



Proposed
Mitigated Negative Declaration
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Publication Date:
Public Review Period:
State Clearinghouse Number:
Permit Sonoma File Number: **UPE16-0099**
Prepared by: Marina Herrera at
Phone: (707) 565-2397

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

Project Name: UPE16-0099; Kopriva Winery

Project Applicant/Operator: Myles McMonigle

Project Location/Address: 21301 Cassidy Ranch Road, Sonoma

APN: 128-381-021

General Plan Land Use Designation: Diverse Agriculture (DA 10 acre residential density)

Zoning Designation: Diverse Agriculture (DA, B6 10) 10 acre residential density, Floodway (F1), Floodplain (F2), RC 100/25 (Riparian Corridor), VOH (Valley Oak Habitat)

Decision Making Body: Sonoma County Board of Zoning Adjustments

Appeal Body: County Board of Supervisors

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Table 1. Summary of Topic Areas

Topic Area	Abbreviation	Yes	No
Aesthetics	VIS		No
Agricultural & Forest Resources	AG		No
Air Quality	AIR	Yes	
Biological Resources	BIO	Yes	
Cultural Resources	CUL	Yes	
Energy	ENERGY		No
Geology and Soils	GEO		No
Greenhouse Gas Emission	GHG		No
Hazards and Hazardous Materials	HAZ		No
Hydrology and Water Quality	HYDRO	Yes	
Land Use and Planning	LU		No
Mineral Resources	MIN		No
Noise	NOISE	Yes	
Population and Housing	POP		No
Public Services	PS		No
Recreation	REC		No
Transportation	TRANS		No
Tribal Cultural Resources	TCR		No
Utility and Service Systems	UTL		No
Wildfire	FIRE		No
Mandatory Findings of Significance	MFS		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. Agency	Activity	Authorization
U. S. Army Corps of Engineers	Wetland dredge or fill	Clean Water Act, Section 401
Regional Water Quality Control Board (San Francisco Bay)	Affect navigable waters	Clean Water Act, Section 404
California Department of Fish	Any activity that may: 1.	Fish and Game Code, Section

and Wildlife	Substantially divert or obstruct the natural flow of any river, stream or lake; 2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or 3. Deposit debris, waste or other	1600; Lake and Streambed Alteration
--------------	---	-------------------------------------

ENVIRONMENTAL FINDING:

Based on the evaluation in the attached Expanded 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: Marina Herrera, Project Planner 5/19/2020



Expanded Initial Study

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

I. INTRODUCTION:

Permit Sonoma, (Sonoma County Permit and Resource Management Department) has prepared an Expanded Initial Study to establish an estate winery with an annual production capacity of 8,000 cases, appointment only tasting, and 4 agricultural promotional events per year. The parcel is ± 18.03-acres in size (APN 128-381-021). The project site is located on Cassidy Ranch Road approximately 1,000 feet south of its intersection with Hyde Road, southeast of the City of Sonoma.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Marina Herrera, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Myles McMonigle. Technical studies provided by qualified consultants are attached to this Expanded Initial Study to support the conclusions. Other reports, documents, maps and studies referred to in this document are available for review at the Permit and Resource Management Department (Permit Sonoma) or on the County's website at: https://files.sonoma-county.org/link/BlTbm_DPTCl/

Please contact Marina Herrera, Planner, at (707) 565-2397, for more information.

II. EXISTING FACILITY

The parcel currently consists of a single family residence with surrounding landscaping, a detached 600 square foot garage, a 1,000 square foot agricultural building, an irrigation reservoir, 12 acres of vineyards, and the Arroyo Seco Creek (seasonal stream). Access to the proposed winery would be off of Hyde Road via Cassidy Ranch Road, a 20-foot wide paved road within a 50-foot easement for parcel APN 128-381-022. Land uses surrounding the project parcel include vineyards and wine production. The parcel to the north is a 40-acre vineyard owned by Silverado Vineyards, to the west by industrial warehouses owned by McCambridge Enterprises and currently leased to Treasury Wine Estates, to the south by a 30 acre vineyard owned by Batto's Fruit Company, and to the east by the Arroyo Seco Creek. East of the Arroyo Seco Creek is a rural residential neighborhood with the nearest house over 500 feet away.

III. PROJECT DESCRIPTION

Location. The project is located at 21301 Cassidy Ranch Road, Sonoma, 95487 (Figure 1 – Vicinity Map)

Existing Uses. The property consists of a single family four bedroom residence, a detached 600 square foot three garage, a 1,000 square foot agricultural building, an irrigation reservoir, a vineyard and a seasonal stream.

Topography and Soils. The majority of the parcel is flat with slopes ranging from 0% to 4%. Elevations range from approximately 30-45 feet above sea level. The site generally slopes to the southwest, but the eastern side of the site slopes to the east. The soil types mapped at the site consist of Huichica loam, 0 to 2 percent slopes (Hta) and Wright loam, shallow, 0 to 5 percent slopes (Wmb). No serpentine soils are

located within the project area.

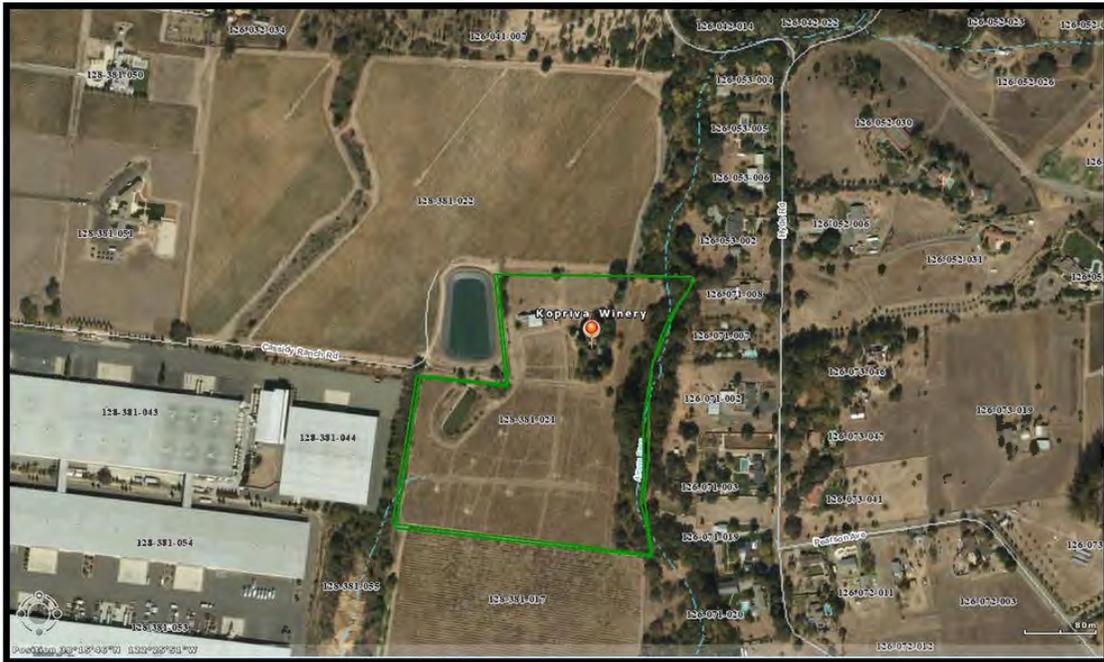


Figure 1. Vicinity Map

Hydrology. Surface water runoff from the site flows in several directions. The majority of the northern portion of the site flows in a southwesterly direction where storm water runoff flows into a seasonal swale that connects to the irrigation reservoir, located along the western site boundary.

Surface water runoff in the southern portion of the site within the vineyard area also flows in a southwesterly direction where it flows off-site near the southwest corner of the site into an off-site drainage channel with riparian woodland vegetation. This off-site drainage channel connects to a wetland mitigation area that was established for the development of the industrial warehouse complex to the west of the site, north of the Sonoma Sky Park airstrip. Surface water runoff from the eastern portion of the site flows east into Arroyo Seco Creek

Arroyo Seco Creek receives water from the southern portion of the Maycamas Mountains to the northeast of the town of Sonoma and flows through vineyard and agricultural lands east and southeast of the town of Sonoma where it connects to Schell Creek just north of Highway 12. Schell Creek continues to flow south where it connect with the tidal wetlands of Schell Slough. Schell Slough flows into Sonoma Creek, north of Highway 36, which eventually flows into San Pablo Bay and the Pacific Ocean.

Vegetation. Several trees occur on the site, primarily around the residence, which are a mix of native and non-native trees. Because the few trees along the northern portion of the site are few and primarily along the margins of the site, a specific habitat type has not been identified to describe these areas. The trees include valley oak (*Quercus lobata*), coast live oak (*Quercus lobata*), buckeye (*Aesculus californica*) and edible fig (*Ficus carica*). The trees near the residence include coast live oak, coast redwood (*Sequoia sempervirens*), Douglas-fir (*Pseudotsuga menziesii*) and Canary Island date palm (*Phoenix canariensis*).

Vineyard with non-native annual grassland is the dominant habitat. The majority of the site with non-native annual grassland habitat is in an area that was recently commercial vineyard blocks where the vines and trellises have been removed. The vineyards are proposed to be re-planted. This vegetation type is dominated by a planted cover crop of non-native annual grasses and weedy annual and perennial forbs that have replaced native grasslands as a result of agricultural practices. Dominant plant species observed consists of fava bean (*Vicia faba*), slender oats (*Avena barbarata*), perennial ryegrass (*Festuca*

perennis), rip gut brome (*Bromus diandrus*), velvet grass (*Holcus lanatus*), field mustard (*Brassica rapa*), wild radish (*Raphanus sativa*), spring vetch (*Vicia sativa*), soft chess (*Bromus mollis*), and prickly lettuce (*Lactuca serriola*).

Surrounding Land and Land Uses. The site is bound on the north by a 40-acre vineyard owned by Ron Miller of Silverado Vineyards, to the west by industrial warehouses currently leased to Groskopf Warehouse and Logistics and Treasury Wine Estates, to the south by a 30-acre vineyard owned by Batto's Fruit Company, and to the east by Arroyo Seco Creek. East of the Arroyo Seco Creek is a rural residential neighborhood with the nearest house over 600 feet away from the proposed tasting room location. A large, hard-lined reservoir is located directly west of the proposed development area, which is used by Silverado Vineyards for irrigation.

Proposed Project. The request is for a Use Permit for a winery with a maximum annual production capacity of 8,000 cases, appointment only tasting with no more than 15 guests per day, and 4 agricultural promotional events per year.

The production facility will be located in the northwest corner of the site in a former vineyard area. The facility will be an enclosed barnlike structure, approximately 6,000 square feet in size, 34 feet high, with an additional 4,000 square foot covered crush pad. The winery will house all winery equipment, tanks and barrels. At this time, all grapes will be purchased within Sonoma County and imported to the production facility. Once proposed vineyards on the existing parcel mature, the vineyard will supply 25% of the grapes processed at the facility. Pomace and additional processing waste will be disposed of offsite. No trees will be removed as part of this project.

The tasting room will be built in the approximate location that is currently occupied by the 1,000 square foot agricultural structure. This location is over 150 feet from all property lines, is over 600 feet from the nearest residence and is sheltered on the east by a grove of mature trees. A decked patio area extending from the tasting room will be constructed for outdoor tasting.

A gravel access driveway and parking area will be constructed for access to the winery production facility. A portion of the existing gravel access driveway will be widened. An existing shed will be relocated and an agricultural building will be removed. The parking area for the winery will be located on the east side of the tasting room. The parking area surface will be gravel with one hard surface handicap parking stall. Adequate parking spaces will be provided for visitors and employees. The existing gravel access driveway to the agricultural building will be widened and extended to the proposed winery building.

Drainage improvements consist of the installation of two storm drain inlet structures which will receive storm water runoff from the winery building, connecting to the sub-surface storm drain which will transport storm water to an outlet structure near the western edge of the site, where it will sheet flow through a bio-retention area and into the irrigation reservoir.

The facilities will be served by onsite wastewater systems and a private well. An existing well with a 50 foot sanitary seal will be used for water supply. In addition, there is an appropriative surface water right for agricultural uses that will be exercised to collect and store enough water to adequately provide for agricultural operations. This water right will reduce and possibly eliminate the necessity of continuously pumping groundwater. There is an existing waste water system which has enough capacity to serve the proposed facilities.

General: The production facility will average two full time equivalent employees and two full time seasonal employees during harvest. One full time equivalent employee will operate the tasting room. The parking area for the winery will be located on the east side of the tasting room. The parking area surface is intended to be gravel with one hard surface handicap parking stall. Adequate parking spaces will be provided for visitors and employees. The existing gravel access driveway to the agricultural building will be widened and extended to the proposed winery building.

Hours of Operation: The proposed hours of operating for the tasting room are Monday through Sunday 10:00 AM until 4:30 PM, 7 days a week. There will be four agricultural promotional events held throughout

the year. Each of these events would host up to fifty guests and conclude by 9:00 PM in the evening. The production facility will operate Monday through Friday, 8:00 AM through 4:30 PM. During harvest hours will be extended to 7:00 AM to 7:00 PM. Harvest generally takes place from late August through early November, but is dependent on seasonal weather and may vary from year to year.

IV. SETTING

As seen in Figure 1, the site is surrounded by vineyard and industrial agricultural buildings. East of the Arroyo Seco Creek is a rural residential neighborhood with the nearest house over 600 feet away from the proposed tasting room location. The site is approximately 460 feet west of the Arroyo Seco and $\pm 3,200$ ft. south of Napa Road, $\pm 9,040$ feet east of Highway 12, and $\pm 6,130$ feet north of Highway 121. The property is designated Diverse Agriculture, 10-acre density in the General Plan.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

Agency Referral

A referral packet was circulated to inform and solicit comments from selected relevant local and state agencies and to special districts and special interest groups that were anticipated to take interest in the project. As of March 2017, the project planner has received responses to the project referral from:

- Sonoma County Fire and Emergency Services
- Sonoma County Department of Transportation & Public Works
- PRMD Project Review Health Specialist
- PRMD Natural Resources Geologist
- PRMD Grading and Stormwater
- Sonoma County Environmental Health
- Northwest Information Center of the California Historical Resources Information System

The referral responses included several requests for further information and included recommended draft use permit conditions of approval.

Tribal Consultation Under AB52

Referrals were sent to the following Tribes on October 4, 2017:

- Cloverdale Rancheria of Pomo Indians
- Dry Creek Rancheria Band of Pomo Indians
- Lytton Rancheria of California
- Kashia Pomos Stewarts Point Rancheria
- Federated Indians of Graton Rancheria
- Middletown Rancheria Band of Pomo Indians
- Mishewal Wappo Tribe of Alexander Valley
- Torres Martinez Desert Cahuilla Indians

The request for consultation period ended November 3, 2017, with no Native American Tribes having requested consultation for the project.

Public Comments

A neighborhood notification was distributed to residents within 300 feet of the subject property line on December 28, 2016. Public comments on the proposed project have been received, which were subsequently registered to the project file. Issues raised as areas of potential environmental concern include: groundwater use and quality, odor, safety, traffic, and preservation of rural agricultural character and structures. These comments were not in response to a formal public review period or County action.

VI. OTHER RELATED PROJECTS

State if there are any known private or public projects in the area that may affect the proposed project, especially any that could have cumulative impacts.

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.

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.

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

1. AESTHETICS:

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

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

Comment:

The Sonoma County General Plan does not explicitly identify scenic vistas, but does divide the scenic resources of Sonoma County into three categories: Community Separators, Scenic Landscape Units, And Scenic Highway Corridors. The project site is not located within an area designated as either a Community Separator, Scenic Corridor or Scenic Landscape Unit. The project site is not located on a hill or a ridge, thereby having no impact on either major or minor ridgelines. The site is screened to the east by trees along the riparian corridor of Arroyo Seco Creek.

Significance Level:

No Impact

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

Comment:

As discussed above the site is not within either a Scenic Corridor, Scenic Landscape Unit, or Community Separator as shown on the General Plan Open Space map. In addition the site is not located along a designated state scenic highway. Development of the site will not visually interrupt short, mid-range or long views of these areas. Furthermore, the development has been clustered, siting the production facility adjacent to the tasting room.

Significance Level:
No Impact

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

Comment:

The buildings are of a contemporary design and may not blend well with rural landscape. Due to the setback from 8th Street East ($\pm 2,300$ feet for the production building) it is likely that the buildings will not dominate the public view-shed and any impacts will be mitigated by exterior color treatment and landscaping.

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:

New structures will introduce new sources of light and glare. Landscape path lighting is also proposed in the vicinity of the covered crush pad area of the production building. Design review, required as a standard use permit condition of approval, includes review of all proposed lighting to ensure such lighting would be compatible with County requirements and with the surrounding area.

Significance Level:
Less than Significant Impact

2. AGRICULTURE AND FOREST RESOURCES:

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 project site is located on lands designated as Farmland of Statewide Importance. However, the project proposal is for an accessory agricultural use related to processing grapes grown on site and in the area, involving construction of a new winery tasting room and parking lot. This will not affect the viability of the existing vineyard operation and will not result in significant conversion of Farmlands of Statewide Importance.

Significance Level:
Less than Significant Impact

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

Comment:

The project is consistent with the DA (Diverse Agriculture) designation and the related agricultural policies of the General Plan. The zoning designation allows for wineries and tasting rooms as conditional uses (Zoning Ordinance Section 26-06-020). The scale and location of the proposed production facility and tasting room are consistent with applicable General Plan Agricultural Resource Element objectives and policies, including Objective AR1-2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural uses. The land is not in a Williamson Act Contract.

Significance Level:

Less than Significant Impact

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

Comment:

The project is not located in a zoning district which is intended for forest land protection or timberland production. The project would not cause the rezoning of this or any other property currently in forestland protection or timberland production zoning.

Significance Level:

No Impact

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

Comment:

The project will not convert existing forestland to a non-forest use.

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 project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

Significance Level:

No Impact

3. AIR QUALITY:

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

Would the project:

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

Comment:

The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD),

which is currently designated as a nonattainment area for state and federal ozone standards. The state PM 10 standard, and the state and federal PM 2.5 standard. The District has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides, NOx) and volatile organic compounds, also referred to as Reactive Gases (ROG).

The project will not conflict with the District's air quality plans because the proposed use is well below the emission thresholds for ozone precursors or involve construction of transportation facilities that are not addressed in an adopted in an adopted transportation plan.

Significance Level:

Less than Significant Impact

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

Comment:

The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which is currently designated as a nonattainment area for state and federal ozone standards. The state PM 10 standard, and the state and federal PM 2.5 standard. The District has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides, NOx) and volatile organic compounds, also referred to as Reactive Gases (ROG).

The project will have no long-term effect on PM₁₀, because all surfaces will be paved, gravel, landscaped or otherwise treated to stabilize bare soils, and operational dust generation will be insignificant. However, there could be a significant short-term emission of dust (which would include PM_{2.5} and PM₁₀) during construction. These emissions could be significant at the project level, and could also contribute to a cumulative impact.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure AIR-1. The following dust control measures shall be included in the project:

- Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
- Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
- Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Mitigation Monitoring:

Mitigation Monitoring AIR-1: Measures shall be shown on all grading, building or improvement plans. Permit Sonoma staff shall issue a stop work order if site inspection reveals that dust control measures are not being effectively implemented.

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment:

Sensitive receptors include hospitals, schools, convalescent facilities, and residential areas. The project site is located on a large lot agriculturally designated and developed area with the exception of an industrial complex to the southwest. There are no sensitive receptors adjacent to the tasting room

building. The residential structure to the south is approximately 100 ft. from the production building. Based on the low rate of project emissions, as discussed above, and Mitigation Measure AIR-1, the project would not expose the residence to substantial pollutant concentrations.

Although there will be no long-term significant increase in emissions, during construction there could be significant short term dust emissions that would affect nearby residents. Dust emissions can be reduced to less than significant by the mitigation measure described in item 3c above

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

See **Mitigation Measure AIR-1**, above.

Mitigation Monitoring:

See **Mitigation Monitoring AIR-1**, above.

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

Comment:

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.

A winery production facility and tasting room is not a land use or type of operation identified in Table 3-3 of the BAAQMD CEQA Guidelines requiring specific screening distances.

Adherence to all federal, state and local requirements regarding the winery operation, particularly in regards the treatment of pomace would render the potential impact to Less than Significant.

In addition, construction equipment may generate odors during project construction. The impact would be less than significant as it would be a short-term impact that ceases upon completion of the project.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure AIR-2. A pomace management plan shall be submitted to Permit Sonoma Project Review Division staff for review and approval prior to issuance of Final Building Occupancy permit.

Mitigation Monitoring

Mitigation Monitoring AIR-2. No building or grading permits shall be issued prior to the pomace management plan being approved by Permit Sonoma staff.

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:

Regulatory Framework

Special-Status Species

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (The Service) Birds of Conservation Concern, and CDFW special-status invertebrates, are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Plant species on California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Bat species designated as "High Priority" by the Western Bat Working Group (WBWG) qualify for legal protection under Section 15380(d) of the CEQA Guidelines. Species designated High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.

Endangered Species Act

The Endangered Species Act (ESA) of 1973, as amended (16 USC 1531 *et seq.*) was enacted to provide a means to identify and protect endangered and threatened species. Under the Section 9 of the ESA, it is unlawful to take any listed species. "Take" is defined as harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting a listed species. "Harass" is defined as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. "Harm" is defined as an act which actually kills or injures fish or wildlife and may include significant habitat modification or degradation which actually kills or injures fish or wildlife by significantly impairing essential behavioral patterns, including breeding, spawning, rearing, migrating, feeding, or sheltering. Actions that may result in "take" of a federal-listed species are subject to The Service or National Marine Fisheries Service (NOAA Fisheries) permit issuance and monitoring. Section 7 of ESA requires federal agencies to ensure that any action authorized, funded, or carried out by the agency is not likely to jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of designated critical habitat for such species. Any action authorized, funded, or carried out by a federal agency or designated proxy (e.g., Army Corps of Engineers) which has potential to affect listed species requires consultation with The Service or NOAA Fisheries under Section 7 of the ESA.

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but

which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

Discussion: A Biological Resources Assessment was prepared by Darren Wiemeyer (Wiemeyer Ecological Associates). The report, dated December 27, 2016, forms the basis of the majority of this discussion.

- **Wildlife:** The proposed project from the construction of a winery building, a tasting room and parking area will result in the loss of vineyard/non-native annual grassland habitat at the site. This vegetation type is dominated by a planted cover crop of non-native annual grasses and weedy annual and perennial forbs that have replaced native grasslands as a result of agricultural practices. The loss of this habitat will result in the loss of suitable foraging habitat for several special-status bird and bat species, but would not be considered a significant impact to these species.

The reservoir, the seasonal wetland and Arroyo Seco Creek and its riparian woodland habitat at the site provides suitable habitat for this species, although none were observed. There are several CNDDDB occurrences of this species within 2-miles of the site. The proposed project will avoid impacts to the reservoir, the seasonal wetland and Arroyo Seco Creek. Although unlikely, the proposed project will impact upland habitat that could be used for egg laying the western pond turtles (*Actinemys marmorata*). Construction activities have the potential to impact suitable western pond turtle upland habitat used for egg laying. Construction activities have the potential to impact native nesting birds if construction activities are initiated during bird nesting season (February 1 – August 31).

The site is located within the potential range, but is not within any listed critical habitat areas for California red-legged frog (*Rana draytonii*). The nearest CNDDDB occurrence is approximately 4.2 miles to the west of the site on Stage Gulch Road. Arroyo Seco Creek provides potentially suitable breeding habitat and suitable foraging and refuge habitat for this species. The proposed project will not impact the reservoir or Arroyo Seco Creek. There will be no significant direct or indirect impacts to California red-legged frog as a result of the proposed project.

Arroyo Seco is a known steelhead stream (*Onchorhynchus mykiss*) and exhibits the habitat requirements for spawning. The project will avoid impacts to Arroyo Seco Creek and its riparian woodland habitat. There is also an adequate buffer area adjacent to Arroyo Seco Creek that will not be impacted to prevent indirect impacts from erosion or sediment transport that may negatively impact steelhead habitat. Therefore, it has been determined that there will be no significant impact to this species as a result of the proposed project.

California freshwater shrimp (*Syncaris pacifica*), federal and state listed as endangered, are known to occur in Sonoma Creek. There are several CNDDDB occurrences within a 5-mile radius of the site. Arroyo Seco Creek provides suitable habitat for this species. The proposed project will avoid impacts to Arroyo Seco Creek and its riparian woodland habitat. There is also an adequate buffer area adjacent to Arroyo Seco Creek that will not be impacted to prevent indirect impacts from erosion or sediment transport that may negatively impact this species habitat. Therefore, it has been determined that there will be no significant impact to this species as a result of the proposed project.

- **Vegetation:** Plant surveys were conducted at the project site on March 21, April 28 and June 1, 2016

The CDFW California Natural Diversity Data Base (CNDDDB, October 2016) was queried for a list of all plant and animal species reported from the *Sonoma, Kenwood, Rutherford, Yountville, Napa, Cuttings Wharf, Sears Point, Petaluma River and Glen Ellen* USGS 7.5-

minute quadrangles (nine quad search). The Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS, October 2016) was queried for a list of all plant species reported from the *Sonoma, Kenwood, Rutherford, Yountville, Napa, Cuttings Wharf, Sears Point, Petaluma River and Glen Ellen* USGS 7.5-minute quadrangles.

No special-status plant species were observed during the special-status plant species surveys. The vineyard/non-native grassland areas exhibit a dominance of non-native weedy grasses and forbs as a result of past agricultural and vineyard management activities. It is highly unlikely that any special-status plant species would occur in the vineyard/non-native annual grassland areas at the site. Based on the results of the special-status plant species surveys, an evaluation of habitat suitability and the locations of proposed site development in vineyard/non-native grassland habitat, it has been determined that there will be no impact to special-status plant species as a result of the proposed project.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation Measures:

Mitigation Measure BIO-1 (Western Pond Turtle). The applicant shall be required to perform a preconstruction survey in proposed development areas within two days of the initiation of construction activities. If any western pond turtles are found, they will be moved outside of the construction area into suitable refuge habitat on the site. The results of the preconstruction survey shall be submitted to Permit Sonoma prior to the start of construction activities.

Mitigation Monitoring:

Mitigation Monitoring BIO-1 (Western Pond Turtle):

The results of the preconstruction survey shall be submitted to Permit Sonoma prior to the start of construction activities.

- 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:

All of the streams, whether perennial or intermittent, that are shown on the USGS quad sheets as solid or dashed blue lines are considered habitat for salmonids. Every "blue line" stream, then, is considered habitat for at least one State or federally listed salmonid species. As noted in a), the project. Other intermittent streams that are not blue line may also provide salmonid habitat at certain life stages.

Riparian habitats are protected by the Riparian Corridor Ordinance. Riparian habitats are more than the water, bed and bank that make up the stream; it is also the riparian vegetation that borders the bank. A project would have a significant impact on riparian habitat if it causes the removal of a substantial portion of the vegetation.

The riparian woodland habitat associated with Arroyo Seco Creek at the site is of high quality and exhibits the habitat characteristics to support several special-status plant species known to occur in riparian habitats, such as Northern California black walnut (*Juglans hindsii*), and to a much lesser extent, Mason's lilaeopsis (*Lilaeopsis masonii*) which is known to occur in Suisun Bay. Although thick vegetation prevented complete survey coverage of this habitat type it is assumed that special-status plant species do not occur in this habitat type at the site. The proposed project will avoid impacts to riparian woodland habitat at the site.

Discussion. The project site is approximately ±496 feet west of the Arroyo Seco. Raingardens and detention areas will be incorporated into the project's grading plan. These features serve to

help clean water run-off prior to entering the river. There will be no impact from the project on sensitive riparian areas and/or sensitive communities will be less than significant.

Significance Level: Less than Significant Impact.

Mitigation: No mitigation required.

- 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:

The Army Corps of Engineers (Corps) regulates "Waters of the United States", including adjacent wetlands, under Section 404 of the federal Clean Water Act. Waters of the United States include navigable waters, interstate waters, territorial seas and other waters that may be used in interstate or foreign commerce. Potential wetland areas are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. All three parameters must be present, under normal circumstances, for an area to be designated as a jurisdictional wetland under the Clean Water Act. Areas that are inundated for sufficient duration and depth to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). The discharge of dredged or fill material into a Waters of the U.S. (including wetlands) generally requires a permit from the Corps under Section 404 of the Clean Water Act.

Discussion: A small seasonal wetland swale occurs at the western site boundary just north of the reservoir. The seasonal wetland receives surface water runoff from on-site and off-site upslope areas to the north and connects to the reservoir. The seasonal wetland ponds water up to approximately 10 inches in depth. The seasonal wetland is a man-made ditch/swale that is dominated by non-native wetland vegetation. This low-quality seasonal wetland does not exhibit the habitat characteristics to support special-status wetland or vernal pool plant species. The proposed project will avoid impacts to seasonal wetland habitat at the site.

Significance Level: Less than Significant Impact.

Mitigation: No mitigation required.

- 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:

In addition to regulations protecting special-status bird species (federal and state Endangered Species Acts), most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, it is unlawful to destroy active nests, eggs, and young. Furthermore, California Fish and Game Code Section 3503.5 makes it unlawful to take, possess or destroy birds in the Falconiformes (birds of prey, vultures, eagles, falcons) and Strigiformes (owls) families, which can include nest disturbance from construction and other activities.

Discussion. The habitats at the site provides habitat for a variety of wildlife species, primarily in the riparian habitat, the reservoir and the trees on the site. The site and surrounding lands provide habitat connectivity, good edge habitat, and Arroyo Seco Creek and its riparian corridor is most likely used, to some extent, as a wildlife corridor.

The predicted active management of the site as vineyards has the potential to result in a reduction of habitat value for wildlife in these areas, but the vineyard/non-native annual grassland areas still

provide good foraging habitat for a variety of birds, including birds of prey (raptors), reptiles, and small to medium sized mammals.

Arroyo Seco Creek and its riparian corridor provides good nesting habitat for a variety of birds and bat species and as foraging and refuge habitat for birds, amphibians, reptiles, and small to medium sized mammals. It is assumed that many passerine birds annually nest in trees in the riparian corridor. The trees along the northern site boundary and surrounding the residence provide suitable nesting habitat for bird species. A barn owl was observed in a Canary Island palm tree near the garage, but did not exhibit nesting behavior. It is probable that passerine birds nest in the trees around the residence, but no active nests were observed.

Significance Level: Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure Bio-2 (Nesting Birds). If construction activities are initiated during bird nesting season (February 1 – August 31), then the applicant shall be required to perform a pre-construction survey for nesting birds. A qualified biologist should perform a pre-construction survey for nesting birds within 14 days prior to ground breaking at the site if construction activities will take place between February 1 and August 31. If nesting birds are found, the qualified biologist should establish suitable buffers prior to ground breaking activities. To prevent encroachment, the established buffer(s) should be clearly marked by highly visibility material. The established buffer(s) should remain in effect until the young have fledged or the nest has been abandoned as confirmed by the qualified biologist. The results of the preconstruction survey shall be submitted to Permit Sonoma prior to the start of construction activities.

Mitigation Monitoring.

Mitigation Monitoring BIO-2 (Nesting Birds):

If construction activities are to occur between February 1 – August 31, Permit Sonoma staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure proper fencing and buffers are in place prior to permit issuance.

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

Comment:

Tree Protection Ordinance

Chapter 26, Article 88. Sec. 26-08-010 (m) of the Sonoma County Code contains a tree protection ordinance (Sonoma County 2013). The ordinance designates ‘protected’ trees as well as provides mitigation standards for impacts to protected trees. While this ordinance is not applicable to County Public Works projects, it is used as a guide for determining impacts and appropriate mitigation measures.

Discussion: No trees will be removed with the construction of the project.

Significance Level:

No Impact

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:

Habitat Conservation Plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

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:

A Historical Resources Study was prepared for the proposed project by Eileen Barrow of Tom Origer & Associates dated August 14, 2006. Archival research included examination of the library and project files at Tom Origer & Associates.

There is a house is a two story rectangular building with steeply-sloped, side gabled roof. There is an addition on the north side of the building that is front-gabled. Although this building appears on older maps (1905) it has been highly modified and does not represent characteristics of a house of that period and is not eligible for inclusion on the California Register. The project will not impact or cause substantial adverse change to a historical resource.

Significance Level:

Less than Significant Impact

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

Comment:

An intensive field survey of the project area was completed by Origer & Associates staff on August 2, 2006. Based on the results of the pre-field research, it was anticipated that prehistoric and to a lesser degree, historic period cultural resources could be found within the project area. The field survey identified one archaeological site in the southeast corner of the current parcel (CA-SON-136).

The Native American Heritage Commission, the Mishweal-Wappo Tribe of Alexander and the Federated Indians of Graton Rancheria were contacted in writing. As of August 14, 2006, no response was received

There are no known archaeological resources on the site, but the project could uncover such materials during construction. Mitigation Measure CUL-1 has been added to address this potential impact, which will reduce the impact to a significance level of less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation

Mitigation Measure CUL-1: All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

"If paleontological, prehistoric, historic, archaeological or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify Permit Sonoma Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to Permit Sonoma. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish

remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.”

Mitigation Monitoring.

Mitigation Monitoring CUL-1 Building/grading permits shall not be approved for issuance by Permit Sonoma - Project Review Staff until the above notes are printed on the building, grading and improvement plans. The applicant shall notify Permit Sonoma if any resource of any find and the appropriate report measures undertaken, if required.

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

Comment:

No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past grading activity. However, during site preparation or construction there is a possibility of encountering human remains. If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation

See **Mitigation Measure CUL-1**, above.

Mitigation Monitoring

See **Mitigation Monitoring Measure CUL-1**, above.

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:

For construction, the analysis considers whether construction activities would use large amounts of fuels or energy, and whether they would be used in a wasteful manner. For energy used during operation and maintenance, the analysis identifies energy use that would occur with implementation of the project to determine whether large amounts would be used and whether they would be used in a wasteful manner.

Construction would require the use of fossil fuels (primarily gas, diesel, and motor oil) for excavation, grading, and vehicle travel. The precise amount of construction-related energy consumption is uncertain. However, construction would not require a large amount of fuel or energy usage because of the limited extent and nature of the proposed improvements and the minimal number of construction vehicles and equipment, worker trips, and truck trips that would be required for a project of this small scale. Therefore,

project construction would not encourage activities that would result in the use of large amounts of fuel and energy in a wasteful manner; the impact would be less than significant.

Significance Level:
Less than Significant

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

Comment: In 2003, the California Energy Commission (CEC), the California Power Authority, and the California Public Utilities Commission (CPUC) jointly adopted an Energy Action Plan (EAP) that listed goals for California's energy future and set forth a commitment to achieve these goals through specific actions (CEC 2003). In 2005, the CEC and CPUC approved the EAP II, which identified further actions to meet California's future energy needs, mainly focused on the energy and natural gas sectors (CEC 2005). Additionally, the CEC also prepared the State Alternative Fuels Plan in partnership with the California Air Resources Board and in consultation with the other state, federal, and local agencies. The alternative fuels plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production (CEC 2007).

Construction and operation of the project would not conflict with or obstruct implementation of either the EAP, EAP II, or the State Alternative Fuels Plan. Project construction would not require a large amount of fuel or energy usage because of the limited extent and nature of the proposed improvements and the minimal number of construction vehicles and equipment, worker trips, and truck trips that would be required for a project of this small scale.

Significance Level:
No 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 project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps or depicted in a fault zone on the General Plan Public Safety Element Figure PS-1b: Fault Zone.

Significance Level:
No Impact

- ii. Strong seismic ground shaking?**

Comment:
All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rogers Creek, and other faults. By applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of new structures are subject to

engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. 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. The project would therefore not expose people to substantial risk of injury from seismic shaking. The following mitigation measures will ensure that potential impacts are reduced to less than significant levels.

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 subject property is not identified as having a High potential for liquefaction

Significance Level:
Less than Significant Impact

iv. Landslides?

Comment:
Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard.

The subject property is of minimal slope and is located in Landslide Susceptibility Zone 1 (zero landslide potential) on General Plan Public Safety Element Figure PS-1d. The project is therefore considered to have a negligible potential for landslides

Significance Level:
Less than Significant Impact

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

Comment:
The project includes grading, cuts and fills which require the issuance of a grading permit. Improper grading, both during and post construction, has the potential to increase the volume of runoff from a site which could have adverse downstream flooding and further erosional impacts, and increase soil erosion on and off site which could adversely impact downstream water quality.

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) requires implementation of flow control best management practices to reduce runoff. The Ordinance requires treatment of runoff from the two-year storm event. Required inspection by Permit Sonoma staff insures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential water quantity impacts at a less than significant level during and post construction.

The County adopted grading ordinances and standards and related conditions of approval which enforce them are specific, and also require compliance with all standards and regulations adopted by the State and Regional Water Quality Control Board, such as the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements, Low Impact Development and any other adopted best management practices. Therefore, no significant adverse soil erosion or related soil erosion water

quality impacts are expected given the mandated conditions and standards that need to be met.

However, if project construction were to occur during wet weather, it is possible that stormwater could carry soil offsite into local storm drains. This impact can be reduced to less than significant by using standard construction erosion control measures at the project site.

Significance Level:

Less than Significant Impact

- 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 site is not in a landslide prone or fault zone area and is not in an area subject to a high potential for liquefaction and ground shaking. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. 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. The project would therefore not expose people to substantial risk of injury from seismic shaking. The following mitigation measures will ensure that potential impacts are reduced to less than significant levels.

Significance Level:

Less than Significant Impact

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

Comment:

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. However, given the absence of significant slope, no substantial risks to life or property would be created from soil expansion at the proposed project, even if it were to be affected by expansive soils.

Significance Level:

Less than Significant 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 project site is not in an area served by public sewer. Preliminary documentation provided by the applicant and reviewed by the Permit Sonoma Project Review Health Specialist indicates that the soils on site could support a septic system and the required expansion area. A preliminary percolation test has been conducted.

Significance Level:

Less than Significant Impact

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

Comment:

A Historical Resources Study was prepared for this project by Eileen Barrow of Tom Origer & Associates dated August 14, 2006. No historically significant resources were identified.

Significance Level:
Less than Significant 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:

The Bay Area Air Quality Management District (BAAQMD) has adopted a significance threshold of 1,100 metric tons of CO₂e per year or compliance with a qualified GHG Reduction Strategy for operational impacts for land use projects. Emissions are caused by natural gas combustion, electricity use, on-road vehicles, water use, wine fermentation, carbon sequestration, and existing emissions. The BAAQMD does not include a threshold of significance for construction-related GHG emissions.

Project construction activities would result in a temporary source of additional greenhouse gas emissions (estimated to be less than 10 MTCO₂e), primarily in the form of carbon dioxide from exhaust emissions associated with haul trucks, construction worker commute vehicles, and construction equipment. No applicable standard or significance threshold has been established pertaining to construction-related greenhouse gas emissions. The BAAQMD CEQA Air Quality Guidelines do not include screening criteria for construction-related greenhouse gas emissions. Therefore, this review uses a qualitative approach to construction emissions in accordance with Section 15064.4(a)(2) of the CEQA Guidelines.

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:

This analysis uses the California Air Resources Board (CARB) 2017 Climate Change Scoping Plan as the applicable greenhouse gas reduction strategy (CARB 2017). The Sonoma County Regional Climate Protection Authority's Climate Action Plan (RCPA 2016), adopted in July 2016, and is not used as a qualified greenhouse gas reduction strategy for CEQA purposes due to a court settlement.

The 2017 Climate Change Scoping Plan provides strategies for meeting the mid-term 2030 greenhouse gas reduction target set by Senate Bill (SB) 32. The 2017 Climate Change Scoping Plan also identifies how the State can substantially advance toward the 2050 greenhouse gas reduction target of Executive Order S-3-05, which consists of reducing greenhouse gas emissions to 80 percent below 1990 levels. The recommendations cover the key sectors, including: energy and industry; transportation; natural and working lands; waste management; and water. The recommended measures in the 2017 Scoping Plan are broad policy and regulatory initiatives that will be implemented at the State level and do not relate to the construction and operation of individual projects. Although project construction and operation may be affected by some of the State level regulations and policies that will be implemented, such as the Phase 2 heavy-duty truck greenhouse gas standards proposed to be implemented within the transportation sector, the project would not impede the State developing or implementing the greenhouse gas reduction measures identified in the Scoping Plan. Therefore, the project would not conflict with AB 32 or the 2017 Climate Change Scoping Plan.

The County's Climate Change Action Resolution (May 8, 2018) resolved to reduce GHG emissions by 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050 and noted twenty strategies for

reducing GHG emissions, including increasing carbon sequestration, increasing renewable energy use, and reducing emissions from the consumption of good and services.

Significance Level:
No 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:

Small amounts of potentially hazardous materials will be used on this project such as fuel, lubricants, and cleaning materials. Proper use of materials in accordance with local, state, and federal requirements, and as required in the construction documents, will minimize the potential for accidental releases or emissions from hazardous materials. This will assure that the risks of the project impacting the human or biological environment will be reduced to a less than significant level. There will be no significant increase in traffic as a result of this project, thus an increase in exposure due to the risks of transporting hazardous materials will not change as a result of the project.

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:

During construction, there could be spills of hazardous materials. Although considered highly unlikely, it could be considered reasonably foreseeable. Standard Building Permit conditions address the impact to the public or the environment from the accidental spill of hazardous materials to a less than significant level.

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 within one-quarter mile of a school.

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 26, 2020.

- The State Water Resources Control Board Geotracker database,

- The Department of Toxic Substances Control EnviroStor database (formerly known as Calsites), and
- The California Integrated Waste Management Board Solid Waste Information System (SWIS).

Significance Level:

No Impact

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

Comment:

The site is within the Sonoma Skypark Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan (CALUP). Approximately 7.5 acres of the property is in the Traffic Pattern Zone (TPZ) that limits the amount of residential density and commercial development. The portion of the project site that is within the TPZ is proposed for agricultural use only and is consistent with CALUP standards.

Significance Level:

Less than Significant 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 evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect on emergency response routes

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 mapping, Figure PS 1-g of the Sonoma County General Plan 2020, the project is located in a Local Responsibility Area and not within a high-risk area. The project is located in a relatively flat area and, excepting the warehousing to the southwest, surrounded by vineyard. Construction on the project site must conform to Fire Safe Standards related to fire sprinklers, emergency vehicle access, and water supply making the impact from risk of wildland fire less than significant.

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 groundwater quality?**

Comment:

The project site is located adjacent to Arroyo Seco Creek and receives water from the southern portion of the Maycamas Mountains to the northeast of the town of Sonoma and flows through vineyard and agricultural lands east and southeast of the town of Sonoma where it connects to Schell Creek just north of Highway 12. Schell Creek continues to flow south where it connects with the tidal wetlands of Schell Slough. Schell Slough flows into Sonoma Creek, north of Highway 36, which eventually flows into San Pablo Bay and the Pacific Ocean. The site is approximately ±496 feet west of the Arroyo Seco, which is well outside of the 200-ft. setback requirement.

A small seasonal wetland swale occurs at the western site boundary just north of the reservoir. The seasonal wetland receives surface water runoff from on-site and off-site upslope areas to the north and connects to the reservoir. The seasonal wetland ponds water up to approximately 10 inches in depth. The seasonal wetland is a man-made ditch/swale that is dominated by non-native wetland vegetation. This low-quality seasonal wetland does not exhibit the habitat characteristics to support special-status wetland or vernal pool plant species. The proposed project will avoid impacts to seasonal wetland habitat at the site.

In regard to water quality impacts during construction, County grading ordinance design requirements, adopted County grading standards and best management practices (such as silt fencing, straw wattles, construction entrances to control soil discharges, primary and secondary containment areas for petroleum products, paints, lime and other materials of concern, etc.), mandated limitations on work in wet weather, and standard grading inspection requirements, are specifically designed to maintain potential water quality impacts at a less than significant level during project construction.

For post construction water quality impacts, adopted grading permit standards and best management practices require that storm water to be detained, infiltrated, or retained for later use. Other adopted water quality best management practices include storm water treatment devices based on filtering, settling or removing pollutants. These construction standards are specifically designed to maintain potential water quality grading impacts at a less than significant level post construction. As a Condition of Approval of the project an Erosion Prevention and Sediment Control Plan shall be submitted and all applicable standards and provisions of the Sonoma County Grading and Drainage Ordinance would apply.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

Mitigation Measure HYD-1- Grading Permits: Permit Sonoma would require a Grading Permit and associated Erosion Prevention and Sediment Control Plan for the proposed cuts, fills, or other movement of soils to construct the proposed project, to which all applicable standards and provisions of the Sonoma County Grading and Drainage Ordinance would apply.

Mitigation Monitoring:

Mitigation Monitoring HYD-1- Grading Permits: Permit Sonoma shall not issue the Grading Permit until the Drainage Review Section has approved the Erosion Prevent and Sediment Control Plan.

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

Comment:

The project site is located in Groundwater Availability Class 1. Baseline project water use includes the vineyard that was removed in 2012 as the applicant has been issued a vineyard development permit (ACO12-0061) to replant the vineyard. The State Water Resources Control Board has granted the applicant the right to appropriate up to divert, store and use up to 20 acre feet of water per year from

Arroyo Seco. Diversion to storage shall not exceed 1 cubic foot per second, and water may only be diverted from November 1 of each year to June 1 of the succeeding year. SWRCB conditions require that no water shall be diverted or used under this right, and no construction related to such diversion shall commence, unless right holder has obtained and is in compliance with all necessary permits or other approvals required by other agencies, including all conditions required by the California Department of Fish and Wildlife.

A well located approximately 4,000 feet east of the site is part of California Statewide Groundwater Elevation Monitoring (CASGEM). This well is identified in the Sonoma County Water Agency (SCWA) Sonoma Valley Groundwater Management Program 2016 Annual Report (SCWA, 2017) as "SV-O15-01".

Well SV-O15-01 is a residential well (CASGEM) identified in CASGEM and the SCWA and USGS reports as being 508 feet deep and completed at a surface elevation of approximately 73 feet above mean sea level (MSL). Groundwater elevations in SV-O15-01 over the 17 years have ranged from approximately 24.2 feet below MSL (April 17, 2012) to 142.7 feet below MSL (October 3, 2013). The SCWA report (SCWA, 2017) indicates a ten-year trend in groundwater elevation decline of approximately 3.06 feet per year in SV-O15-01, and is among the highest rate of decline observed in the wells that have been consistently monitored in the Sonoma Valley. This trend in SV-O15-01 appears to be at odds with its use as a residential water supply well which would not be expected to have a particularly high demand. This is further supported by recent Google Earth aerial imagery (October 17, 2017) which does not indicate the presence of extensive landscaping or other irrigated land on the parcel where SVO15-01 is apparently located. The location of SV-O15-01 is, however, downgradient of several large vineyards and a substantial pond which may have influence on the local groundwater elevations.

Irrigation records from the previous vineyard show a demand of 0.24 acre-feet per year per acre. Adjusting this to a conservatively high rate of 0.35 acre-feet per year per acre represents a total water use of 3.50 acre-feet per year for replanting of 10 acres as shown in the Vineyard Development Permit (ACO12-0061) submitted for the project site.

Water flowing down Arroyo Seco during the rainy season discharges to Schell Creek, through Schell and Steamboat Slough and into San Pablo Bay. While a small amount of wet weather flows will percolate and recharge the aquifer, most of the water quickly flows to San Pablo Bay, and diversion of seasonal flows will have very little impact on groundwater. The use of surface water diverted from Arroyo Seco for irrigation will offset at least 3.05 acre-feet per year of groundwater (3.50 baseline acre-feet minus 0.45 acre-feet for domestic and other potable water uses) that would otherwise be used to irrigate the vineyards at the project site. Use of surface water for agricultural irrigation, in combination with recommended mitigation measures, will create no net increase in groundwater demand for the project.

Significance Level:

Less than Significant Impact with Mitigation incorporated

Mitigation:

Mitigation Measure HYD-2: Groundwater Conservation: The applicant shall develop a groundwater recharge basin or swale at the lowest corner of the property where overflow from the pond, sheetflow, and vineyard sub-drains may be routed to enhance groundwater recharge.

Mitigation Monitoring:

Mitigation Monitoring HYD-2: Groundwater Conservation: The groundwater recharge basin or swale shall be completed prior to occupancy of the proposed project.

Mitigation:

Mitigation Measure HYD-3: Groundwater Conservation: All water wells serving the project parcel shall be fitted a water meter and groundwater level measuring tubes and ports, or electronic

groundwater level measuring devices.

Mitigation Monitoring:

Mitigation Monitoring HYD-3: Groundwater Conservation: Prior to the issuance of any building permit, an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by Permit Sonoma Project Review staff and County Counsel prior to recordation.

Prior to occupancy, a Site Plan showing the location of the well with the groundwater level measuring device(s) and the location of the water meter(s) shall be submitted to the Permit Sonoma Project Review Geologist. The well(s) being monitored shall be marked with a measuring reference point using Global Positioning System (GPS) coordinates (in NAD83 California State Plane II or WGS 84lat./long.). The height of the water level measuring reference point above the ground surface shall be specified and reported to Permit Sonoma staff.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

I. Would result in substantial erosion or siltation on- or off-site?

Comment:

There are no blue line streams on the site. Water drains by sheet flow easterly towards Arroyo Seco Creek, which is approximately ±496 ft. to the east.

Construction of the proposed project involves cuts, fills and other grading. Unregulated grading during construction has the potential to increase soil erosion from a site, which could adversely impact downstream water quality. Construction grading activities shall be in compliance with performance standards in the Sonoma County Grading and Drainage Ordinance. The ordinance and adopted construction site Best Management Practices (BMPs) require installation of adequate erosion prevention and sediment control management practices. These ordinance requirements and BMPs are specifically designed to maintain water quantity and ensure erosion and siltation impacts are less than significant level during and post construction.

Development of the site will not substantially alter the existing drainage pattern. Application of a Standard Condition of Approval (COA) requiring compliance with the Sonoma County Grading and Drainage Ordinance will adequately address potential drainage impacts.

Significance Level: Less than Significant.

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

Comment:

The proposed project creates new impervious surface, which could affect the quantity and/or quality of storm water run-off. However, the proposed project has been designed and/or conditioned to prevent and/or minimize the discharge of pollutants and waste after the proposed project is constructed (post-construction).

The proposed project has been designed to address water quality through implementation of LIDs and BMPs. Storm water treatment best management practices are designed to treat storm events and associated runoff to the 85-percentile storm event. Storm water flow control best management practices are designed to treat storm events and associated runoff to the channel forming discharge storm event which is commonly referred to as the two-year,

24-hour storm event. Storm water treatment best management practices and storm water flow control best management practices are subsets of post-construction storm water best management practices. However, there is overlap between the two subsets. Post-construction storm water best management practices will utilize Low Impact Development techniques as the first priority.

The County has identified the preliminary location, type and approximate size of post-construction storm water treatment and flow control best management practices necessary for the proposed project. The locations of the storm water best management practices are site specific and predicated by the development. The type and approximate size of the selected storm water best management practices are in accordance with the adopted Sonoma County Storm Water Low Impact Development Guide.

Proper operation and maintenance of post-construction storm water best management practices is needed to achieve the goal of preventing and/or minimizing the discharge of pollutants. The following mitigations will ensure the proper maintenance and operation of post-construction storm water best management practices. As standard practice Permit Sonoma would verify post-construction storm water Best Management Practices installation and functionality, through inspections, prior to finalizing the permit(s).

Significance Level: Less than Significant

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

Comment:

Storm water treatment Best Management Practices (BMPs) will address potential for water quality impacts and shall also address water quantity through storm water flow control Best Management Practices. Storm water treatment Best Management Practices shall be designed to treat storm events and associated runoff to the 85th percentile storm event in accordance with County Standards. Storm water treatment Best Management Practices shall be designed to treat storm events and associated runoff to the channel forming discharge storm event which is commonly referred to as the two-year, 24-hour storm event.

The location of the storm water Best Management Practices are site specific and depend on details of future development. The type and approximate size of the selected storm water Best Management Practices are in accordance with the adopted Sonoma County Best Management Practice Guide. The preliminary report and conceptual plan has been reviewed and approved by the Grading & Storm Water Section of Permit Sonoma, with conditions added as needed.

At the time of submitting of a grading, drainage, or building permit application, a final drainage report for each parcel must be submitted for review. A typical drainage report would include a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.

Significance Level: Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure HYD-4 (Stormwater):

The following shall be incorporated in the project design and operation:

- Minimize irrigation overspray and runoff from site.
- Utilize minimal amounts of pesticides.
- All landscaped areas shall be properly maintained.

- Clean parking areas and driveways on a regular basis.
- Locate trash enclosures away from buildings to discourage pest entry into buildings.
- Cover trash enclosures.
- Disconnect roof downspouts and discharge with bubble up outlets into landscape areas to encourage infiltration and treatment where practical.
- Clearly mark storm drain inlets with the words "No Dumping, Drains to Creek".
- Direct stormwater to sheet flow over landscaped areas prior to entering storm drain system.

Mitigation Monitoring:

Mitigation Monitoring HYD-4 Stormwater. Permit Sonoma would verify post-construction storm water Best Management Practices installation and functionality, through inspections, prior to finalizing the permit(s). The owner/operator shall maintain the required post-construction Best Management Practices for the life of the development. The owner/operator shall conduct annual inspections of the post-construction Best Management Practices to ensure proper maintenance and functionality. The annual inspections shall typically be conducted between September 15 and October 15 of each year.

IV. Impede or redirect flood flows?

Comment:

The site is outside the of the mapped 100-year flood hazard area. There is no 100-year flood hazard area on the site.

Significance Level:

No Impact.

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

Comment:

The proposed project is not subject to flood hazards, seiche or tsunami.

Significance Level:

No Impact

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

Comment:

The project is located within a Groundwater Availability Class-1 Major Natural Recharge Area. As described above, the project would be required to comply with ordinance requirements, permits, and adopted BMPs that are specifically designed to maintain potential water quality impacts at a less than significant level during and post-construction. No conflicts with a water quality control plan have been identified.

Significance Level:

Less than Significant Impact

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:

The project would not physically divide a community. It does not involve construction of a 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.

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 proposed project is a winery production facility with a visitor serving component consisting of private tasting and limited agricultural promotional events. The visitor serving uses promote not only the wine produced from the vineyards on site, but agricultural products grown and produced in Sonoma County. The General Plan land use designation is Diverse Agriculture (DA) and the zoning designation is DA-B6-10, FI F2 Riparian Corridor (RC) and Valley Oak Habitat (VOH) The DA land use designation is one of three land use designations in the General Plan that are granted special rights and protections under the plan's Agricultural Resources Element (ARE).

The purpose of the ARE is to establish policies to insure agricultural stability and productivity and to express policies, programs and measures that promote and protect the current and future needs of the agricultural industry.¹

In Section 2.1 of ARE, successful promotion and marketing of agricultural products grown in Sonoma County is seen as a principal means to enhance the County's image and reduce economic pressure on farmers and ranchers to subdivide or convert their land to nonagricultural uses. This adopted goal of assisting in the successful promotion and marketing of Sonoma County agricultural products is further expressed in Objectives AR-1.1 and AR-1.2:

Objective AR-1.1: Create and facilitate opportunities to promote and market all agricultural products grown or processed in Sonoma County.

Objective AR-1.2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use.

These Objectives are further refined by Policy AR-1a:

Policy AR-1a: Permit a wide variety of promotional and marketing activities of Sonoma County grown and processed products.

Wineries with visitor serving components are further supported by Policy AR-4a, which states:

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

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

Significance Level:

Less than Significant Impact.

¹ Agricultural Resources Element, Sonoma County General Plan 2020, p. AR-1

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). The site is located in an agriculturally designated and developed area. Much of the soil on site is not considered to be of Statewide significance.

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:

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

Significance Level:

No Impact

13. NOISE:

Would the project:

- 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:

The proposed project includes winery production at a new production building and winery events at a new tasting room. Currently, wines are produced off-site and there is neither on-site wine tasting nor agricultural promotional events. Therefore, to quantify the representative sound levels generated by the project, this report uses measurements made at a similar but somewhat larger winery Napa, California.

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The General Plan table NE-2 sets separate standards for transportation noise and for noise from non-transportation land uses.

Table NE-2

Hourly Noise Metric dba	Daytime (7 Am to 10 PM)	Nighttime (10PM – 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
The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.		

TABLE NE-2: Maximum Allowable Exterior Noise Exposures for Non-Transportation Noise Sources

An Outdoor Sound Study, dated August 17, 2107, was prepared by RGD Acoustics for the proposed project. The project site is bounded by residential property to the east and vineyards to the north and south. A pond and industrial warehouses are located to the west. Aside from the access road, the nearest roadway is Hyde Street to the east of the residences. Farther to the south is the Sonoma Skypark, a privately-owned public-use airport, with intermittent aircraft landing and taking off at the runway.

The noise analysis identified the project use areas and the sensitive noise receptors, which consists of the nearest residences (Fig NE-1 Site Plan and Ambient Noise Measurement Locations). One continuous long-term noise measurement (LT-1) was made near the project site's east property line with a Larson-Davis Model 820 sound level meter from May 19, 2017 to May 23, 2017. Short-term, 15-minute, measurements (ST-1, ST-2, and ST-3) were also made near the project site property lines with a Larson-Davis Model 824 sound level meter on May 19, 2017. The short-term measurements were repeated on May 23, 2017. The calculated average day/night noise level was 38.5 dBA. The overall day/night noise level was found to be 47 dBA.

The report identified five main noise sources associated with the project:

- Visitors and Events
- Mechanical Equipment (Refrigeration and HVAC)
- Crushing and Pressing
- Bottling
- Deliveries and Shipping

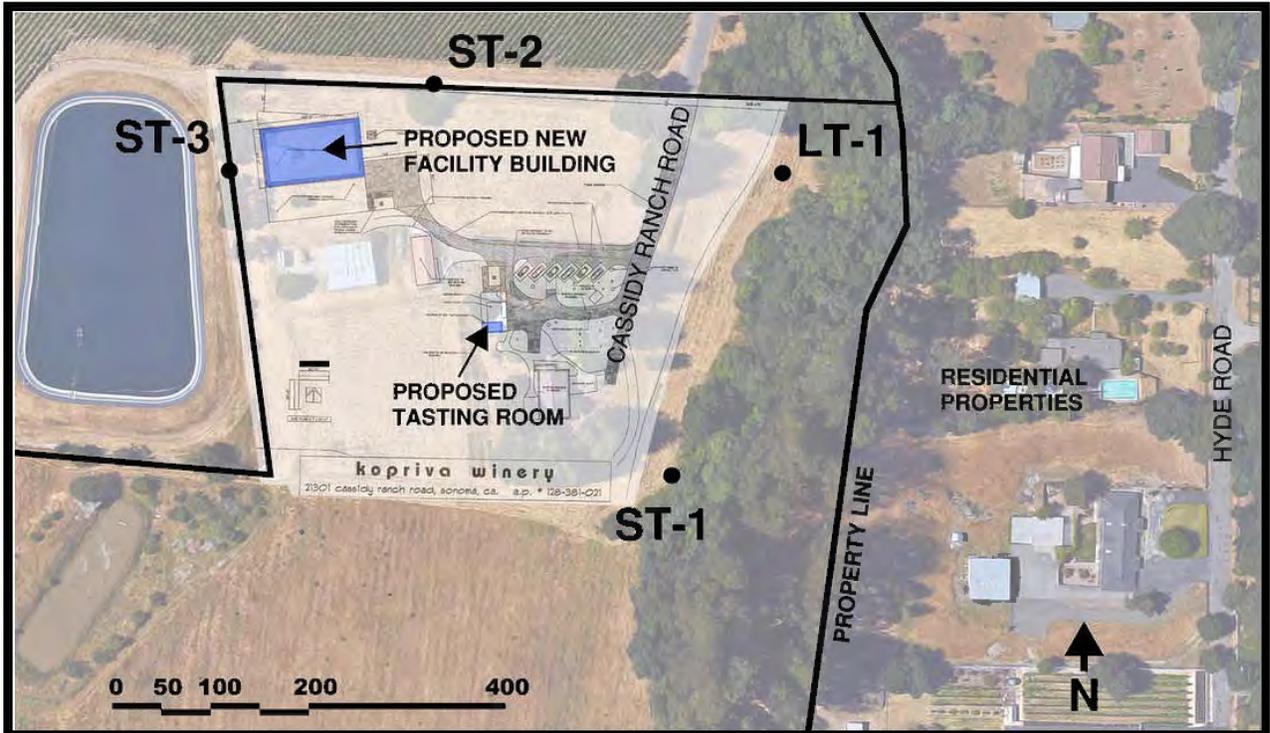


Figure NE-1: Site Plan and Ambient Noise Measurement Locations

Using the impact thresholds established in Table NE-2 of the Sonoma County General Plan, the report found the following:

- **Visitors and Events:** The calculated noise levels from agricultural promotional events do not exceed the General Plan limits at the nearest residential property line. Noise levels from tasting room visitation of no more than 15 visitors per day would generate substantially less noise and would also not exceed the General Plan limits at the nearest residential property line. *The average calculated agricultural promotional event noise level at residence property line was 45 dBA. The applicable Noise Standard per GP Table NE-2, with corrections, is 50 dBA.*
- **Mechanical Equipment (Refrigeration and HVAC):** The General Plan limits for steady noise is L50 45 dBA for daytime and L50 40 dBA for nighttime. This includes a 5 dBA adjustment due to the potential tonal characteristics of the source. Assuming equipment similar to that measured at a similar facility, it is feasible for the noise levels to be within the General Plan limits at the east property line by locating the mechanical equipment along the west side of the proposed building to utilize the acoustical shielding provided by the building for the residence to the east.
- **Crushing and Pressing:** Noise from crushing and pressing machines at a similar facility in Napa was barely audible at a distance of 260 feet. Noticeable intermittent activities generated maximum noise levels of 48 to 50 dBA at 260 feet. The proposed covered winery crush pad is approximately 540 feet from the east property line. Based on a standard rate of attenuation of 6 dB per doubling of distance the calculated intermittent maximum crushing and pressing activity noise is 42 to 44 dBA at the property line of the residences to the east. These noise levels do not exceed the General Plan limits.

Since a forklift would be used as part of the crushing and pressing operations, the noise levels of the existing, on-site forklift was also measured. The measurement was conducted on 19 May 2017 while the forklift was in operation at a distance of 25 feet. Based on a standard rate of attenuation of 6 dB per doubling of distance, noise associated with the use of a forklift is an L2 of 50 dBA and L50 of 37 dBA which do not exceed the General Plan limits.

- **Bottling:** A mobile bottling truck will be used a few times a year. The noise study utilized measurements done by others who operate a mobile truck line run by Signature Bottling at the Pine Ridge Winery. The noise levels were measured at a location 50 feet from the open end of the truck. Assuming that the bottling occurs near the proposed production buildings covered crush pad, then the distance between the property line and the bottling truck is 570 feet. The average calculated noise level from bottling at the east property line is estimated to be 44 dBA. The noise level do not exceed General Plan limits.
- **Deliveries and Shipping:** The Sonoma County General Plan does not specify noise limits for transportation related noise. However, for the purpose of this report, transportation noise associated with deliveries and shipping operations are discussed below. Noise from deliveries and shipping are generally dominated by the noise of trucks. Based on the Federal Administration's Traffic Noise Model (TNM) noise levels from medium size trucks at low speeds range from 68 to 73 dBA at a distance of 50 feet (trucks idling generate less noise than these levels). Trucks traveling on Cassidy Ranch Road are about 230 feet from the east property line. Trucks in the facility building parking lot are about 500 feet from the east property line. With the attenuation due to distance this corresponds to intermittent truck noise levels of 55 to 60 dBA when the trucks are traveling on Cassidy Ranch Road and 48 to 53 dBA when the trucks are at the facility building parking lot. These noise levels do not exceed the County's limits for daytime intermittent noises (e.g. cumulative 5 minutes in an hour, or L8 of 60 dBA).

The project will not increase transportation noise at the site, because the project will not generate a permanent increase in traffic volumes or shift travel lanes closer to any sensitive noise receptors.

Significance Level: Less than Significant with Mitigation Incorporated

The noise from the project associated with visitation, crushing and pressing operations, agricultural promotional events and bottling meets the applicable General Plan standards (Table NE-2) at the property line without special treatment. While the specifics of the mechanical equipment for the project have not been determined, based on measurements at a similar facility, it is feasible for the noise levels to be within the General Plan noise limits at the neighboring east property line with mitigation measures. This is a less than significant impact with mitigation

Mitigation:

Mitigation Measure NOISE-1: The HVAC and refrigeration system shall be designed to not exceed the most stringent General Plan nighttime limit of L50 40 dBA at the nearest residential property line. Specific noise reduction measures shall be determined by a qualified acoustical consultant and specified in an HVAC and refrigeration equipment noise study prepared during the project design phase. Effective noise reduction measures include:

- Locating the HVAC machinery to the production facilities west façade to utilize the acoustical shielding provided by the building for the residences to the east. For example, if the machinery is located on the west façade and is 10 feet from building's edge, it is expected to generate at least 10 dBA of noise attenuation
- Selecting machinery models with documented sound power levels that meet a sound pressure level of 40 dBA at the property line
- Use noise barriers around the HVAC machinery.

Mitigation Measure NOISE-2. Prepare a noise management plan for agricultural promotional events including provisions for maximum noise limits, noise monitoring, complaint response and allowable hours of operation. The plan shall address potential cumulative noise impacts from all operations. This mitigation is consistent with General Plan policy Policy NE-1c(4) which applies to the agricultural promotional events.

Mitigation Monitoring:

Mitigation Monitoring NOISE-1 Permit Sonoma Project Review Division staff shall ensure that the above measure has been implemented. A qualified acoustical consultant shall measure noise levels of all equipment and verify that recommended noise suppression measures are effective and performing as anticipated. Any noise complaints will be investigated by Permit Sonoma staff. If Permit Sonoma staff determines that a valid complaint has been received, a data logging noise monitor shall be installed along the property line in a location to be determined by the acoustic consultant. The monitor shall meet ANSI S1.4 Type 2 and IEC 61672-2:2002 Class 2 standards, be capable of storing data for a minimum of one year, and supported by software capable generating Leq, Ln, Lmax, Lmin reports. Installation of LiveNoise LNT-SE-1 or equivalent will fulfil this condition. If valid complaints continue to be received, Permit Sonoma may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Mitigation Monitoring NOISE-2 Prior to building occupancy, a permanent sound system for use by special events shall be installed by the sound consultant, and include a limiter calibrated to prevent operation in excess of 72 dBA at 50 feet. Controls to the limiter shall be secured to prevent manipulation after calibration. Tampering with or bypassing the sound system limiter, or using a 3rd party sound system may initiate an enforcement action by Permit Sonoma and/or revocation or modification proceedings, as appropriate.

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

Comment: The project operation does not include ground vibration sources that would affect the

neighboring residential land uses. This is a less than significant impact.

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 located within the Sonoma County Airport Land Use Commission's (ALUC) referral area boundary for the Sonoma Skypark Airport. The ALUC considers commercial and industrial land use such as a winery exposed to a CNEL of less than 65 dBA to be acceptable. Based on the noise measurements, the project site is exposed to a CNEL of 48 dBA.

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

Significance Level:

No Impact

15. PUBLIC SERVICES:

Would the project:

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

Comment:

Construction of the project would not involve substantial adverse physical impacts associated with provision of public facilities or services and the impact would be less than significant.

Significance Level:

No Impact

i. Fire protection?

Comment:

The Schell-Vista Fire Protection District will continue to serve this area. There will be no increased need for fire protection resulting from the project. Additionally, Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13). The County Fire Marshal reviewed the project description and requires that the expansion comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases. This is a standard condition of approval and required by county code and impacts would be less than significant.

Significance Level:

Less than Significant Impact

ii. Police?

Comment:

The Sonoma County Sheriff will continue to serve this area. There will be no increased need for police protection resulting from the project.

Significance Level:

No Impact

iii. Schools, parks, or other public facilities?

Comment:

The project is a commercial/agricultural/visitor serving use, which would not contribute to an increase in the need for expanded or additional schools, parks or other public facilities

Significance Level:

No Impact

iv. Parks?

Comment:

The project is a commercial/agricultural/visitor serving use, which would not contribute to an increase in the need for expanded or additional parks.

Significance Level:

No Impact

v. Other public facilities?

Comment:

The project is a commercial/agricultural/visitor serving use, which would not contribute to an increase in the need for expanded or additional public facilities.

Significance Level:

No 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 will 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 15.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, roadways, bicycle and pedestrian facilities?**

Comment:

The Sonoma County General Plan 2020 established significance standards for both intersections (LOS D or better) and roadways (LOS C or better). Compliance with these LOS standards ensures County-accepted traffic movement standards will be met with respect to operation of intersections and along roadways.

GOAL CT-4: Provide and maintain a highway system capacity that serves projected highway travel demand at acceptable levels of service in keeping with the character of rural and urban communities.

Objective CT-4.1: Maintain LOS C or better on roadway segments unless a lower LOS has been adopted as shown on Figure CT-3.

Objective CT-4.2: Maintain LOS D or better at roadway intersections.

Traffic Study

The proposed project would generate traffic related to the new winery tasting room and events. To address these concerns, the traffic consultant submitted a Memorandum of Understanding to Sonoma County Transportation and Public Works to set the scope of the traffic study for the proposed project. A traffic impact study was prepared consistent with the TPW scope for the project by W-Trans (June 28, 2017). The study area consisted of the intersection of Napa Road and Hyde Road, the segments of Hyde Road and Hyde Burndale Road in the vicinity of the project access.

- **Napa Road/Hyde Road** is an unsignalized tee intersection, with stop control on the northbound approach.
- **Hyde Road** is a two-lane road, about 20 feet wide, with a double yellow centerline. The posted speed limit on Hyde Road near the project site is 30 miles per hour (mph). Traffic counts were collected north on Hyde Road north of Cassidy Ranch Road February 11, 2015 to February 15, 2015. Based on this data, Hyde Road has an average daily traffic (ADT) volume of approximately 420 vehicles on weekdays, with 45 during the p.m. peak hour and 43 during the weekend midday peak hour.
- **Hyde Burndale Road** spans from Hyde Road, 530 feet east of Cassidy Ranch Road to Burndale Road. Both ends are signed as a one-lane road with an advisory speed of 20 mph. There are driveways along the road that can be used for one vehicle to pull over while another vehicle passes in the opposite direction.

Tasting Room Trip Generation: The traffic study indicated that the winery would generate a peak of 31 daily trips during the harvest season, including six weekday p.m. and seven weekend midday peak hour trips.

Agricultural Promotion Event Trip Generation: A maximum sized event with 50 persons would be expected to generate 46 trips for guests and staff; however, these events having up to 50 persons in attendance occur to infrequently to be reasonable to be considered in design recommendation.

The intersection of Napa/Hyde Road is operating acceptable at LOS A and is expected to continue operating at LOS A under Existing plus Project, Future, and Future plus Project conditions

Significance Level:
Less than Significant Impact

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Comment:

In November 2017, the Governor's Office of Planning and Research (OPR) released a technical advisory containing recommendations regarding the assessment of vehicle miles travelled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project. As noted in the OPR guidelines, agencies are directed to choose metrics that are appropriate for their jurisdiction to evaluate the potential impacts of a project in terms of VMT. The change to VMT was formally adopted as part of updates to the CEQA Guidelines on December 28, 2018. The current deadline for adopting policies to implement SB 743 and the provisions of CEQA Guidelines section 15064.3(b) is July 1, 2020. The County of Sonoma has not yet adopted VMT policies, and, until the County does, there is no guidance on how to evaluate the proposed project in terms of VMT. Therefore, the project would not conflict with or be inconsistent with an applicable threshold of significance adopted per CEQA Guidelines section 15064.3, subdivision (b).

Significance Level:
No Impact

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

Comment:

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available was studied (January 1, 2012 through December 31, 2016).

Napa Road/Hyde Road and Burndale Road/Hyde Burndale Road did not have any reported collisions during the five-year study period, nor were there any reported collisions along Hyde Road from Napa Road to Hyde Burndale Road or on Hyde Burndale Road between Hyde Road and Burndale Road.

There were five collisions reported at Napa Road/Burndale Road over the five year period evaluated. Volumes at the intersection were estimated using volume collected at Napa Road/Hyde Road to calculate a collision rate per number of vehicle trips. It was estimated that approximately 20 percent more vehicles travel through the intersection of Napa Road/Burndale Road compared to Napa Road/Hyde Road.

Based on these volumes, the collision rate at Napa Road/Burndale Road is 0.18 collisions per million vehicles passing through the intersection. This is slightly higher than that statewide average of 0.16 collisions per million vehicles at similar intersections.

Of the five collisions, two were rear-end collisions, two were broadside, and one was a single vehicle crash. California Highway Patrol listed the primary collision factors as following too closely for the rear end collisions, right-of-way violations for the broadside collisions, and improper turning for the single vehicle crash. Safety at this intersection is typical and acceptable.

The project would not increase hazards, since it maintains the existing alignment of the roadway. The only work in the public right-of-way is the widening of the driveway approach, which will be done under an encroachment from the County of Sonoma Department of Transportation and Public Works.

Significance Level:
Less than Significant Impact

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. 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.

Significance Level:
Less than Significant Impact

e) Result in inadequate parking capacity?

Comment:
Although parking is not an impact under CEQA, the project is in full compliance with Sonoma County Code Section 26-86, which requires one parking spaces per 2.5 visitors and overflow parking at the same ratio for agricultural promotional events.

Significance Level:
Less than Significant Impact

18. TRIBAL CULTURAL RESOURCES:

Would the project:

- 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**
 - 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:

An intensive field survey of the project area was completed by Origer & Associates staff on August 2, 2006. Based on the results of the pre-field research, it was anticipated that prehistoric and to a lesser degree, historic period cultural resources could be found within the project area. The field survey identified one archaeological site in the southeast corner of the current parcel (CA-SON-136).

The Native American Heritage Commission, the Mishweal-Wappo Tribe of Alexander and the Federated Indians of Graton Rancheria were contacted in writing. As of August 14, 2006, no response was received.

Implementation of Mitigation Measure CUL-1 would reduce the potential impact by outlining procedures to be taken in the event of inadvertent discovery.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

Implement **Mitigation Measure CUL-1** Archaeological Monitoring and Inadvertent Discovery Procedures

Mitigation Monitoring:

See **Mitigation Monitoring CUL-1** Archaeological Monitoring and Inadvertent Discovery Procedures

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:

The project would not contribute to the need for construction of new water or wastewater treatment

facilities, other than construction of new septic systems.

Significance Level:

Less than Significant Impact

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

Comment:

The project is not located in a water scarce area, nor within a priority basin. Sufficient water will be provided storage of water diverted from Arroyo Seco under the applicant's appropriative water right and three on-site wells located in a Class 1 Water Availability Zone.

Significance Level:

Less than Significant Impact

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

Comment:

New septic systems will be constructed to serve the domestic waste process waste components of the project. There would be no sewage treatment by an off-site provider.

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

Significance Level:

Less than Significant Impact

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

Comment:

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

Significance Level:

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:

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

Comment:

The project would not impair implementation of an adopted emergency response plan. There is no separate emergency evacuation plan for the County, and the project would not change existing circulation patterns or effect emergency response routes. Project development plans would be required to be reviewed by a Department of Fire and Emergency Services Fire Inspector during the building permit process to ensure adequate emergency access is provided to the site.

Significance Level:

Less than Significant 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:

Wildfire risk is dependent upon existing environmental conditions, including but not limited to the amount of vegetation present, topography, and climate. The project site is located within a rural area surrounded by open fields and gently sloping hillsides. Climate in the area is characterized as Mediterranean, with cool wet winters and hot dry summers.

According to the Wildland Fire Hazard Area map in the Sonoma County General Plan, the project site is located in the Local Responsibility Area, and is designated as Non-Wildland, Non-Urban Fire Hazard Severity Zone. The project site borders areas which are designated as Moderate Hazard Severity Zones which are generally located in grasslands and valleys, away from significant forested or chaparral wildland vegetation, as is the case with the project site. Projects located in High and Very High Fire Severity Zones are required by state and county code to have a detailed vegetation management plan developed and reviewed by the Sonoma County Fire Prevention Division before a building permit can be issued. This requirement does not apply to projects located in a Moderate or Non-Wildland, Non-Urban Fire Hazard Severity Zone.

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 commercial power line would be maintained by the local power company, Pacific Gas and Electric. The project would include an on-site water supply source and water storage to provide required fire suppression, an upgraded driveway with a turnaround space for emergency vehicles, and inclusion of required design aspects in order to comply with Fire Safe Standards included in the Sonoma County Zoning Code (Chapter 13). In addition, Zoning Code Development Standards require implementation of a fire prevention plan and vegetation management. Installation and maintenance of the proposed minor infrastructure improvements are not anticipated to exacerbate fire risk or result in temporary or ongoing environmental impacts.

Significance Level:

Less than Significant Impact

- 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 project site is located on gently sloping ground surfaces and is not located within a deep-seated landslide hazard area, or on a mapped landslide complex or debris flow source area. It is unlikely that

a landslide would occur on-site as a result of runoff, post-fire slope instability, or drainage changes. Therefore, it is not anticipated that the project would expose people or structures to significant risks including flooding or landslides as a result of runoff, post-fire instability, or drainage changes.

Significance Level:

Less than Significant Impact

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion:

The project is located within Land Intensive Agriculture designated and developed area and potential impacts associated with its development have been anticipated by the County's General Plan and analyzed in the General Plan EIR. The project is consistent with the General Plan Land Use designation, the Agricultural Resources Element and other applicable goals, policies and programs. With implementation of mitigation measures set forth above in the following sections, Air Quality, Biological Resources, Cultural Resources, Hydrology and Noise, the project's potential impacts to the quality of the environment would be reduced to levels below significance. As such, the project will not degrade the quality of the environment, reduce habitat, or affect cultural resources. Therefore, the project will have less than significant impacts due to degradation of the environment.

Level of Significance:

Less than Significant with Mitigation Incorporated

- 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)?**

Discussion:

The proposed project is consistent with the County's General Plan land use designation for the site and the County's Agricultural Resource Element. With the incorporation of mitigation, the project does not increase the severity of any of the impacts from the levels identified and analyzed in the General Plan EIR. The project does not have the potential to create impacts that are individually limited, but cumulatively considerable. Therefore, the project's cumulative impacts will be less than significant.

Level of Significance:

Less than Significant with Mitigation Incorporated

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

Discussion:

The project has the potential to result in adverse impacts to humans due to aesthetics, biological resources, cultural resources, geological, hydrological, noise and traffic. With implementation of those mitigation measures set forth above, the project will have less than a significant environmental effect that would directly or indirectly impact human beings onsite or in the project vicinity. In addition to those mitigation measures set forth herein, the development project will be conditioned to achieve

County standards with respect to fire safety and drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards. With implementation of mitigation measures, the project does not present potentially significant impacts that may have an adverse effect upon human beings, either directly or indirectly. Therefore, the project will have less than significant impacts with the incorporation of all recommended mitigations

Level of Significance

Less than Significant with Mitigation Incorporated

References

1. Sonoma County Important Farmland Map 1996. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
2. Assessor's Parcel Maps, County of Sonoma
3. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) <http://www.arb.ca.gov/>
4. California Natural Diversity Database, California Department of Fish & Game. ADD LINK
5. PRMD, Sonoma County General Plan 2020 (as amended), September 23, 2008.
6. California Environmental Protection Agency - <http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm>; California Regional Water Quality Control Board - <http://geotracker.swrcb.ca.gov/>; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - <http://www.ciwmb.ca.gov/SWIS/Search.asp>
7. Alquist-Priolo Special Studies Zones; State of California; 1983. http://www.conservation.ca.gov/cgs/rghm/ap/Pages/official_release.aspx
8. Flood Insurance Rate Maps, Federal Emergency Management Agency <https://msc.fema.gov/portal>
9. Special Report 120, California Division of Mines and Geology; 1980. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_120/SR_120_Text.pdf
10. General Plan Environmental Impact Report, Sonoma County Permit & Resource Management Department. <http://www.sonoma-county.org/prmd/gp2020/gp2020eir/index.htm>
11. Standard Specifications, State of California Department of Transportation, available online: http://www.dot.ca.gov/hq/esc/oe/specs_html
12. American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning (ANSI A300 (Part 1)-2008 Pruning), American National Standard Institute (ANSI) and National Arborist Association (NAA), 2008;
13. Best Management Practices: Tree Pruning, International Society of Arboriculture (ISA), 2008.
14. Valley Oak Protection Ordinance, County Code Section 26-67; Sonoma County, December 1996.
15. Heritage or Landmark Tree Ordinance, County Code Chapter 26D; Sonoma County.
16. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments; May, 1995.
17. Soil Survey of Sonoma County, California, Sonoma County, U.S. Department of Agriculture; 1972. https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/sonomaCA1972/sonomaCA1972.pdf
18. Evaluation of Groundwater Resources, California Department of Water Resources Bulletin 118; 2003. <http://water.ca.gov/groundwater/bulletin118/publications.cfm>

19. Sonoma County Congestion Management Program, Sonoma County Transportation Authority; December 18, 1995.
20. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.
21. Sonoma County Bikeways Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.
22. Sonoma County Permit and Resource Management Department and Department of Transportation and Public Works Traffic Guidelines, 2014
23. Sonoma County Permit and Resource Management Department, Visual Assessment Guidelines, (no date)
24. Sonoma County Permit and Resource Management Department Noise Guidelines, 2017
25. W-Trans. June 28, 2017. Focused Traffic Study for the Kopriva Winery Project.
26. Wiemeyer Ecological Sciences. December 27, 2019. Biological Assessment prepared for Kopriva Winery.
27. RGD Acoustics. August 14, 2017. Outdoor Sound Study for Kopriva Wine Production Facility and Tasting Room.
28. EBA Engineering. September 2017. Geologic Report for General Plan Policy WR-2e/WR-1u 21301 Cassidy Ranch Road, Sonoma, California.
29. SWRCB. Right to Divert and Use Water 21301 Cassidy Ranch Road. Application H032133, Attachment A.
30. California Department of Fish and Wildlife. September 23, 2013. Registration of Small Irrigation Use Appropriation by McMonigle/kopriva from Arroyo Seco, Thence Schell Slough, Thence Steamboat Slough Thence San Pablo Bay, City of Sonoma, Sonoma County.
31. Sonoma County Water Agency, Sonoma Valley Groundwater Management Plan, 2007 and annual reports. <http://www.scwa.ca.gov/svgw-documents/>
32. Sonoma County Water Agency, Santa Rosa Plain Groundwater Management Plan, 2014. http://www.water.ca.gov/groundwater/docs/GWMP/NC5_SRP_SonomaCoWaterAgency_GWMP_2014.pdf