CUL-2 in Section 5.b.

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 10.d), the project would use groundwater for its water supply, and an existing well would serve the project. 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 catering kitchen). 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 10.a) of this document.

Significance Level: Less than Significant Impact with Mitigation Incorporated

Mitigation:

Mitigation Measure UTIL-1: The applicant shall provide to the Permit Sonoma: (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 UTIL-2: The applicant shall submit for Permit Sonoma 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 UTIL-1: Prior to issuance of building permits, the Permit Sonoma shall verify that the applicant has provided the required information related to (1) water supply system design, (2) construction/development of water sources, and/or (3) application to the State Division of Drinking Water for a water supply permit.

Mitigation Monitoring UTIL-2: Prior to project approval, the Permit Sonoma shall verify the applicant's septic design and capacity/flow analysis; Permit Sonoma 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: The parcel is in a Class 1 (Major Groundwater Basin) area as shown on the Sonoma County Groundwater Availability Map.³⁵ This zone appears to have sufficient water to serve the project. The project would use groundwater for its water supply, and there is an existing well to serve the project. The project would utilize similar amounts of groundwater as the existing winery operation, with perhaps a small increase in water usage to service the new catering kitchen. Refer to discussion 10.b) above.

Significance Level: Less than Significant Impact

c) Result in a determination by the waste water 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: The existing winery is not served by public sewer, and the proposed project would not be served by public sewer. All wastewater disposal for the project's wastewater and bathroom facilities for sanitary sewer would be diverted, collected, and disposed of by on-site subsurface septic system. The existing septic system was permitted and installed in 2017. The proposed project would be conditioned to apply for and/or maintain permits required by the NCRWQCB and the PRMD Well and Septic Section of PRMD prior to operation of the project. The project would not require or result in the need to construct new water or wastewater facilities or expansion of existing water or wastewater facilities.

Significance Level: Less than Significant Impact

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 an existing solid waste management program that provides solid waste collection and disposal services for the entire County. The proposed project would generate slightly more solid waste than existing conditions in that the operation of a catering kitchen may produce additional solid waste. The solid waste management program, which would dispose of the project's solid waste at the Sonoma County Central Landfill, can accommodate the permitted collection and disposal of the waste that would result from the proposed project. The project would not generate solid waste, or in excess of state or local standards, in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Significance Level: No Impact

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

Comment: The project proposal was sent on referral to the County Project Review Health Specialist, who has required the project be conditioned as follows: "All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day." The project would comply with applicable management and reduction

³⁵ Sonoma County Groundwater Availability Map, <https://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147553775>, accessed 4/15/19.

statutes and regulations related to solid waste.

Significance Level: Less than Significant Impact

20. WILDFIRE:

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

According to the Sonoma County General Plan (Figure PS-1g, Wildland Fire Hazard Areas), the parcel is located in a Sonoma County Local Fire Protection Response Area (LRA) that is not a designated fire hazard severity zone.³⁶ However, the parcel is located adjacent (to the east) to a State Fire Protection Response Area (SRA) designated a very high fire hazard severity zone within said SRA.

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Comment: There is no separate emergency evacuation plan for the County. The proposed project would not result in a significant change in existing circulation patterns and would have no effect on emergency response routes.

Significance Level: No Impact

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?

Comment: As discussed in Section 9.g above, the project site's location make it susceptible to ember events or fire during certain atmospheric conditions of low humidity, high temperature and high winds from the northeast or east.

As stated in 9.g, project conditions of approval will require defensible space and structure hardening to survive an ember event from fire driven by strong northeasterly or easterly winds will be required.

Significance Level: Less than Significant Impact

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?

Comment: The project would utilize existing roads and power lines. The new buildings and structures would need to be connected to existing utilities.

The project would require the installation or maintenance of associated infrastructure, such as an emergency water source and fuel breaks, that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. However, project compliance with Sonoma County Fire Safe Standards and California Fire Code Standards would reduce impacts to less-than-significant levels. See discussion in Section 9.g).

Significance Level: Less than Significant Impact

³⁶ Sonoma County General Plan 2020, Public Safety Element, Figure PS-1g (Wildland Fire Hazard Areas), <https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Wildland-Fire-Hazard-Areas/>, accessed 4/10/19.

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 parcel is primarily flat, with gentle slopes. It is bordered by similarly flat parcels occupied by vineyards to the west and to the south. The parcel is located near the base of moderately strong slopes extending upward to the north and to the east on the opposite side of CA-128. The project is not located on a stream bank or upstream or upslope relative to any residences or structures. The project does not involve making significant changes to the drainage features of the parcel. The project would not pose significant risks as a result of runoff, post-fire slope instability, or drainage changes.

Significance Level: No Impact

21. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially 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, substantially 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?

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

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 air quality, biological resources, greenhouse gases, hydrology and water quality, and traffic, which may be cumulative off-site, but mitigations 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: No operations 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 the project) were analyzed, and would be less than significant with the mitigations identified in the Initial Study incorporated into the project.

Significance Level: Less than Significant Impact

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Attachment:

1. *Historical Resources Evaluation Report, 10075 Highway 128 (State Highway Route 128), Healdsburg, Sonoma County, California, Legacy Winery, (aka Field Stone winery and Vineyard Barn)*, June 2019, prepared by Architectural History Services, John W. Murphey, Architectural Historian plus Attachment – Department of Parks and Recreation Primary Record

Historical Resources Evaluation Report

10075 Highway 128
(State Highway Route 128)

Healdsburg, Sonoma County, California

Legacy Winery

(aka Field Stone Winery and Vineyard Barn)
Sonoma County Assessor Parcel Number # 132-040-013

June 2019

Prepared by:

ARCHITECTURAL
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Summary of Findings

This Historical Resources Evaluation (HRE) was prepared at the request of Jackson Family Investments, in advance of a planned demolition of a c.1900s wood barn (Barn), located at 10075 Highway 128, Legacy Winery (formerly Field Stone Winery and Vineyard) in the Alexander Valley of Sonoma County, California (APN 132-040-13, Lot 1).

Requested as a modification to an existing use permit (UPE09-0095), the project would demolish three winery structures, including the Barn, in order to build a new tasting room and other winery structures. Permit Sonoma requested the evaluation of the Barn's historical significance, through an HRE report with accompanying DPR 523 forms.

The present report was prepared to satisfy requirements regarding the evaluation of cultural resources set forth in the California Environmental Quality Act (CEQA) and guidelines developed by the County of Sonoma for the treatment of historic properties. The CEQA requires that cultural resources be considered during the environmental review process. This is accomplished through an inventory and evaluation of identified resources within the proposed project area.

The study area holds three above-ground structures (the Barn, an equipment shed, and a small storage shed), of which only the Barn is over 50 years old. Therefore, the County of Sonoma requested only an evaluation of the Barn.

None of the buildings are listed on the National Register of Historic Places or the California Register of Historical Resources, or have been assigned a California Historical Resources Status Code. The buildings have not been designated or recognized on a local registry.

After performing an intensive-level survey, archival investigations, and an evaluation of historical significance per CEQA guidelines, the conclusion is that the Barn does not meet the criteria for designation on the California Register of Historical Resources and, therefore, does not satisfy the CEQA's definition of a historical resource. Equally, it is not eligible for the National Register of Historic Places under any of the criteria.

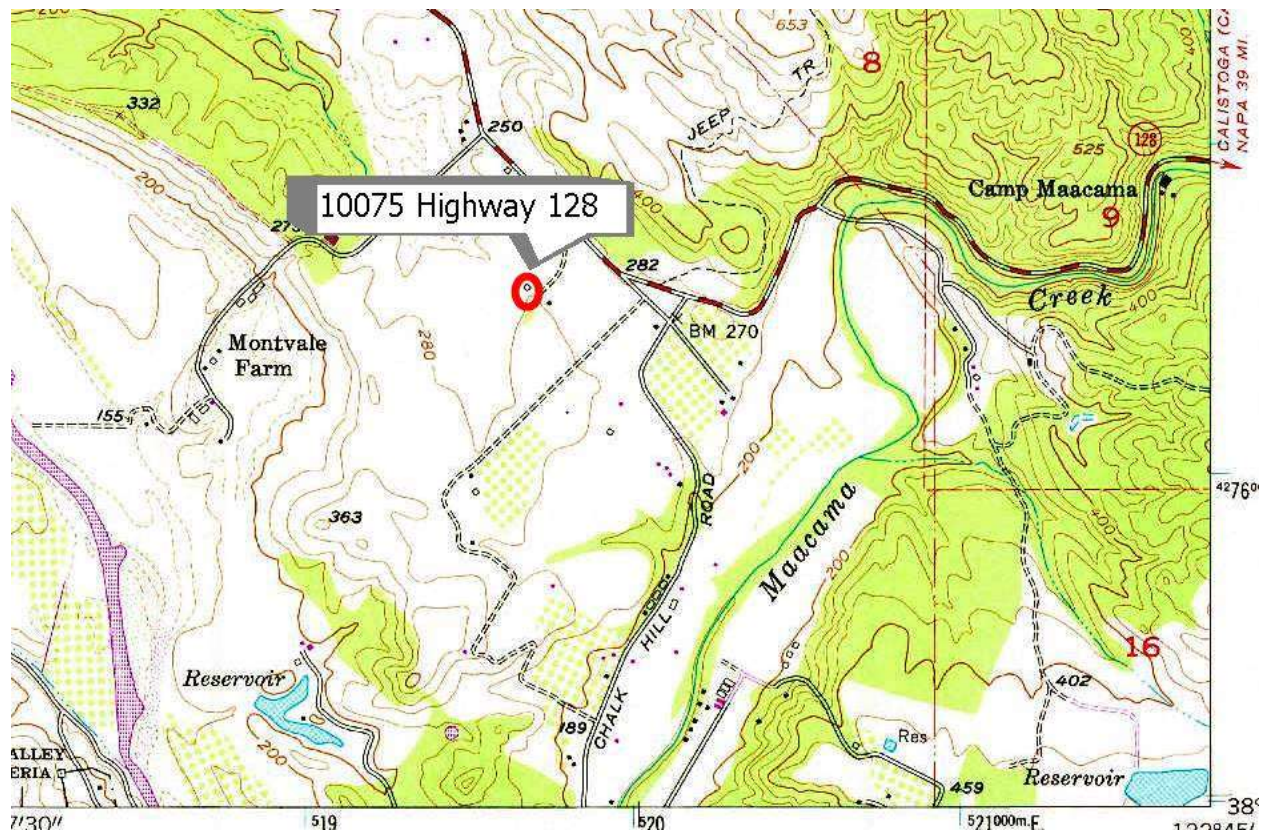
As a result, a project to demolish the Barn will not affect a historical resource or result in a significant impact.

June 21, 2019.

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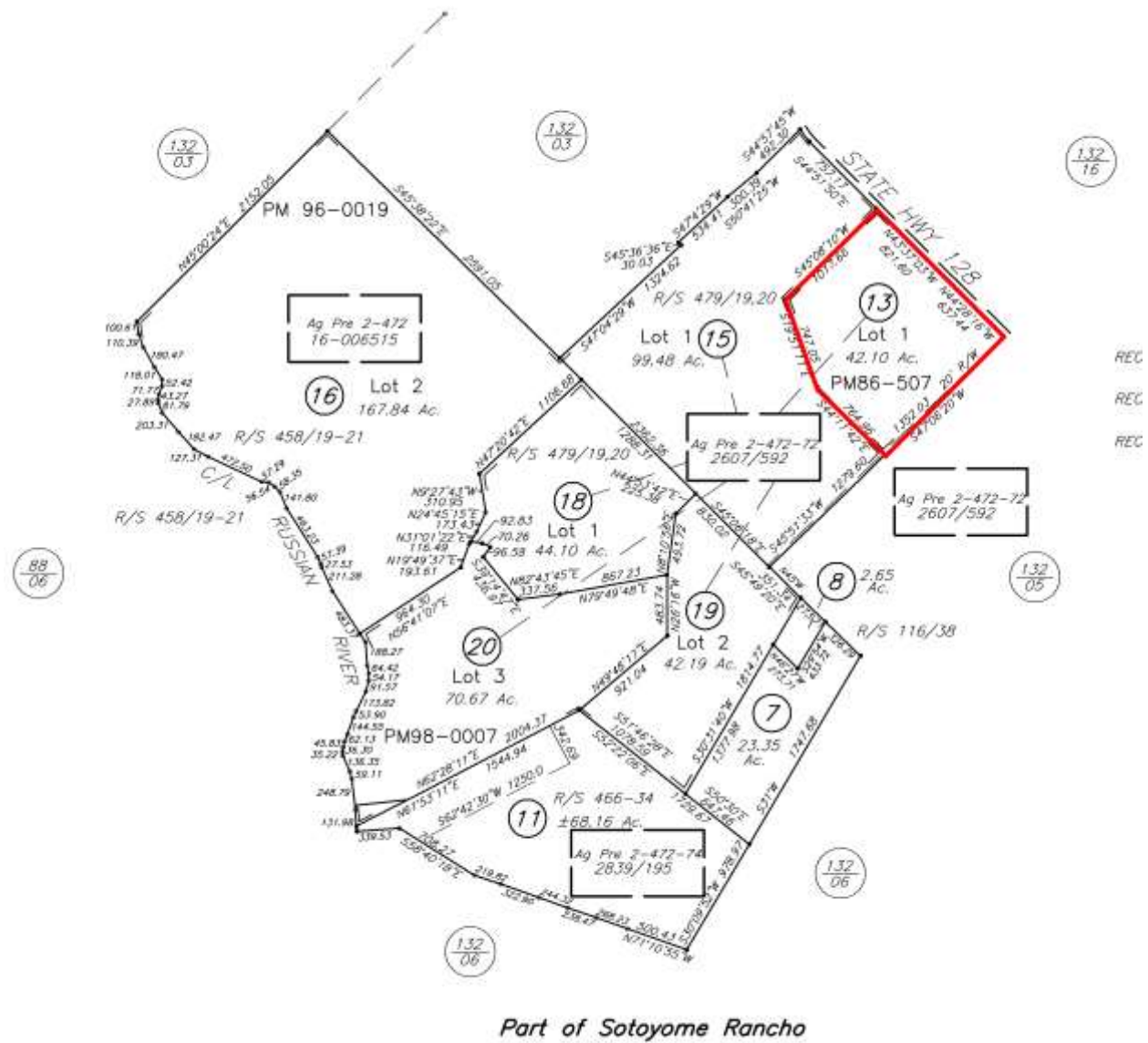
Project Maps



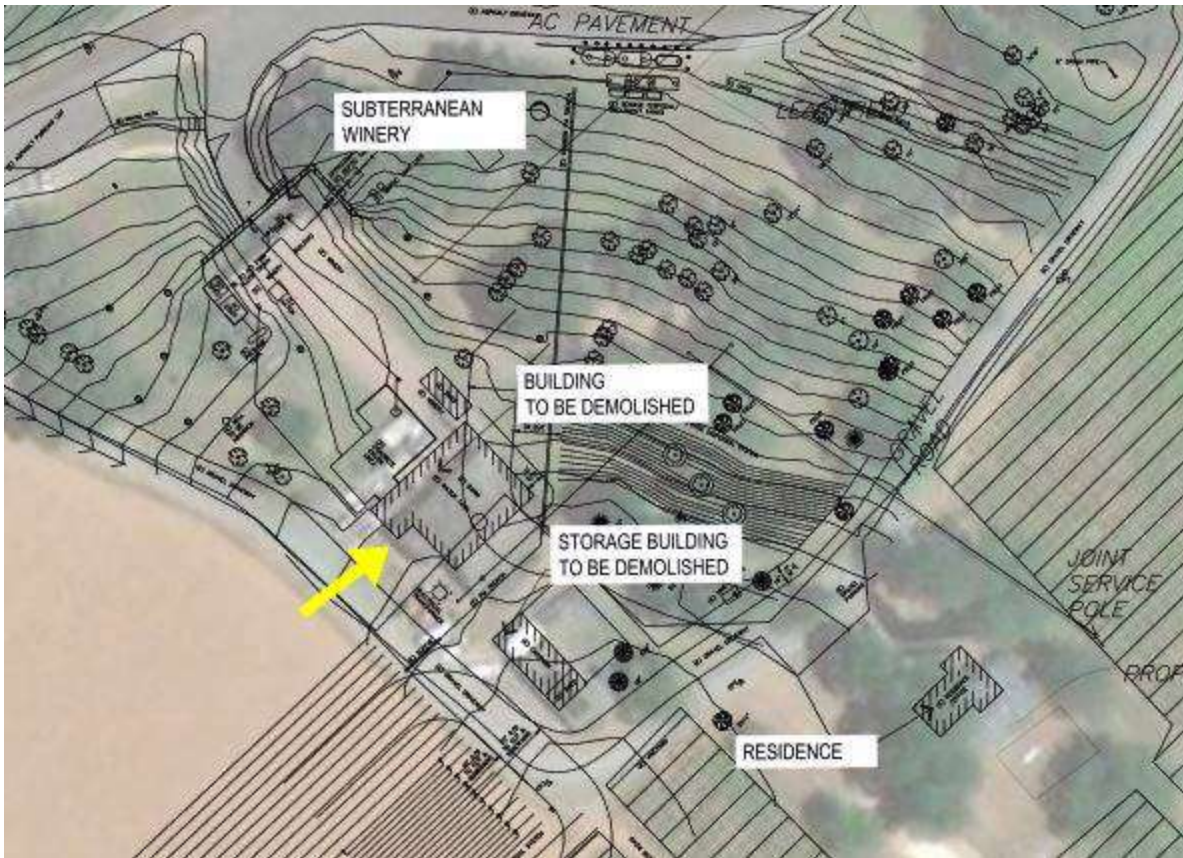
Map 1: Project Vicinity Map.
Portion of *Jimtown, Calif.* (1:24000 map) 1955, photorevised, 1978, USGS quadrangle map.



**Map 2: Project Vicinity Aerial.
Google Maps, 2019.**



**Map 3: Sonoma County Assessor Map, 1997.
Sonoma County Assessor Parcel Number # 132-040-013 [Lot 1].**



**Map 4: Project area map showing proposed demolition of Barn.
Courtesy Backen and Gillam, Architects, 2018.**

Project Description

Jackson Family Investments has requested a modification to an existing use permit (UPE09-0095), that would involve constructing new winery buildings.

The proposed modification would result in the demolition of three existing winery structures, of which a c.1900s wood barn, is the study subject (the Barn). Its demolition is requested in order to erect a new tasting room of approximately 2,500 square-feet, and appurtenant outdoor spaces.

The subject parcel is zoned LIA B6 20 Z, SR, and lies within the Cloverdale/NE County planning area. It is situated outside of a designated historic district, but is subject to the CEQA and the County of Sonoma rules and policies regarding the identification and evaluation of cultural resources.

Conducted in June 2019, the study consisted of an intensive-level survey and attendant research and evaluation of the Barn. The purpose of the survey was to determine if the Barn qualifies as a historical resource, as defined by the CEQA.



**Photo 1: Subject Structure, Barn, aka, Field Stone Winery and Vineyard Barn.
West, front elevation, facing northwest.
John W. Murphey, May 28, 2019.**

Research Methods

Before starting fieldwork, the project historian reviewed the California Office of Historic Preservation’s Historic Property Data File for properties listed and/or evaluated within the project area. This included a study of listings on the National Register of Historic Places, California Register of Historical Resources, California Inventory of Historic Places, as well as local registries maintained by the Sonoma Landmarks Commission and the Sonoma League for Historic Preservation. The records search included previous building-related CEQA evaluations and studies conducted near the subject property. The search resulted in one survey (Origer, 2008) directly tied to the property.

A separate archival research phase encompassed a review of primary and secondary sources held at area repositories, including the Sonoma County Clerk-Recorder's Office, Sonoma County History and Genealogy Library, Healdsburg Museum and Historical Society, Sonoma County Wine Library, and various online history and genealogical sources. The project historian additionally attempted to contact the last owner of the property.

Previous Cultural Resources Evaluations of Property

In 2008, Tom Origer & Associates conducted a cultural resources survey of then Field Stone Winery and Vineyards.¹ The survey covered the entire 42-acre parcel, focusing on archaeological resources.

The report found that there were no “prehistoric or historical archaeological remains” in the study area.² Other than a turn-of-the-century farmhouse, which is not part of the current evaluation and has subsequently been altered, Origer concluded that “all other buildings on the property appear modern.”³

For the purposes of the present undertaking, Permit Sonoma did not require an updated Northwest Information Center search or Native American consultation.⁴

¹ Eileen Barrow and Thomas M. Origer, “A Cultural Resources Survey for Field Stone Winery, 10075 Highway 128, Healdsburg, Sonoma County, California, (Rohnert Park, Calif.: Tom Origer & Associates, December 15, 2008).

² Ibid., 7.

³ Ibid.

⁴ Georgia McDaniel, email to John W. Murphey and Jackson Family Investments, May 29, 2019.

Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on May 28, 2019. This consisted of an intensive-level survey of the Barn, which was measured and photographed at each elevation and different points in its interior. Notes were taken on other above-ground structures in the immediate area.

The results of the survey were transferred to Department of Parks and Recreation forms, DPR 523 A & B. The forms are attached to this report.

Historical Overview

SUMMARY

The parcel holding the Barn was historically part of the Mexican-era Rancho Sotoyome, a vast land grant awarded to San Diego sea captain and investor Henry D. Fitch. The area, comprising the eastern end of what would be called the Alexander Valley, grew slowly through subdivision and settlement during the American period.

In the late 19th century, the subject parcel holding the Barn was owned by Shadrach Little Osborn, an English immigrant and onetime carpenter. Between roughly the mid-1870s and 1906, Osborn operated a general farm and raised purebred horses. Near the end of the 19th century, the farmer established a vineyard, growing Carignan grapes. After his death in 1906, the property was sold to investors. Its use after that time is unclear.

The parcel, likely in a different configuration, was purchased in 1965 by industrialist, politician, and cattle-breeder Wallace Johnson. Johnson, who had acquired the adjacent Montvale Farms in 1955 to operate a high-end cattle ranch, turned his attention to grape-growing in the late 1960s. In 1976-77, he built a winery on the subject parcel, operating under the name Field Stone Winery.

Johnson's small estate winery followed other winemakers, principally Tom and Sally Jordan, and Rodney Strong, who launched Alexander Valley vintages in the early 1970s. The wine-growing region earned an American Viticultural Area designation in 1984, five years after Johnson's death.

The Barn was likely erected in the early 20th century, during Osborn's ownership. In c.1975, Wallace Johnson modified the former general-purpose barn for winery use. This involved raising and reframing the structure, with the likely removal of interior partitions, and creating a 210-square-foot addition across its front façade to hold winery equipment.

HISTORICAL CONTEXT

MEXICAN PERIOD: 1822-1846

In June 1835, worried about potential Russian predations, Governor José Figueroa ordered Mariano Guadalupe Vallejo — then head of colonization for the northern Mexican frontier — to plan a pueblo around the mission at San Francisco Solano de Sonoma to act as a military buffer. Vallejo roughed out a design featuring a typical plaza settlement and sent it to Governor Figueroa. In a letter dated June 24, 1835, the governor approved the plan. Other Mexican land grants in future Sonoma County followed.

Rancho Sotoyome

The subject property lies within the historic boundary of the Rancho Sotoyome land grant, one of several hundred rancho grants made in California during the period of Mexican rule.

With the waning of the mission system, the Mexican government turned to the rancho as a way to populate the land and stimulate local trading economies. Created principally for cattle-raising, the ranchos produced surplus tallow and hides which were traded throughout California. Some rancheros diversified their operations, growing grains and fruits. In this way, the most successful ranchos became economic and population centers for the lightly settled colony.

Rancho Sotoyome, a vast tract along the Russian River, was granted by Mexican governor Juan Bautista Alvarado. During his brief administration, as an interim administrator in 1837, and the official governor between 1839 and 1842, Governor Alvarado granted 170 ranchos, the highest amount during the roughly 20-year period of the Mexican rancho system.⁵

Granted in 1841, and reaffirmed three years later, Rancho Sotoyome represented one of the last large Mexican grants in the region. The grant, covering eight leagues, or 48,823 acres, spanned both Sonoma and Mendocino counties. The grant was reportedly named after a local Native American (Wappo) population, and represented a Spanish transliteration of the Indian meaning — home of the former chief, Soto.⁶

The recipient of grant was Henry Delano Fitch, a Massachusetts native and a naturalized Mexican citizen. Born in New Bedford in 1799, Fitch first arrived in California in c.1826 as the captain of the Mexican brigantine, *Maria Ester*.⁷ In San Diego, Fitch met Josefa Carrillo, the

⁵ Rose Hollenbaugh Avina, *Spanish and Mexican Land Grants in California*, (San Francisco: R and E Research Associates, 1973), 35.

⁶ Arthur L. Kroeber, referenced in "Meaning of the Word 'Sotoyome,'" *Healdsburg Tribune*, August 1, 1908, 2.

⁷ Edward Langhart Museum, "Healdsburg Cultural Resource Survey, Final Report," (September 1983), 7.

daughter of a military officer and the sister-in-law to General Vallejo. After initially being forbidden to marry, Fitch converted to Catholicism and legally changed his name to Enrique Domingo Fitch, a title he would use for official documents. Fitch applied for Mexican citizenship in 1833, with citizenship granted seven years later.⁸

Cyrus Alexander

Fitch began to petition for land in Alta California as early as 1832. He turned to Cyrus Alexander, a fellow San Diegan, to help scout areas north of San Francisco in hopes of establishing a cattle ranch through the rancho system.

Born in 1805 in Tioga County, Pennsylvania, Alexander initially labored as a lead miner in Galena, Illinois. He worked his way westward as a trapper in the Rocky Mountains, arriving in California in c.1833. He settled in San Diego, where he set himself up as a rancher, tanner, and soap-maker. He became a naturalized Mexican citizen in 1837.⁹

Searching north of San Francisco, Alexander found the Russian River valley — a land of rich, fertile soil, close to established trading routes. Fitch made Alexander his ranch manager, under a four-year contract. As a reward for running the ranch, Alexander was given two leagues of land approximating 9,000 acres. The awarded property would later be recognized as the Alexander Valley, now famous for its wine.

During his time as foreman, Alexander enhanced Fitch's holding, erecting a one-story adobe, outbuildings, a grist mill, tannery, and cigarette factory, in what would become present-day Healdsburg.¹⁰ At the end of his tenure, Alexander turned over ranch management to Moses Carson, the older brother of famed frontiersman Kit Carson.¹¹

AMERICAN PERIOD: 1846 to 1979

After relinquishing management of Fitch's ranch, Alexander focused his attention on developing his own land on the east side of the Russian River. There he built an adobe house and outbuildings and formed a cattle ranch. In 1846, he planted a vineyard on his property, reportedly the first in the valley. The following year, he married Rufina Lucero, a native of the New Mexico territory.

⁸ Ibid.

⁹ Mildred Howie, "Alexander Valley: Then and Now," *Healdsburg Tribune*, November 30, 1979, 1.

¹⁰ Edward Langhart Museum, "Healdsburg Cultural Resource Survey," 7.

¹¹ *Healdsburg Tribune, Healdsburg and Northern Sonoma County, California: A Pictorial History*, (Healdsburg, Calif.: Healdsburg Tribune, 1996), 4.

Cyrus Alexander, the former trapper, made a fortune during the Gold Rush selling cattle to the mines.¹² He would plant onion fields and raise sheep for the same purpose. Alexander understood the fertility of the river-bottom land, and exploited it, building a vast mixed farming operation. He planted large tracts in wheat and developed smaller vegetable fields and fruit orchards.

Captain Enrique Domingo Fitch died in 1849, never having seen his land in the Russian River valley. After his death, his widow Josefa Carrillo de Fitch and her nine children relocated to the Sotoyome grant. She initially tried to sell portions of the grant to raise money — offering land at \$1.50 an acre in 1852.¹³ Harmon Heald, the namesake of Healdsburg, purchased some of this land to form the town. In 1856, she was forced by the county to sell off the majority of her holding at public auction to pay off debts.¹⁴

Land Squabbles

Like most unadjudicated Mexican land grants, the former Sotoyome grant was prone to squatters, many of whom descended into the area during and immediately after the Gold Rush. In 1855, a nonbinding notice of a decision to affirm the grant led to a rapid sale of legal lots. Yet many of the squatters — who made money on raising wheat and cattle — refused to buy.¹⁵ Lawsuits over survey lines and titles dragged on for nearly ten years, leading to a short-lived “Squatters’ War.” Alexander, in his senior position in the valley, worked almost as a gatekeeper, helping those he liked settle their titles.

Throughout the period, either by legitimate sale or squatting, Alexander’s property was subdivided and significantly reduced in size. By the late 1850s, the area that would formally be designated Mendocino Township had become populated with Anglo-American farmers, who originated from Illinois, Iowa, and Indiana, and New York, Missouri, and Tennessee.¹⁶

Similar to the original settlers, the new population set up mixed ranching-farming operations. These included Ira Bidwell, whose land historically abutted the subject property to the south and west, and was purchased by Wallace Johnson in 1955. Bidwell arrived in 1843 from Missouri, working for Alexander for six years. He was given 500 acres, on the north side of the Russian River, as part of the agreement.¹⁷ His land ran along the river for nearly half a mile.

¹² Lewis Publishing Company, *An illustrated history of Sonoma County, California*, (Chicago: Lewis Publishing Company, 1889), 266.

¹³ Edward Langhart Museum, “Healdsburg Cultural Resource Survey,” 8.

¹⁴ Auction notice reprinted in Healdsburg Museum and Historical Society, *Healdsburg*, (San Francisco: Arcadia Publishing, 2005), 21. Josefa later attempted to patent the land, under an appeal, which was dismissed by the United States Supreme Court.

¹⁵ Edward Langhart Museum, “Healdsburg Cultural Resource Survey,” 9.

¹⁶ Lewis Publishing Company, *An illustrated history of Sonoma County, California*, 266.

¹⁷ Healdsburg Tribune, *Healdsburg and Northern Sonoma*, 5.

Bidwell found the area a “veritable zoological garden,” rich with flora and fauna — including the occasional grizzly.¹⁸

Another farmer, Lyman Hutchinson, a native of New Jersey, settled in the area immediately to the east.

The 1870 federal census, conducted two years before his death in 1872, reveals Alexander’s wealth. At age 65, Cyrus was determined to own land valued at \$44,800, with a personal estate of \$67,400.¹⁹ Alexander lived with his wife, Rufina, then 44, and four children, ranging in age from one to 16 years old. The household included a young, white male laborer.

Shadrach Little Osborn

Directly related to the study area is Shadrach Little Osborn, a farmer who introduced grapes to the property. Born in 1846, in England, Osborn (sometimes spelled Osborne) immigrated to the United States, arriving in California in 1869, where he originally worked as a carpenter in Oakland.²⁰

He became a naturalized citizen in 1876, around the same time he moved to the Alexander Valley. Osborn started a general farm on a roughly 332-acre piece of land, including the subject parcel holding the Barn (Figure 2). The 1880 federal census documents Osborn, then 35, living with his English-born wife, Mary, 27, and two young daughters.²¹ Assisting the farming operation is Mary’s brother and an adopted son.

Agricultural Development

The agricultural census of the same year paints a picture of Osborn’s Alexander Valley farm. The farm included two tracts, in 1879 totaling 163 tillable acres and representing one of the largest operations in the immediate area.²² The census documented Osborn’s land, buildings, and equipment to be worth \$7,500.

Like his many of his neighbors, Osborn raised small amounts of oats and wheat, likely for the farming operation. He also grew apples and peaches (packing 150 bushels of the former in

¹⁸ Mike Pardee, “Montvale Farm’s Herefords Grow Sleek Rich Pasture, Silage,” *Santa Rosa Press Democrat*, “Empire Magazine,” September 27, 1953, 3.

¹⁹ United States Federal Census, 1870, Census Place: Mendocino, Sonoma, California; Roll: M593_91; Page: 289A; Family History Library Film: 545590. Accessed through Ancestry.com.

²⁰ “Death of S. L. Osborn,” *Healdsburg Tribune*, August 30, 1906, 1.

²¹ United States Federal Census, 1880, Census Place: Mendocino, Sonoma, California; Roll: 84; Page: 196D; Enumeration District: 128. Accessed through Ancestry.com.

²² *Ibid.*, Census Place: Mendocino, Sonoma, California; Archive Collection Number: 97:4; Roll: 4; Page: 2; Line: 7; Schedule Type: Agriculture. Accessed through Ancestry.com.

1879). Osborn additionally raised purebred horses. One, a Clydesdale stallion, was named “Bobby Burns” — probably after the popular Scottish poet, Robert Burns.²³

Early Wine Production

Unlike a few of his neighbors (including Rufina Alexander to the north), the 1880 farm census did not indicate that Osborn grew grapes. This likely changed in 1882 when he purchased land from his neighbor, Lyman Hutchinson, who had a small vineyard.²⁴ By the 1890s, Osborn was raising grapes and selling part of his land to a winery.²⁵ He also sold clippings of Carignan, a red grape of Spanish origin, to the public.²⁶ In 1897, Osborn had 140 acres planted in wine grapes and planned to establish a new 15- to 20-acre vineyard that year.²⁷ His ownership of the subject parcel is shown on the Sonoma County tax map of the same year (Figure2).

A 1902 farm report indicates Osborn had harvested 500 tons of grapes that year, representing a value of approximately \$13,000.²⁸ By this time the Alexander Valley had grown into its own community with a population of several hundred people, spread across nearly 50 farms. The community had its own justice of peace, a general store, and a saloon.²⁹ Mail was delivered along a rural route, with a daily Wells Fargo & Company express running between Healdsburg and Calistoga.³⁰

Osborn would only live a few more years, before being fatally struck by a galloping horse on his farm in August 1906. The farm passed to his seven children, who sold it in 1913 to R. G. Jacobs, a real estate broker, and John F. Miller, a fruit distributor, who the same year established the land development company Russian River Fruit & Land Company.³¹ It is unclear who lived on the property after this point, though the name Brooks — likely relating to fruit farmer George F. Brooks — is linked to the parcel.

Near the turn of the 20th century, Healdsburg and the Alexander Valley got swept into the pre-Prohibition wave of hop-growing, and later prunes. By the 1910s, the area around Healdsburg

²³ Illustration caption, *Healdsburg Tribune*, March 24, 1898, 5.

²⁴ Sonoma County deed, L. Hutchinson to S. L. Osborn, April 12, 1882, Book 78/Page 311.

²⁵ “Minor Gleanings,” *The Tribune*, July 11, 1895, 8.

²⁶ “Minor Gleanings,” *Healdsburg Tribune*, February 6, 1896, 8.

²⁷ “Crop Outlook,” *Healdsburg Tribune*, March 25, 1897, 5.

²⁸ “Alexander Valley,” *Healdsburg Tribune*, November 13, 1902, 2.

²⁹ Edwin Langhart Museum, “Healdsburg Cultural Resource Survey,” 11.

³⁰ A. Kingsbury, *Directory of Santa Rosa and Sonoma County, 1903-04*, (Santa Rosa, Calif.: Press Democrat Publishing Company, 1903), 245.

³¹ Sonoma County deed, Edward W. Osborn, et al, to John F. Miller and R. G. Jacobs, March 29, 1913, Book 318/Page148.

raised 8,000 tons of the dried fruit annually, representing more than one-seventh of the state's annual crop.³²

The well-drained gravelly loam of the Alexander Valley presented an ideal setting for growing the fruit. Other nearby farmers, such as the Bidwells with their long river frontage, grew hay and grain crops and operated a small 25-head dairy.³³

The Cowmen

In 1944, nearing his death, John W. Bidwell (grandson of Ira), sold the family's now 400-acre ranch to Tony Lindstrom, an Alaskan gold mine operator, and his wife, Faye. The property at the time of sale included two farmhouses and fields put into pasture and grapes. Lindstrom intended to turn the farm into a cattle ranch, but sold it just five years later to raise cash for his mining operation.

The tract was purchased in 1949 by Luther W. Johnson, an industrialist who had a controlling interest in the Willys-Knight car company. Johnson (no relation to the next owner Wallace Johnson) invested heavily in his new ranch, which he named "Montvale Farms" (Figure 3). The newly-minted cowman erected barns and a metal silo and put in irrigated pastures. He and his wife Estelle commissioned noteworthy Bay Area modernist architect Mario Corbett to design a nearly all-glass home at a cost of \$40,000.³⁴ The showpiece ranch was stocked with 150 head of cattle, the majority purebred "white-faces" from the Wyoming Hereford Ranch.

Johnson, along with other wealthy cowmen in Sonoma County, saw a profit to be made in the revived post-war beef cattle industry. But Johnson's health declined in the early 1950s, forcing him to sell his Herefords at auction in 1953 at the California State Fairgrounds.³⁵

Wallace J. S. Johnson

In 1955, Wallace Johnson, the second individual most closely associated with the subject barn, purchased Montvale Farms. He was born in 1913, in Fort Dodge, Iowa. Wallace's father, Edward Hjalmar Johnson, was a successful general practice attorney of Swedish origin. The family lived in a large house on a street called Johnson Place. The 1930 federal census recorded the property to be worth \$20,000 — a considerable sum at the time.³⁶

³² Russell W. Cole, *Sonoma County, California*, (San Francisco: Sunset Magazine Homeseekers' Bureau, 1914), 29.

³³ Pardee, "Montvale Farm's Herefords Grow Sleek Rich Pasture, Silage," 3.

³⁴ Ibid.

³⁵ "William D. Dana Buys 30 Head of Montvale Cattle," *Healdsburg Tribune*, November 3, 1953, 1.

³⁶ United States Federal Census, 1930, Census Place: Fort Dodge, Webster, Iowa; Page: 8A; Enumeration District: 0039; FHL microfilm: 2340423. Accessed through Ancestry.com.

In the 1930s, Wallace, who went by the name Wally, enrolled at the California Institute of Technology in Pasadena, where he graduated with honors in 1935 with a B.S. in Mechanical Engineering.³⁷ He spent some time in Carmel before moving to the Bay Area, where he worked as a salesman in the machinery sector. After the war, Johnson started Up-Right Scaffolding Inc., a manufacturer of lightweight aluminum scaffolding. He built his business on a patent he was awarded for a portable scaffold with adjustable legs.

Headquartered in Berkeley, the company grew rapidly, following a wave of post-war construction. By 1949, it had reached a “national scale,” opening manufacturing plants in New Jersey, and later in Canada, Ireland, and France.³⁸ The company diversified in the 1960s, fabricating radio towers and for a brief time, modular housing.³⁹

Wallace parlayed his wealth into a common pastime of industrialists, becoming a gentleman rancher. In the early 1950s during a trip to the United Kingdom, he became fascinated with English cattle breeds. In 1953, he purchased a few English Hereford bulls, forming the beginning of a cattle operation he started in the Santa Cruz mountains, he dubbed Redwood Hereford Ranch.⁴⁰

With the purchase of Montvale Farms, he transferred his herd of 210 registered Herefords, as well as the name of the ranch, to his Sonoma County property. At the Alexander Valley ranch, Wallace expanded his stock, starting a breeding program where he raised purebred Herefords, and experimented with breeding different strains of American and English cattle.⁴¹ Wallace rubbed elbows with other gentleman ranchers, or “cowmen,” hosting numerous events, including in 1958 the Sonoma County Cattlemen’s Association annual field day at the ranch.

While his principal residence remained in Berkeley, Wallace and his wife Marion remodeled the former Luther Johnson house at 9055 Highway 128, and added a pool. Johnson expanded his Alexander Valley holdings, purchasing an adjacent 200-acre stock ranch from the Mohn family in 1959.⁴²

In the early 1960s, Johnson found a new pursuit — politics. In 1961 he was elected mayor of Berkeley, being conceivably the most recent Republican to hold the office. Johnson served two terms throughout a period of great civil unrest and the Free Speech and anti-war movements

³⁷ Fred Etzel, “How the Mayor of Berkeley Led the Campaign to ‘Bury’ Berkeley’s BART Tracks.” *Exactly Opposite* (Berkeley Historical Society Fall 2017), 6.

³⁸ “Plant Planned for the Largest Site at Teterboro,” *The Record* (Hackensack, New Jersey), August 27, 1949, 1.

³⁹ “Compacted Privacy,” *San Francisco Examiner*, “Sunday Homes,” July 22, 1969, 30.

⁴⁰ “English Cattle Breeder Buys Montvale Farm,” *Santa Rosa Press Democrat*, “Empire Magazine,” December 11, 1955, 6.

⁴¹ *Ibid.*

⁴² “Wallace Johnson Buys Alexander Valley Property,” *Healdsburg Tribune*, July 9, 1959, 1.

dominated most of his tenure. More positively, Johnson was instrumental in forcing BART to put its tracks underground through Berkeley, an idea he would reprise when building his winery.

Alexander Valley Wine Region

During this challenging period, Johnson continued to expand his Alexander Valley property, buying adjacent parcels and building a new house. In 1965, he purchased a 135-acre tract, with 10 acres planted in Petite Sirah grapes.⁴³ The property came with a turn-of-the-century frame farmhouse and a wood barn, likely the subject structure.⁴⁴ He later claimed that the small head-pruned Petite Sirah block, which he titled “Terra Rosa,” had been planted in the 1890s by Italian farmers.⁴⁵

The following year, Johnson and his wife filed incorporation papers for a vineyard under the name Redwood Ranch and Vineyard, Inc.⁴⁶ Finding the Petite Sirah acreage “too big for a hobby and too small to be commercially practical,” the Johnsons grew their plantings by 140 acres.⁴⁷ Conducting soil and temperature tests, Wallace and his son Steve determined the best grapes for the larger acreage were a mix of Cabernet Sauvignon, Johannisberg Riesling, Chenin Blanc, and Gewürztraminer.

The Johnsons continued to aggregate adjacent land, growing the combined ranch and winery to eventually 850 contiguous acres.

In 1976, after ten years of aggressive planting, the Johnsons opened a winery. The winery was constructed in a manmade cave that Johnson excavated into the small knoll on which the Barn sits. Its north entrance was faced with rough-hewn stones, from the which the winery took its name: Field Stone Winery. The underground winery and tasting room was completed in 1977, coinciding with the first bottled vintage. Johnson filed for incorporation of the new winery same year.

Field Stone Winery was designed to crush, vinify, and bottle select batches of grapes, totaling approximately 50,000 gallons in its first years.⁴⁸ Picking was done both by hand and a mechanical harvester that Johnson had designed in the late 1960s.

⁴³ George Hower, “New Wineries, They’re Popping All Over,” *Santa Rosa Pres Democrat*, “Press,” October 1, 1978, 4B; Sonoma County deed, John J. Schauer, Jr. to Wallace J. S. Johnson and Marion V. Johnson, July 8, 1965, Book 2143/Pages 563 and 563.

⁴⁴ “Field Stone Winery,” *Bay Views Magazine*, (October 1978), 74.

⁴⁵ Undated Field Stone Winery brochure. Sonoma County Wine Library hanging file collection.

⁴⁶ “Incorporation Filed,” *Healdsburg Tribune*, June 16, 1966, Second Section, 1.

⁴⁷ Wallace Johnson quoted in Hower, “New Wineries, They’re Popping All Over,” 4B.

⁴⁸ Undated Field Stone Winery press packet, 2. Sonoma County Wine Library hanging file collection.

Wallace Johnson only got to experience his dream for a few years before dying of a massive stroke in 1979, at age 66. The estate winery, later run by his daughter Kristina and her husband John Staten, became a favorite of backroads explorers, and an institution in the Alexander Valley.

Description of Cultural Resources

The subject building is a small wood barn situated on a knoll, approximately 750' southwest of Highway 128 in the lower Alexander Valley (Photo 1). It is surrounded by mature oaks on the northeast and a non-historic landscape associated with the winery at the northwest. Its primary, west elevation, opens to an area used for storing vineyard equipment. Non-historic wood sheds flank its northwest and southeast corners, with a c.1970s concrete crush pad edging its north elevation.

Constructed at an unknown date and altered in c.1975, the Barn is a single-story, approximately 3,190-square-foot wood structure. In form, it is a simple, gable-front plan, with its side elevations slightly longer than the ends. Differing from the typical gable-front design, the Barn has a hipped-roof section appended to the east elevation. It shelters a “through-drive” vehicular opening at the north and south elevations. Also differing is an approximately 210-square-foot bump-out, likely constructed in 1975 when then-owner, Wallace Johnson rebuilt the Barn for winery use.

The Barn is made of frame construction, using an interior structure of 2” x 4” and 4” x 4” studs and plates. Nailed to the framework are vertical redwood boards of various widths, with the majority, in a small sample at 12”. Some of the boards show older sawmill marks, while others appear to be newer and/or recycled.

The principal elevation faces southwest over former farm fields and the current vineyard. A likely non-historic addition dominates the front façade. The bump-out, projecting 10' from the adjacent wall, has a dual-pitch gable roof, with its north exposure nearly four times the length of the opposite side. Large wood vents penetrate each elevation.

The interior is one large open space, devoid of partitions and storage areas typically found in a working barn. The framing mentioned earlier is evident along the walls. In the center is the Barn's structural core — the remnant of a three-bay, post-and-beam frame.

Spread across the Barn's dirt floor is winery equipment, including a wood storage tank, UV purification system, and glycol refrigeration unit. Historically, the area right and left of the core structure would have framed with partitions for stalls and feed cribs.

See accompanying DPR 523 forms for further discussion of the Barn.

Origin of Barn

The origin of the Barn is unclear. A 2016 real estate promotional document for the property claims it was erected in the 1880s, and associated with an Italian family who put in a vineyard in

1894.⁴⁹ A review of census records (1870, 1880, and 1900), period maps, and archived newspaper accounts does not reveal any landowner in the immediate area bearing an Italian surname. Confusing matters is a newspaper account of a similarly sized wood-frame barn that Johnson moved from Healdsburg to his property in the Alexander Valley in 1971, which he planned to reconstruct.⁵⁰

The real estate report additionally states that deceased wine historian William F. Heintz, thought the Barn might have been associated with one of Sonoma County’s pre-Prohibition “Ghost Wineries.”⁵¹ If constructed in the 1880s, or in the pre-Prohibition period, it would have been likely erected by Shadrach L. Osborn, the English-born farmer, horse-breeder, and viticulturist.

The 2016 real estate report states several times that Wallace reconstructed the subject barn in 1975, a structure acknowledged as “dilapidated” at the time.⁵² The Barn, in the phrase of the report, was “lifted up and reconstructed with original heart redwood.”⁵³

The current Barn shows reconstruction, regarding its interior framing and removal of typical animal partitions and feed storage areas. There is, in addition a strong likelihood that Johnson, or someone after, added the 210-square-foot bump-out on the principal (west) façade. This is reinforced by a 1971 aerial photograph which shows the Barn at that time as a rectangle without the bump-out (Figure 4).

⁴⁹ International Wine Associates, “Field Stone Winery & Vineyard,” (Real estate sales document, 2016), 29.

⁵⁰ “‘Progress’ Comes, But Old Barn Gets a Lease on Life,” *Healdsburg Tribune*, February 25, 1971, 1 & 8.

⁵¹ International Wine Associates, “Field Stone Winery & Vineyard,” 29.

⁵² *Ibid.*, 27 & 29.

⁵³ *Ibid.*, 27. John Staten, Wallace Johnson’s son-in-law and later owner of the winery, was approached by both regular mail and a LinkedIn message, seeking clarification on the alterations to the barn. Neither message was returned.

Resource Significance

The CEQA requires that historical resources be considered during the environmental review process. To determine the significance of a potential historical resource, the resource is evaluated according to established guidelines.

The CEQA uses the California Register of Historical Resources (California Register) Criteria for Evaluation as the standard to be applied to both the identification and evaluation of historical resources.

The California Register, the State of California's official list of historically significant resources, recognizes important architectural, historical, archaeological and cultural sites. The criteria informing the California Register closely align with the evaluation criteria established in the federal National Register of Historic Places.

In order for a property to meet eligibility for listing in the California Register, a resource must be found significant under one or more of these criteria:

- **Criterion 1 (Events):** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- **Criterion 2 (Persons):** Associated with the lives of persons important to local, California or national history.
- **Criterion 3 (Design/Construction):** Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value.
- **Criterion 4 (Information Potential):** Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The following section evaluates of the subject barn at 10075 Highway 128 against these criteria.

Criterion 1

The underlying history of the property is associated with the long process of settling and subdividing land on the eastern end of the Alexander Valley. This began with a nearly 49,000-acre rancho granted to Henry Fitch in the 1840s, of which he deeded 9,000 acres to Cyrus Alexander, his ranch foreman. Alexander and his descendants further subdivided the land, until in 1897, the subject parcel was part of a holding under the ownership of English immigrant

Shadrach L. Osborn. Census documents and archival sources indicate Osborn operated a general farm, which after the 1890s included a vineyard. Small vineyards, such as Osborn's, were common in pre-Prohibition Sonoma County, producing grapes that were used for area households and the domestic table wine market. In this chronology, the Barn likely was constructed under Osborn's ownership.

It is unclear how the property was used after Osborn's descendants sold the farm in 1913. The parcel's use only becomes evident again in the 1960s, after Wallace Johnson — a moneyed industrialist — purchased it and intensified its use for grape production. Entering the valley in the 1950s, Johnson started by buying the adjacent Montvale Farms in 1955, establishing a high-end cattle ranch. Through the 1950s and '60s, Wallace and his wife Marion continued to acquire — and sometimes sell — adjacent properties, aggregating more than 800 acres before his death in 1979.

In c.1975, Johnson modified the former general-purpose barn for winery use. This likely involved raising and reframing the Barn, with the resultant removal of interior partitions and the creation of a 210-square-foot section to hold winery equipment.

In this regard, the reconstructed Barn is more closely associated with the rise of the Alexander Valley as a vineyard and winery region, recognized with American Viticultural Area designation in 1984. Within this context, Johnson is somewhat a late entrant, following efforts of Alexander Valley pioneers such as Rodney Strong, Tom and Sally Jordan and others.

As a single, altered former farm structure surrounded by mostly recent winery development, the Barn does not communicate a historical context other than a footnote in the Alexander Valley's development as a viticultural region. More significantly, this late-20th-century context starts at a period that is, presently, less than 50 years old.

For these reasons, the Barn does not appear to be eligible under California Register Criterion 1.

Criterion 2

The larger property, of which the subject parcel and its Barn are only a small fraction, appears to be associated with two people important to Sonoma County's history at a local level, representing the eastern end of the Alexander Valley. These are Cyrus Alexander and Wallace Johnson separated by over 100 years. Alexander's association, through ownership of a much larger parcel, is ephemeral, with no historical structures tying to this early period. The person with the longest tenure on the property, Shadrach L. Osborn, does not appear to be a person significant to Sonoma County or California history. Other later owners seemed to have used the land as an investment, successively selling off tracts to private individuals. Researching their names, none appeared to be important in local or regional history.

The association of Wallace Johnson, a successful industrialist, gentleman rancher, Berkeley politician, and later, winemaker, with the subject parcel covers a period between roughly 1965, when the Johnsons purchased it, to Wallace's death in 1979. His earlier ranching period is represented by the adjacent property at 9055 Highway 128, which included his primary Sonoma County weekend residence, covering his ranching and winery phases. His principal residence remained in Berkeley during both periods.

The structure most closely tied with Johnson's vineyard and winery is the underground facility he constructed in 1976-77 and opened the same year as Field Stone Winery.

The Barn, as a small, altered vernacular building, is not eligible as a resource that best represents Wallace Johnson's productive years. Other existing buildings in both Berkeley and the adjacent parcel better serve to communicate Johnson's career as an industrialist, politician, rancher, and winemaker.

For these reasons, the Barn does not appear to be eligible under California Register Criterion 2.

Criterion 3

The Barn standing on the property was likely erected in the early 20th century, as a general-purpose farm structure used for sheltering animals and storing feed. It appears from surviving elements that it started as a simple, gable-front barn. Similar to many Sonoma County barns of the period, it likely had a three-portal façade. As such, if not altered, it would represent a common vernacular barn-type of the era.

Based on Field Stone Winery material and visual evidence, the Barn was altered in c.1975 for vineyard use. This included reconstruction of framing members and likely appending the vented 210-square-foot addition on its main façade.

As an altered structure, it is not a good example of an early 20th-century barn, nor representative of the work of a master or possessing high artistic value.

For these reasons, the Barn does not appear to be eligible under California Register Criterion 3.

Criterion 4

The property was not evaluated in this survey for its potential to yield information significant in prehistory and history. Tom Origer & Associates performed an archaeological survey in 2008, concluding there were no prehistoric or historical archaeological sites.

Integrity

Beyond meeting one of the four criteria, to be considered eligible for listing on the California Register the resource must also retain a high level of historic integrity. Guiding the evaluation of integrity are seven qualities used for National of Historic Places designation. These include:

- Aspect 1: Location
- Aspect 2: Design
- Aspect 3: Setting
- Aspect 4: Materials
- Aspect 5: Workmanship
- Aspect 6: Feeling
- Aspect 7: Association

As stated by the National Park Service, to convey historical significance a resource “will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance” (National Park Service 1995).

Based on the findings of the survey, the Barn has retained only its integrity of **Location**. The remaining losses of integrity, are described in brief:

Design: While the general roof plan and basic form have been retained, the c.1975, 210-square-foot addition changed the overall massing and footprint of the original structure. Additionally, the bump-out has altered the primary façade and its plausibly original three-portal design. Equally, it appears that historical internal divisions such as a center drive, stalls, feed cribs, and a hayloft, have been removed.

Materials: From a visual inspection, it appears the internal framing system has been altered with lighter, dimensioned members.

Workmanship: It is unclear of the level and type of original craft used to build the Barn. The current internal framing is not indicative of traditional techniques or joinery of the period. Evident concrete footings, machine nails, and dimensioned boards appear to be of a later era.

Setting: The immediate setting has been changed with the alteration of the historic farmhouse and more directly, the introduction of non-historic era buildings and structures related to the winery. A more recent designed landscape to the west has equally affected the setting. While still rural and mainly in agricultural use, the environment no longer communicates an early 20th-century farmstead.

Feeling and Association: Given the above loss of integrity, the Barn no longer sustains a sense of an early 20th-century farm structure. The loss of historical setting, combined with its reconstruction, the Barn no longer relates a strong association with the Osborn-era farm.

Findings and Conclusions

The Barn does not appear to meet any of the four criteria required for listing on the California Register. In addition, it no longer retains six of the seven aspects of historic integrity. Correspondingly, the Barn does not appear to meet the evaluation criteria for designation on the National Register of Historic Places.

The finding, therefore, is that the Barn does not meet the CEQA’s definition of a historical resource, as per the CEQA Guidelines 15064.5.

Name	Address/Location	Community	OHP Status Code	Map Ref. #
Barn	10075 Highway 128	Sonoma	6Z	Map 1/DPR sketch plan

Therefore, a project to demolish the Barn will not affect a historical resource or result in a significant impact.

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Preparers Qualifications

John W. Murphey (preparer), a native of the Bay Area, holds a master's degree in Historic Preservation Planning, with an emphasis in architectural history from Eastern Michigan University, and has worked for over 20 years as a historian and/or architectural historian for city, state, and federal agencies, as well as in the private sector as a consultant. This has included employment at the Michigan, Texas and New Mexico State Historic Preservation Offices, the latter of which he served as the State and National Register Coordinator for eight years. Murphey's work has included authoring or co-authoring over 50 State and National Register of Historic Places nominations, conducting architectural and engineering resource surveys, creating historic contexts, and preparing HABS/HAER documentation. He has worked as a consultant in California, Arizona, Texas, Maryland and New Mexico. Murphey meets the Code of Federal Regulations, 36 CFR Part 61 in the areas of Architectural History and History. He is listed in the California Historical Resources Information System under the discipline of Architectural History and in the New Mexico State Historic Preservation Office Directory of approved consultants in the areas of Architectural History and History. He presently works as an independent consultant and as a senior architectural historian for ICF International, San Francisco.

Other Attachments

Figures and Illustrations



Figure 1: Portion of 1877 *Historical and Descriptive Sketch of Sonoma County, California*, Map 2, showing subject property owned by Shadrach Little Osborn. Yellow circle indicates approximate location of Barn.



Figure 2: Portion of 1897 (updated 1920-25), “Official Sonoma County Parcel Map” showing subject property owned by Shadrach Little Osborn. “Breadboard” map T9N/R8W, Map 35, Volume 27. Courtesy Sonoma County Clerk-Recorder's Office.

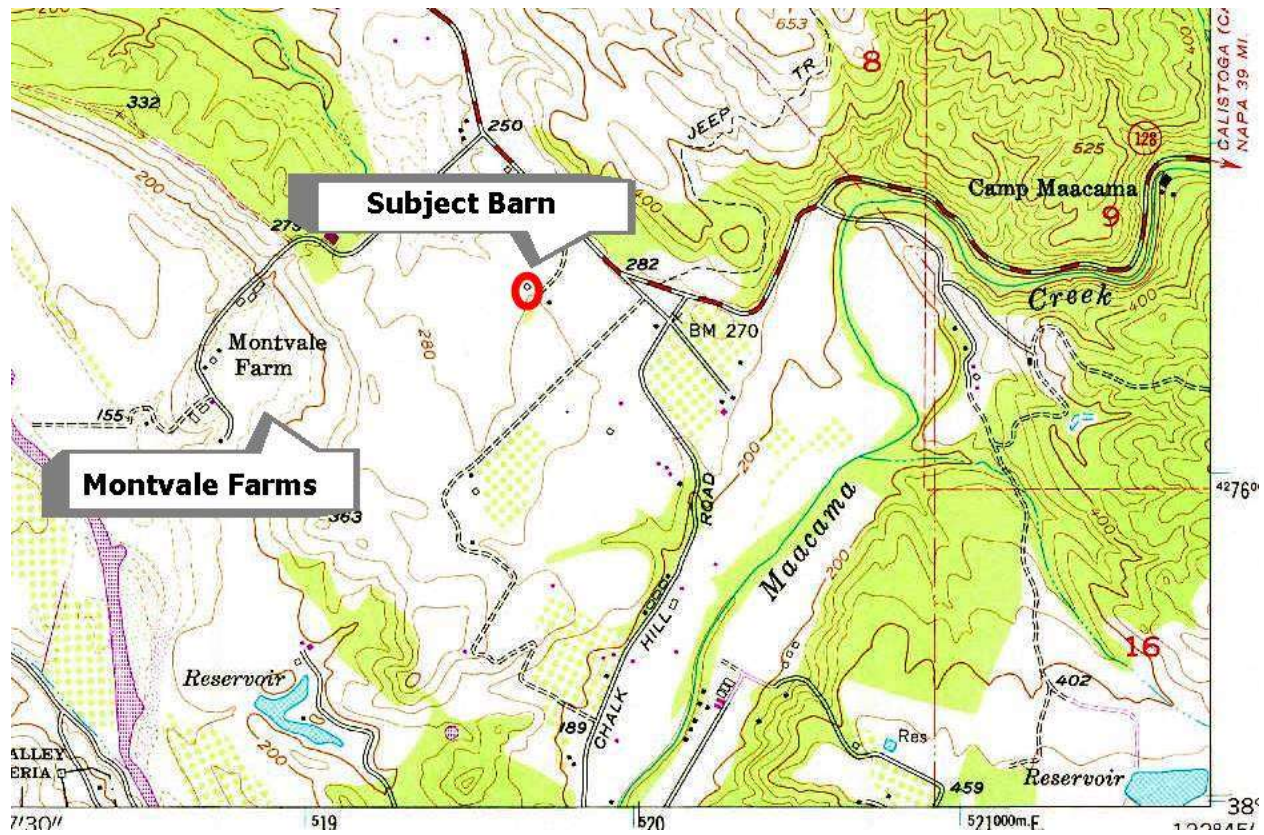


Figure 3: Showing relationship between Barn and Montvale Farms.
Portion of Jimtown, Calif. (1:24000 map) 1955, photorevised, 1978, USGS quad map.



Figure 4: Portion of May 22, 1971, aerial photograph showing a rectangular footprint without present bump-out addition. United States Soil Conservation Service, Image 3099-236. Courtesy Sonoma County History and Genealogy Library.

DPR 523 Forms

see attachment

P1. Other Identifier: Legacy Winery, aka Field Stone Winery and Vineyard Barn

*P2. Location: Not for Publication Unrestricted

- a. County Sonoma and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- b. USGS 7.5' Quad Jimtown, Calif. Date 1955, photorevised 1978, T7 N; R 8W (38°38'21.2"N 122°46'30.6"W B.M. MDM)
- c. Address 10075 Highway 128 (CA 128) City Healdsburg Zip 95448
- d. UTM: Zone 10, 38.639230, -122.775177
- e. Other Locational Data: Sonoma County Parcel # 132-040-013 [Lot 1]

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed at an unknown date and altered in c.1975, the Barn is a single-story, approximately 3,190-square-foot wood structure. In plan, it is a gable-front form, with its side elevations slightly longer than the ends. Differing from the typical gable-front design, the Barn has a hipped-roof section appended to the east elevation. This shelters a "through-drive" vehicular opening. Also differing is an approximately 210-square-foot bump-out, likely constructed in 1975 when then-owner, Wallace Johnson rebuilt the Barn for winery use.

See Continuation Sheet 2.

*P3b. Resource Attributes: (List attributes and codes) HP33 – Farm/Ranch Property; AH15 – Standing Structure [barn]



*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Barn, west, front façade, facing north.

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
 Unknown, early 20th century, based on form and design.

*P7. Owner and Address:
 Jackson Family Investments, III, LLC
 425 Aviation Boulevard
 Santa Rosa, CA 95403

*P8. Recorded by: (Name, affiliation, and
 John W. Murphey
 Architectural History Services
 440 Jackson Drive
 Santa Rosa, CA 95409

*P9. Date Recorded:
 May 28, 2019

*P10. Survey Type: (Describe)

Intensive Level for Historical Resources Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
 None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): N

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P3a. Description, Continued:

Setting

The subject building is a small, older wood barn situated on a knoll, approximately 750' southwest of Highway 128 (Photo 1). It is located near the eastern end of the Alexander Valley, approximately 11 miles east of Healdsburg. Mature oaks on the northeast screen it from the highway; a non-historic landscape associated with the winery characterizes the northwest. Beyond, to the west, is the underground winery Wallace Johnson constructed in 1976-77 (Photo 2).

The Barn's primary façade faces southwest, onto an informal courtyard used for storing vineyard equipment. Newer wood structures flank its northwest and southeast exposures (Photos 3 & 4). Its north elevation is edged by a non-historic concrete crush pad (Photo 6). The Barn is approached by vehicles on its west side, along a gravel road.

Form

Constructed at an unknown date and altered in c.1975, the Barn is a single-story, approximately 3,190-square-foot wood structure. In form, it is a simple, gable-front plan, with its side elevations slightly longer than its ends. Differing from the typical gable-front plan, it has a hipped-roof section appended to the east elevation. This section shelters the "through-drive" vehicular openings at the north and south elevations. Also differing is an approximately 210-square-foot bump-out, likely constructed in 1975, when then owner Wallace Johnson rebuilt the Barn for winery use.

Structure

The Barn is made of frame construction, with interior walls of 2" x 4" and 4" x 4" studs and plates. Nailed to the framework are vertical redwood boards of various widths, with the majority (in a small sample) at 12". Some of the boards show older sawmill marks, while others appear to be newer and/or recycled (Photo 7). Except for one small area, the boards are affixed to the frame with modern nails, suggesting reconstruction. The walls are finished at their ends with 2¾" corner boards. The roof, what is left of it, is covered with thin, 6" x 15" wood shingles.

West Elevation

The principal elevation faces southwest over former farm fields and the current vineyard. A likely non-historic addition dominates the front façade (Photo 7, 8 & 9). The bump-out, projecting 10' from the adjacent wall, has a dual-pitch gable roof, with its north exposure nearly four times the length of the opposite side. Large wood vents (50" x 84") penetrate each elevation. The louvered openings vent a glycol refrigeration unit inside. The addition's rafters are spaced differently than the adjacent elevations, suggesting a different construction period.

The remaining elevation reveals a typical arrangement of openings. Near the center is a tall vehicle door composed of two 3'-wide panels of vertical board. Its towering height, at approximately 150", may indicate use for a thresher or the mechanical grape picker Johnson invented (Photo 10).

Above are double doors opening to what once was a hayloft (Photo 11). The doors are cut at the top to follow the roof's pitch. Remnants of a pulley pole stick out below the gable. South of the center opening is a shorter pair of swinging doors, made also of vertical boards (Photo 12). Like all the swinging doors on the Barn, the panels are mounted with non-historic, 12" metal strap hinges. The pattern of the surviving openings suggests that the Barn may have originally had a three-portal design, with the third (north) opening, removed with the construction of the addition.

South

The south elevation, once facing the farmhouse, shows mostly vertical board construction (Photo 13). Like its opposing side, 2" x 4" rafters spaced at 30" carry over the wall creating a 20" overhang. The southeast corner is penetrated by an approximately 111"-long, sliding wood door (Photo 14). The door, made of vertical boards, slides open on a modern metal track. The top of the opening is angled to accommodate a wagon or tractor.

East

Facing the cluster of oaks, the east elevation has no fenestration other than a wood louvered vent at the gable point (Photo 15). Its hipped extension characterizes the elevation.

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North

Aside from the c.1975 bump-out, the north elevation is a mirror of the south side and is fenestrated by a single opening at the northwest corner. Its base is made of two courses of 12" board, suggesting, as described in winery promotional material, that the Barn was raised in the 1970s. Marring its historical setting is a concrete crush pad (Photo 17).

Interior

The interior is one large open space, devoid of partitions and storage areas typically found in a working barn. The framing mentioned earlier is evident along the walls (Photo 18). Barns of this period typically had wall framing of heavier wood, usually 3" x 5" or at least 2" x 6" members.

In the center is the Barn's core, the remnant of a three-bay, post-and-beam frame (Photo 19). Though it rests on concrete footers, it may potentially date to an earlier period. It is made of 5" x 5" timbers joined with toe nailing. Thin braces connect the top plates to the bents. The bents are braced by more recent 2" x 4" pieces, which would have historically been heavier timber girts.

The structure supports a framework of light trusses above. The trusses are a wood-frame variation of the Queen Post form (Photo 20). They carry 2" x 4" rafters arranged at 30" intervals. Roof boards are nailed to the top of the rafters. The boards appear to be recycled, with visible nail holes along their face. With most of the shingles missing, sunlight pours into the Barn.

Spread across the dirt floor is winery equipment, including a wood storage tank, a UV purification system, and a glycol refrigeration unit. Historically, the area right and left of the core would have been framed with partitions for stalls and feed cribs.

While Field Stone Winery and Vineyard promotional literature claims the Barn was constructed in the late 19th century, there is no archival or material culture evidence supporting this. All of the observed wood member connections are made with toe nailing. Wood joinery characteristic of an earlier period is not in evidence. Aside from one small area of flathead spikes, it is fastened with modern nails. The use of concrete footers at corners and under the core structure also suggests reconstruction.

In conclusion, it appears that an earlier general-purpose barn, likely built in the early 20th century, was reconstructed in c.1975 to accommodate new use for the winery. Based on winery literature and visual evidence, this apparently involved raising the structure and reframing its interior walls. Typical partitions for animal shelter and feed storage were probably removed, including the deletion of a hayloft. The most evident exterior alteration is the 210-square-foot bump-out across the southwest corner, altering its overall historical footprint and changing its principal façade.

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Survey Photographs (John W. Murphey, May 28, 2019)



Photo 1: View across vineyard toward barn from Highway 128. Camera facing southwest.

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Photo 2: View from winery parking lot; barn in background. Camera facing northeast.



Photo 3: Immediate setting and north and west elevations. Camera facing northeast.

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Photo 4: Non-historic shed. Camera facing northeast.



Photo 5: Non-historic equipment shed. Camera facing northeast.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 6: Wine crush pad. Camera facing southeast.



Photo 7: Board showing sawmill marks.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 8: West (front) elevation. Probable non-historic addition at left. Camera facing north.



Photo 9: West (front) elevation. Probable non-historic addition at left. Camera facing northwest.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 10: South elevation showing bump-out addition. Camera facing northwest.



Photo 11: West elevation, hayloft doors. Camera facing up.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 12: West elevation, vehicular doors. Camera facing northeast.



Photo 13: South elevation. Camera facing northwest.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 14: South elevation showing drive-through opening. Camera facing northwest.



Photo 15: East elevation showing hipped roof section. Camera facing southwest.

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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Photo 16: East elevation with non-historic shed in foreground. Camera facing southeast.



Photo 17: North elevation with non-historic crush equipment in foreground. Camera facing southeast.

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*NRHP Status Code – 6Z

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Photo 18: East wall showing light wood-frame construction and raised section below.



Photo 19: Three-bay core structure.

Resource Name or # 10075 Highway 128

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Photo 20: Trusses, rafters and roof boards.

STRUCTURE, AND OBJECT RECORD

Resource Name or # 10075 Highway 128

*NRHP Status Code – 6Z

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- B1. Historic Name: Unknown; no historic name found (Shadrach L. Osborn, probable association).
B2. Common Name: Field Stone Winery and Vineyard Barn.
B3. Original Use: Agricultural
B4. Present Use: Agricultural (winery)
*B5. **Architectural Style:** Vernacular
*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Based on form, plan, and surviving original construction material, the subject structure was likely constructed in the early 20th century, as a general-purpose barn. According to winery literature, and supported by aerial photographs and visual and material evidence, it was reconstructed in c.1975. Work included raising the structure, reconstructing the framework, and removing interior partitions, such as stalls and feed cribs. It also appears, based on the above sources, a 210-square-foot addition was appended to the west façade, altering the overall footprint of the original structure.

- *B7. **Moved?** No Yes Unknown N/A **Date:** **Original Location:** Possibly moved when barn was raised in c.1975.
*B8. **Related Features:** Ancillary buildings: Two non-historic wood sheds and a concrete crush pad.
B9a. Architect: N/A b. Builder: Unknown
*B10. **Significance:** **Theme** Agricultural Development **Area** Alexander Valley, Healdsburg, Sonoma County
Period of Significance c.1900-1979
Property Type Agricultural structure: barn **Applicable Criteria** N/A

The parcel holding the Barn was historically part of the Mexican-era Rancho Sotoyome, a vast land grant awarded to San Diego sea captain and investor Henry D. Fitch. The area, comprising the eastern end of what would be called the Alexander Valley, grew slowly through subdivision and settlement during the American period.

In the late 19th century, the subject parcel holding the Barn was owned by Shadrach Little Osborn, an English immigrant and onetime carpenter. Between roughly the mid-1870s and 1906, Osborn operated a general farm and raised purebred horses. Near the end of the 19th century, the farmer established a vineyard, growing Carignan grapes. After his death in 1906, the property was sold to investors. Its use after that time is unclear.

See Continuation Sheets 16-21.

- B11: Additional Resource Attributes: N/A
*B12. **References:** See Sheet Continuation Sheets 22-24.
B13: Remarks N/A
*B14. **Evaluator:** John W. Murphey, Architectural Historian, Architectural History Services, 440 Jackson Drive, Santa Rosa, CA, 95409

Date of Evaluation: June 17, 2019

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B10. Significance (Historical Context), Continued:

The parcel, likely in a different configuration, was purchased in 1965 by industrialist, politician, and cattle-breeder Wallace Johnson. Johnson, who had acquired the adjacent Montvale Farms in 1955 to operate a high-end cattle ranch, turned his attention to grape-growing in the late 1960s. In 1976-77, he built a winery on the subject parcel, operating under the name Field Stone Winery.

Johnson's small estate winery followed other winemakers, principally Tom and Sally Jordan, and Rodney Strong, who launched Alexander Valley vintages in the early 1970s. The wine-growing region earned an American Viticultural Area designation in 1984, five years after Johnson's death.

The Barn was likely erected in the early 20th century, during Osborn's ownership. In c.1975, Wallace Johnson modified the former general-purpose barn for winery use. This involved raising and reframing the structure, with the likely removal of interior partitions, and creating a 210-square-foot addition across its front façade to hold winery equipment.

HISTORICAL CONTEXT

MEXICAN PERIOD: 1822-1846

In June 1835, worried about potential Russian predations, Governor José Figueroa ordered Mariano Guadalupe Vallejo — then head of colonization for the northern Mexican frontier — to plan a pueblo around the mission at San Francisco Solano de Sonoma to act as a military buffer. Vallejo roughed out a design featuring a typical plaza settlement and sent it to Governor Figueroa. In a letter dated June 24, 1835, the governor approved the plan. Other Mexican land grants in future Sonoma County followed.

Rancho Sotoyome

The subject property lies within the historic boundary of the Rancho Sotoyome land grant, one of several hundred rancho grants made in California during the period of Mexican rule.

With the waning of the mission system, the Mexican government turned to the rancho as a way to populate the land and stimulate local trading economies. Created principally for cattle-raising, the ranchos produced surplus tallow and hides which were traded throughout California. Some rancheros diversified their operations, growing grains and fruits. In this way, the most successful ranchos became economic and population centers for the lightly settled colony.

Rancho Sotoyome, a vast tract along the Russian River, was granted by Mexican governor Juan Bautista Alvarado. During his brief administration, as an interim administrator in 1837, and the official governor between 1839 and 1842, Governor Alvarado granted 170 ranchos, the highest amount during the roughly 20-year period of the Mexican rancho system.¹ Granted in 1841, and reaffirmed three years later, Rancho Sotoyome represented one of the last large Mexican grants in the region. The grant, covering eight leagues, or 48,823 acres, spanned both Sonoma and Mendocino counties. The grant was reportedly named after a local Native American (Wappo) population, and represented a Spanish transliteration of the Indian meaning — home of the former chief, Soto.²

The recipient of grant was Henry Delano Fitch, a Massachusetts native and a naturalized Mexican citizen. Born in New Bedford in 1799, Fitch first arrived in California in c.1826 as the captain of the Mexican brigantine, *Maria Ester*.³ In San Diego, Fitch met Josefa Carrillo, the daughter of a military officer and the sister-in-law to General Vallejo. After initially being forbidden to marry, Fitch converted to Catholicism and legally changed his name to Enrique Domingo Fitch, a title he would use for official documents. Fitch applied for Mexican citizenship in 1833, with citizenship granted seven years

¹ Rose Hollenbaugh Avina, *Spanish and Mexican Land Grants in California*, (San Francisco: R and E Research Associates, 1973), 35.

² Arthur L. Kroeber, referenced in "Meaning of the Word 'Sotoyome,'" *Healdsburg Tribune*, August 1, 1908, 2.

³ Edward Langhart Museum, "Healdsburg Cultural Resource Survey, Final Report," (September 1983), 7.

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later.⁴

Cyrus Alexander

Fitch began to petition for land in Alta California as early as 1832. He turned to Cyrus Alexander, a fellow San Diegan, to help scout areas north of San Francisco in hopes of establishing a cattle ranch through the rancho system.

Born in 1805 in Tioga County, Pennsylvania, Alexander initially labored as a lead miner in Galena, Illinois. He worked his way westward as a trapper in the Rocky Mountains, arriving in California in c.1833. He settled in San Diego, where he set himself up as a rancher, tanner, and soap-maker. He became a naturalized Mexican citizen in 1837.⁵

Searching north of San Francisco, Alexander found the Russian River valley — a land of rich, fertile soil, close to established trading routes. Fitch made Alexander his ranch manager, under a four-year contract. As a reward for running the ranch, Alexander was given two leagues of land approximating 9,000 acres. The awarded property would later be recognized as the Alexander Valley, now famous for its wine.

During his time as foreman, Alexander enhanced Fitch's holding, erecting a one-story adobe, outbuildings, a grist mill, tannery, and cigarette factory, in what would become present-day Healdsburg.⁶ At the end of his tenure, Alexander turned over ranch management to Moses Carson, the older brother of famed frontiersman Kit Carson.⁷

AMERICAN PERIOD: 1846 to 1979

After relinquishing management of Fitch's ranch, Alexander focused his attention on developing his own land on the east side of the Russian River. There he built an adobe house and outbuildings and formed a cattle ranch. In 1846, he planted a vineyard on his property, reportedly the first in the valley. The following year, he married Rufina Lucero, a native of the New Mexico territory.

Cyrus Alexander, the former trapper, made a fortune during the Gold Rush selling cattle to the mines.⁸ He would plant onion fields and raise sheep for the same purpose. Alexander understood the fertility of the river-bottom land, and exploited it, building a vast mixed farming operation. He planted large tracts in wheat and developed smaller vegetable fields and fruit orchards.

Captain Enrique Domingo Fitch died in 1849, never having seen his land in the Russian River valley. After his death, his widow Josefa Carrillo de Fitch and her nine children relocated to the Sotoyome grant. She initially tried to sell portions of the grant to raise money — offering land at \$1.50 an acre in 1852.⁹ Harmon Heald, the namesake of Healdsburg, purchased some of this land to form the town. In 1856, she was forced by the county to sell off the majority of her holding at public auction to pay off debts.¹⁰

Land Squabbles

Like most unadjudicated Mexican land grants, the former Sotoyome grant was prone to squatters, many of whom descended into the area during and immediately after the Gold Rush. In 1855, a nonbinding notice of a decision to affirm the grant led to a rapid sale of legal lots. Yet many of the squatters — who made money on raising wheat and cattle — refused to buy.¹¹ Lawsuits over survey lines and titles dragged on for nearly ten years, leading to a short-lived "Squatters' War." Alexander, in his senior position in the valley, worked almost as a gatekeeper, helping those he liked settle their titles.

⁴ Ibid.

⁵ Mildred Howie, "Alexander Valley: Then and Now," *Healdsburg Tribune*, November 30, 1979, 1.

⁶ Edward Langhart Museum, "Healdsburg Cultural Resource Survey," 7.

⁷ Healdsburg Tribune, *Healdsburg and Northern Sonoma County, California: A Pictorial History*, (Healdsburg, Calif.: Healdsburg Tribune, 1996), 4.

⁸ Lewis Publishing Company, *An illustrated history of Sonoma County, California*, (Chicago: Lewis Publishing Company, 1889), 266.

⁹ Edward Langhart Museum, "Healdsburg Cultural Resource Survey," 8.

¹⁰ Auction notice reprinted in Healdsburg Museum and Historical Society, *Healdsburg*, (San Francisco: Arcadia Publishing, 2005), 21.

Josefa later attempted to patent the land, under an appeal, which was dismissed by the United States Supreme Court.

¹¹ Edward Langhart Museum, "Healdsburg Cultural Resource Survey," 9.

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Throughout the period, either by legitimate sale or squatting, Alexander's property was subdivided and significantly reduced in size. By the late 1850s, the area that would formally be designated Mendocino Township had become populated with Anglo-American farmers, who originated from Illinois, Iowa, and Indiana, and New York, Missouri, and Tennessee.¹²

Similar to the original settlers, the new population set up mixed ranching-farming operations. These included Ira Bidwell, whose land historically abutted the subject property to the south and west, and was purchased by Wallace Johnson in 1955. Bidwell arrived in 1843 from Missouri, working for Alexander for six years. He was given 500 acres, on the north side of the Russian River, as part of the agreement.¹³ His land ran along the river for nearly half a mile. Bidwell found the area a "veritable zoological garden," rich with flora and fauna — including the occasional grizzly.¹⁴

Another farmer, Lyman Hutchinson, a native of New Jersey, settled in the area immediately to the east. The 1870 federal census, conducted two years before his death in 1872, reveals Alexander's wealth. At age 65, Cyrus was determined to own land valued at \$44,800, with a personal estate of \$67,400.¹⁵ Alexander lived with his wife, Rufina, then 44, and four children, ranging in age from one to 16 years old. The household included a young, white male laborer.

Shadrach Little Osborn

Directly related to the study area is Shadrach Little Osborn, a farmer who introduced grapes to the property. Born in 1846, in England, Osborn (sometimes spelled Osborne) immigrated to the United States, arriving in California in 1869, where he originally worked as a carpenter in Oakland.¹⁶

He became a naturalized citizen in 1876, around the same time he moved to the Alexander Valley. Osborn started a general farm on a roughly 332-acre piece of land, including the subject parcel holding the Barn. The 1880 federal census documents Osborn, then 35, living with his English-born wife, Mary, 27, and two young daughters.¹⁷ Assisting the farming operation is Mary's brother and an adopted son.

Agricultural Development

The agricultural census of the same year paints a picture of Osborn's Alexander Valley farm. The farm included two tracts, in 1879 totaling 163 tillable acres and representing one of the largest operations in the immediate area.¹⁸ The census documented Osborn's land, buildings, and equipment to be worth \$7,500.

Like his many of his neighbors, Osborn raised small amounts of oats and wheat, likely for the farming operation. He also grew apples and peaches (packing 150 bushels of the former in 1879). Osborn additionally raised purebred horses. One, a Clydesdale stallion, was named "Bobby Burns" — probably after the popular Scottish poet, Robert Burns.¹⁹

Early Wine Production

Unlike a few of his neighbors (including Rufina Alexander to the north), the 1880 farm census did not indicate that Osborn grew grapes. This likely changed in 1882 when he purchased land from his neighbor, Lyman Hutchinson, who had a small

¹² Lewis Publishing Company, *An illustrated history of Sonoma County, California*, 266.

¹³ Healdsburg Tribune, *Healdsburg and Northern Sonoma*, 5.

¹⁴ Mike Pardee, "Montvale Farm's Herefords Grow Sleek Rich Pasture, Silage," *Santa Rosa Press Democrat*, "Empire Magazine," September 27, 1953, 3.

¹⁵ United States Federal Census, 1870, Census Place: Mendocino, Sonoma, California; Roll: M593_91; Page: 289A; Family History Library Film: 545590. Accessed through Ancestry.com.

¹⁶ "Death of S. L. Osborn," *Healdsburg Tribune*, August 30, 1906, 1.

¹⁷ United States Federal Census, 1880, Census Place: Mendocino, Sonoma, California; Roll: 84; Page: 196D; Enumeration District: 128. Accessed through Ancestry.com.

¹⁸ *Ibid.*, Census Place: Mendocino, Sonoma, California; Archive Collection Number: 97:4; Roll: 4; Page: 2; Line: 7; Schedule Type: Agriculture. Accessed through Ancestry.com.

¹⁹ Illustration caption, *Healdsburg Tribune*, March 24, 1898, 5.

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vineyard.²⁰ By the 1890s, Osborn was raising grapes and selling part of his land to a winery.²¹ He also sold clippings of Carignan, a red grape of Spanish origin, to the public.²² In 1897, Osborn had 140 acres planted in wine grapes and planned to establish a new 15- to 20-acre vineyard that year.²³ His ownership of the subject parcel is shown on the Sonoma County tax map of the same year.

A 1902 farm report indicates Osborn had harvested 500 tons of grapes that year, representing a value of approximately \$13,000.²⁴ By this time the Alexander Valley had grown into its own community with a population of several hundred people, spread across nearly 50 farms. The community had its own justice of peace, a general store, and a saloon.²⁵ Mail was delivered along a rural route, with a daily Wells Fargo & Company express running between Healdsburg and Calistoga.²⁶

Osborn would only live a few more years, before being fatally struck by a galloping horse on his farm in August 1906. The farm passed to his seven children, who sold it in 1913 to R. G. Jacobs, a real estate broker, and John F. Miller, a fruit distributor, who the same year established the land development company Russian River Fruit & Land Company.²⁷ It is unclear who lived on the property after this point, though the name Brooks — likely relating to fruit farmer George F. Brooks — is linked to the parcel.

Near the turn of the 20th century, Healdsburg and the Alexander Valley got swept into the pre-Prohibition wave of hop-growing, and later prunes. By the 1910s, the area around Healdsburg raised 8,000 tons of the dried fruit annually, representing more than one-seventh of the state's annual crop.²⁸

The well-drained gravelly loam of the Alexander Valley presented an ideal setting for growing the fruit. Other nearby farmers, such as the Bidwells with their long river frontage, grew hay and grain crops and operated a small 25-head dairy.²⁹

The Cowmen

In 1944, nearing his death, John W. Bidwell (grandson of Ira), sold the family's now 400-acre ranch to Tony Lindstrom, an Alaskan gold mine operator, and his wife, Faye. The property at the time of sale included two farmhouses and fields put into pasture and grapes. Lindstrom intended to turn the farm into a cattle ranch, but sold it just five years later to raise cash for his mining operation.

The tract was purchased in 1949 by Luther W. Johnson, an industrialist who had a controlling interest in the Willys-Knight car company. Johnson (no relation to the next owner Wallace Johnson) invested heavily in his new ranch, which he named "Montvale Farms." The newly-minted cowman erected barns and a metal silo and put in irrigated pastures. He and his wife Estelle commissioned noteworthy Bay Area modernist architect Mario Corbett to design a nearly all-glass home at a cost of \$40,000.³⁰ The showpiece ranch was stocked with 150 head of cattle, the majority purebred "white-faces" from the Wyoming Hereford Ranch.

Johnson, along with other wealthy cowmen in Sonoma County, saw a profit to be made in the revived post-war beef cattle industry. But Johnson's health declined in the early 1950s, forcing him to sell his Herefords at auction in 1953 at the

²⁰ Sonoma County deed, L. Hutchinson to S. L. Osborn, April 12, 1882, Book 78/Page 311.

²¹ "Minor Gleanings," *The Tribune*, July 11, 1895, 8.

²² "Minor Gleanings," *Healdsburg Tribune*, February 6, 1896, 8.

²³ "Crop Outlook," *Healdsburg Tribune*, March 25, 1897, 5.

²⁴ "Alexander Valley," *Healdsburg Tribune*, November 13, 1902, 2.

²⁵ Edwin Langhart Museum, "Healdsburg Cultural Resource Survey," 11.

²⁶ A. Kingsbury, *Directory of Santa Rosa and Sonoma County, 1903-04*, (Santa Rosa, Calif.: Press Democrat Publishing Company, 1903), 245.

²⁷ Sonoma County deed, Edward W. Osborn, et al, to John F. Miller and R. G. Jacobs, March 29, 1913, Book 318/Page 148.

²⁸ Russell W. Cole, *Sonoma County, California*, (San Francisco: Sunset Magazine Homeseekers' Bureau, 1914), 29.

²⁹ Pardee, "Montvale Farm's Herefords Grow Sleek Rich Pasture, Silage," 3.

³⁰ Ibid.

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California State Fairgrounds.³¹

Wallace J. S. Johnson

In 1955, Wallace Johnson, the second individual most closely associated with the subject barn, purchased Montvale Farms. He was born in 1913, in Fort Dodge, Iowa. Wallace's father, Edward Hjalmar Johnson, was a successful general practice attorney of Swedish origin. The family lived in a large house on a street called Johnson Place. The 1930 federal census recorded the property to be worth \$20,000 — a considerable sum at the time.³²

In the 1930s, Wallace, who went by the name Wally, enrolled at the California Institute of Technology in Pasadena, where he graduated with honors in 1935 with a B.S. in Mechanical Engineering.³³ He spent some time in Carmel before moving to the Bay Area, where he worked as a salesman in the machinery sector. After the war, Johnson started Up-Right Scaffolding Inc., a manufacturer of lightweight aluminum scaffolding. He built his business on a patent he was awarded for a portable scaffold with adjustable legs.

Headquartered in Berkeley, the company grew rapidly, following a wave of post-war construction. By 1949, it had reached a "national scale," opening manufacturing plants in New Jersey, and later in Canada, Ireland, and France.³⁴ The company diversified in the 1960s, fabricating radio towers and for a brief time, modular housing.³⁵

Wallace parlayed his wealth into a common pastime of industrialists, becoming a gentleman rancher. In the early 1950s during a trip to the United Kingdom, he became fascinated with English cattle breeds. In 1953, he purchased a few English Hereford bulls, forming the beginning of a cattle operation he started in the Santa Cruz mountains, he dubbed Redwood Hereford Ranch.³⁶

With the purchase of Montvale Farms, he transferred his herd of 210 registered Herefords, as well as the name of the ranch, to his Sonoma County property. At the Alexander Valley ranch, Wallace expanded his stock, starting a breeding program where he raised purebred Herefords, and experimented with breeding different strains of American and English cattle.³⁷ Wallace rubbed elbows with other gentleman ranchers, or "cowmen," hosting numerous events, including in 1958 the Sonoma County Cattlemen's Association annual field day at the ranch.

While his principal residence remained in Berkeley, Wallace and his wife Marion remodeled the former Luther Johnson house at 9055 Highway 128, and added a pool. Johnson expanded his Alexander Valley holdings, purchasing an adjacent 200-acre stock ranch from the Mohn family in 1959.³⁸

In the early 1960s, Johnson found a new pursuit — politics. In 1961 he was elected mayor of Berkeley, being conceivably the most recent Republican to hold the office. Johnson served two terms throughout a period of great civil unrest and the Free Speech and anti-war movements dominated most of his tenure. More positively, Johnson was instrumental in forcing BART to put its tracks underground through Berkeley, an idea he would reprise when building his winery.

Alexander Valley Wine Region

During this challenging period, Johnson continued to expand his Alexander Valley property, buying adjacent parcels and building a new house. In 1965, he purchased a 135-acre tract, with 10 acres planted in Petite Sirah grapes.³⁹ The property

³¹ "William D. Dana Buys 30 Head of Montvale Cattle," *Healdsburg Tribune*, November 3, 1953, 1.

³² United States Federal Census, 1930, Census Place: Fort Dodge, Webster, Iowa; Page: 8A; Enumeration District: 0039; FHL microfilm: 2340423. Accessed through Ancestry.com.

³³ Fred Etzel, "How the Mayor of Berkeley Led the Campaign to 'Bury' Berkeley's BART Tracks." *Exactly Opposite* (Berkeley Historical Society Fall 2017), 6.

³⁴ "Plant Planned for the Largest Site at Teterboro," *The Record* (Hackensack, New Jersey), August 27, 1949, 1.

³⁵ "Compacted Privacy," *San Francisco Examiner*, "Sunday Homes," July 22, 1969, 30.

³⁶ "English Cattle Breeder Buys Montvale Farm," *Santa Rosa Press Democrat*, "Empire Magazine," December 11, 1955, 6.

³⁷ *Ibid.*

³⁸ "Wallace Johnson Buys Alexander Valley Property," *Healdsburg Tribune*, July 9, 1959, 1.

³⁹ George Hower, "New Wineries, They're Popping All Over," *Santa Rosa Press Democrat*, "Press," October 1, 1978, 4B; Sonoma County deed, John J. Schauer, Jr. to Wallace J. S. Johnson and Marion V. Johnson, July 8, 1965, Book 2143/Pages 563 and 563.

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came with a turn-of-the-century frame farmhouse and a wood barn, likely the subject structure.⁴⁰ He later claimed that the small head-pruned Petite Sirah block, which he titled "Terra Rosa," had been planted in the 1890s by Italian farmers.⁴¹

The following year, Johnson and his wife filed incorporation papers for a vineyard under the name Redwood Ranch and Vineyard, Inc.⁴² Finding the Petite Sirah acreage "too big for a hobby and too small to be commercially practical," the Johnsons grew their plantings by 140 acres.⁴³ Conducting soil and temperature tests, Wallace and his son Steve determined the best grapes for the larger acreage were a mix of Cabernet Sauvignon, Johannisberg Riesling, Chenin Blanc, and Gewürztraminer.

The Johnsons continued to aggregate adjacent land, growing the combined ranch and winery to eventually 850 contiguous acres.

In 1976, after ten years of aggressive planting, the Johnsons opened a winery. The winery was constructed in a manmade cave that Johnson excavated into the small knoll on which the Barn sits. Its north entrance was faced with rough-hewn stones, from the which the winery took its name: Field Stone Winery. The underground winery and tasting room was completed in 1977, coinciding with the first bottled vintage. Johnson filed for incorporation of the new winery same year. Field Stone Winery was designed to crush, vinify, and bottle select batches of grapes, totaling approximately 50,000 gallons in its first years.⁴⁴ Picking was done both by hand and a mechanical harvester that Johnson had designed in the late 1960s.

Wallace Johnson only got to experience his dream for a few years before dying of a massive stroke in 1979, at age 66. The estate winery, later run by his daughter Kristina and her husband John Staten, became a favorite of backroads explorers, and an institution in the Alexander Valley.

⁴⁰ "Field Stone Winery," *Bay Views Magazine*, (October 1978), 74.

⁴¹ Undated Field Stone Winery brochure. Sonoma County Wine Library hanging file collection.

⁴² "Incorporation Filed," *Healdsburg Tribune*, June 16, 1966, Second Section, 1.

⁴³ Wallace Johnson quoted in Hower, "New Wineries, They're Popping All Over," 4B.

⁴⁴ Undated Field Stone Winery press packet, 2. Sonoma County Wine Library hanging file collection.

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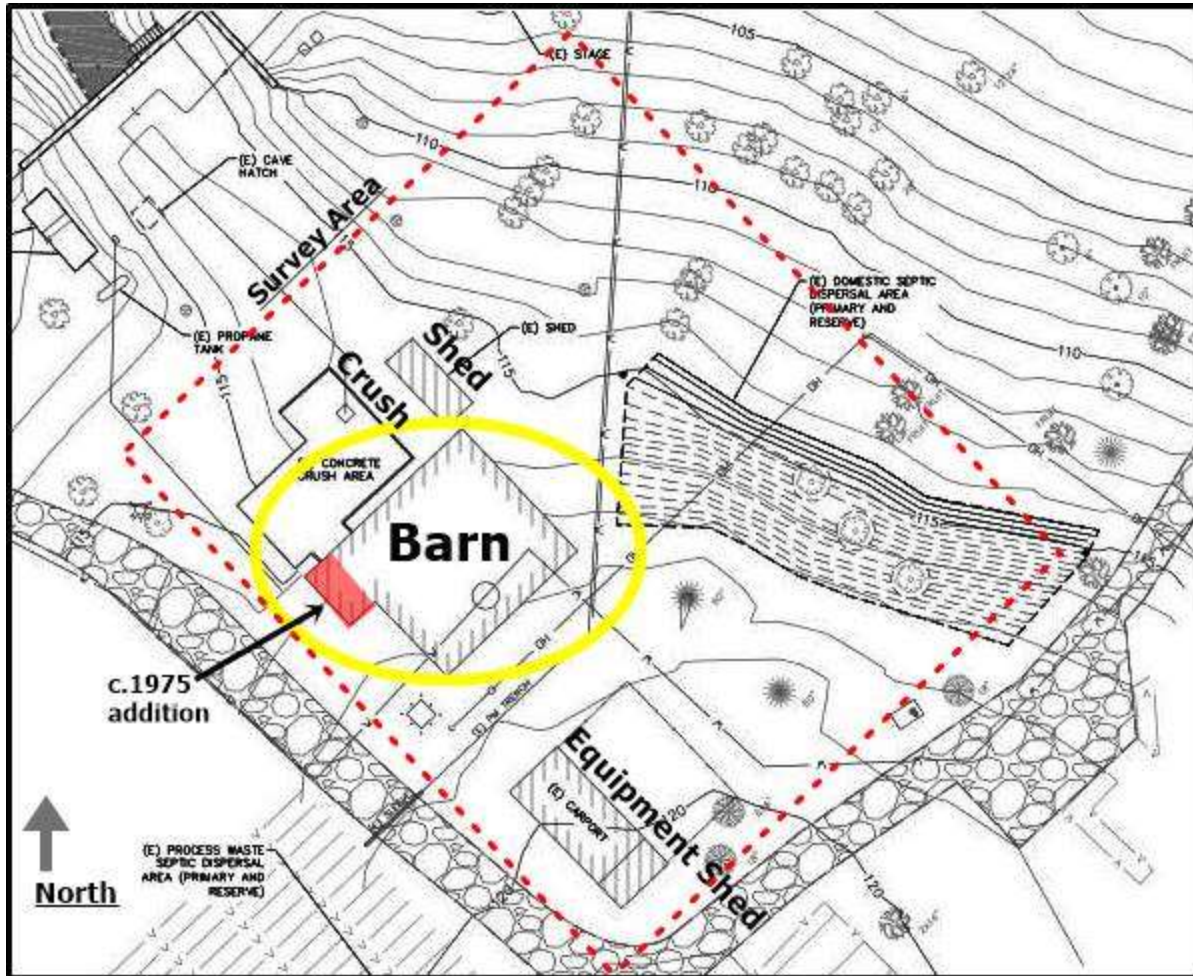
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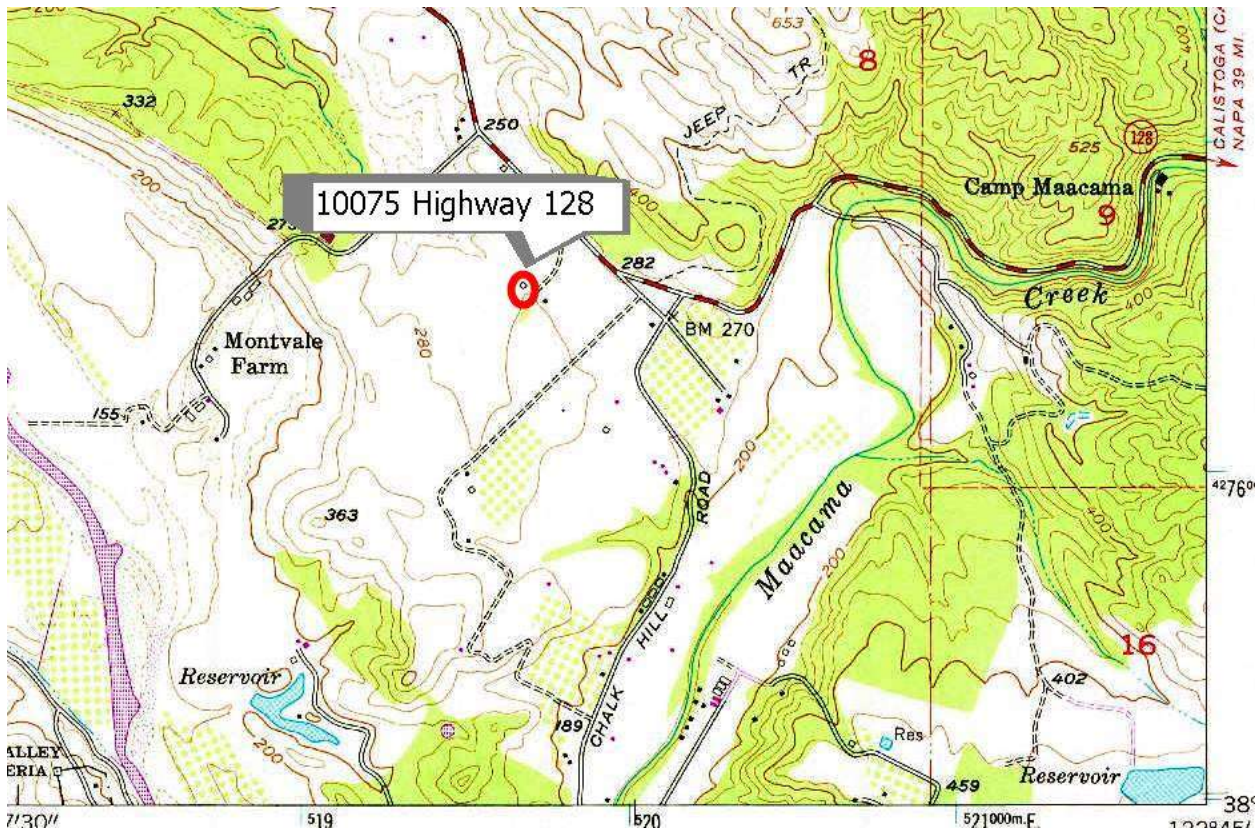
Sketch Plan. Based on site plan created by Backen and Gillam, Architects, 2018.

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Map 1: Location Map. Portion of *Jimtown, Calif.* (1:24000 map) 1955, photorevised, 1978, USGS quad map.

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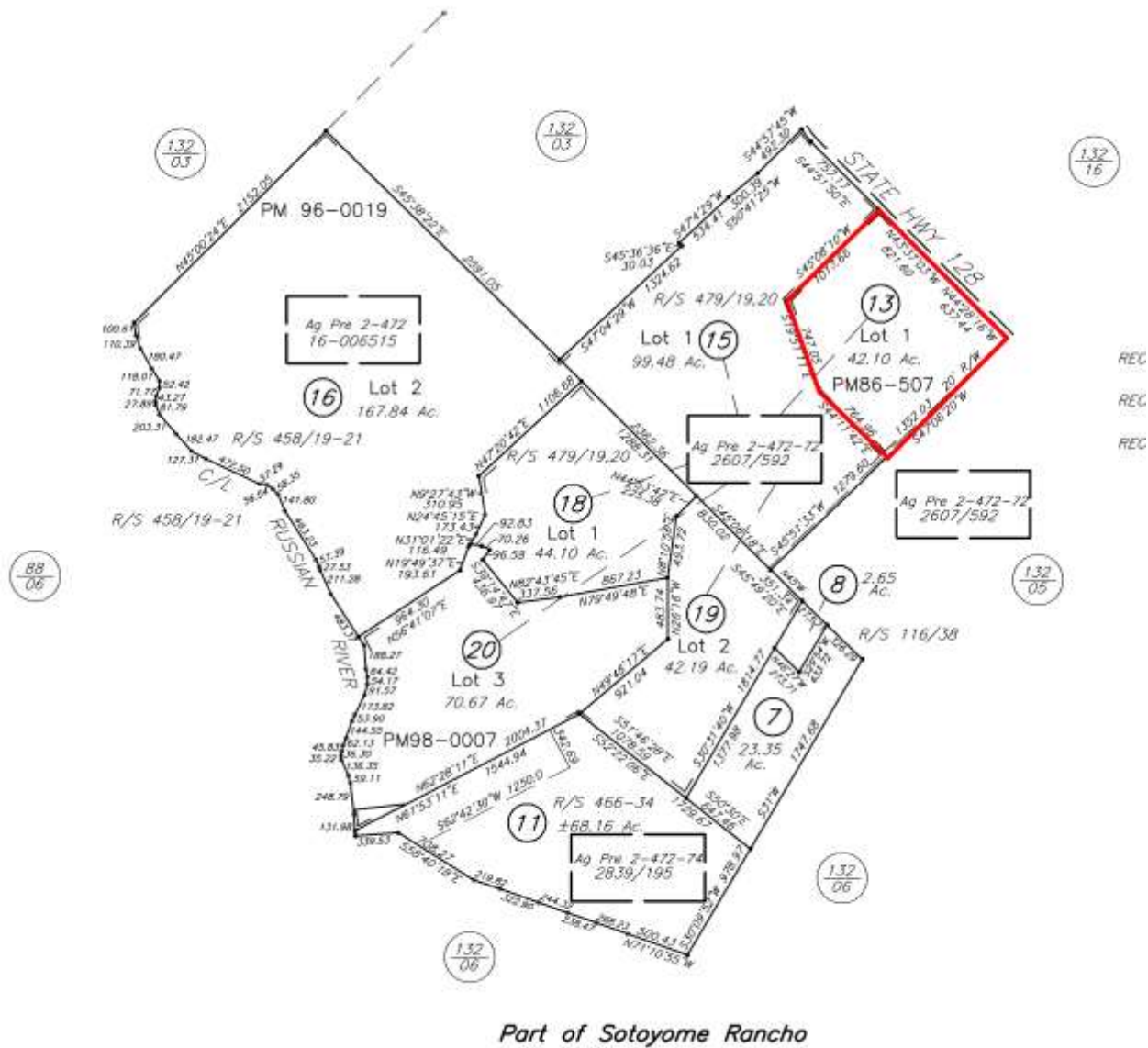


Map 2: Project Vicinity Aerial.
Google Maps, 2019.

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Map 3: Sonoma County Assessor Map, 1997.
Sonoma County Parcel # 132-040-013 [Lot 1].