



# ***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

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Permit Sonoma File Numbers: PLP19-0037  
(UPE19-0054 & DRH19-0003)  
Prepared by: Eduardo Hernández  
Phone: (707) 565-1735

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated 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:** 5496 Skylane Blvd. Wine Warehouse

**Project Applicant:** Del Starrett, Architect

**Property Owner:** Den Beste California Properties, LLC

**Project Location/Address:** 5496 Skylane Blvd., Santa Rosa, CA 95403

**APN:** 059-340-011

**General Plan Land Use Designation:** LI (Limited Industrial)

**Zoning Designation:** MP (Industrial Park) 1 AC AVG (1 Acre Average),  
VOH (Valley Oak Habitat Combining District)

**Decision Making Body:** Permit Sonoma Director (with Hearing Waiver)

**Appeal Body:** Board of Zoning Adjustments

**Project Description:** See Item III, below

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below in Table 1 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.**

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

**RESPONSIBLE AND TRUSTEE AGENCIES**

Table 2 lists other public agencies whose approval may be required for the project, or who have jurisdiction over resources potentially affected by the project.

**Table 2.**

Agency	Activity	Authorization
Regional Water Quality Control Board (North Coast or San Francisco Bay)	Discharge or potential discharge to waters of the state	California Clean Water Act (Porter Cologen) – Waste Discharge requirements, general permit or waiver
State Water Resources Control Board	Generating stormwater (construction, industrial, or municipal)	National Pollutant Discharge Elimination System (NPDES) requires submittal of NOI
Bay Area Air Quality Management District	Stationary air emissions	BAAQMD Rules and Regulations

(BAAQMD)		
State Division of Aeronautics	Construction in airport safety zone	FAA Form 7460 letter of compliance

**ENVIRONMENTAL FINDING:**

Based on the evaluation in the attached Initial Study, I find that the project described above could not have a significant effect on the environment, and a Mitigated Negative Declaration is proposed.

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Prepared by: Eduardo Hernández on March 1, 2021



## ***Initial Study***

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

### **I. INTRODUCTION**

Architect Del Starrett proposes the construction of a 28,000± sq. ft. wine warehouse on a 1.84-acre Industrial Park-zoned undeveloped parcel in the Airport Industrial Specific Plan Area. A referral letter was sent to the appropriate Local, State and Federal agencies and interest groups who may wish to comment on the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA), and was prepared by Eduardo Hernández, Project Review Planner with the Sonoma County Permit and Resource Management Department (PRMD AKA Permit Sonoma). Starrett provided information on the project. Other reports, documents, maps and studies referred to in this document are available for review at PRMD or on the County's website at: [https://share.sonoma-county.org/link/ECVJC7\\_Pb6o/](https://share.sonoma-county.org/link/ECVJC7_Pb6o/)

For more information, please send an e-mail to [Eduardo.Hernandez@sonoma-county.org](mailto:Eduardo.Hernandez@sonoma-county.org).

### **II. EXISTING CONDITIONS**

The project site is comprised of one legal parcel with an individual assessor's parcel number assigned. The 1.84-acre parcel located at 5496 Skylane Blvd., in Santa Rosa, is currently undeveloped. The lot is situated in the southeast corner of the street intersection of Skylane and Aviation Boulevards, in the Airport Industrial Specific Plan Area. The site does not contain any trees, and it is mostly composed by non-native annual grasslands and seasonal wetlands. More in the flora and fauna of the site is discussed in *Section 4 Biological Resources*, with information obtained from the Biological Assessment submitted by the applicant.

### **III. PROJECT DESCRIPTION**

The development requires a use permit, as an increased building height is requested within the 40-foot setback. The requested use permit is considered to be of minor nature, and therefore a hearing waiver is being requested.

The project requires design review approval due to its zoning designation of Industrial Park District (MP) and its location within the Airport Industrial Specific Plan. The County Design Review Committee (DRC) performed a preliminary review of the project on August 7, 2019, on which minor modifications were recommended. The DRC performed a final review of the project's design on November 4, 2020, on which recommended approval of the design upon the project's clearance per CEQA and approval of the use permit.

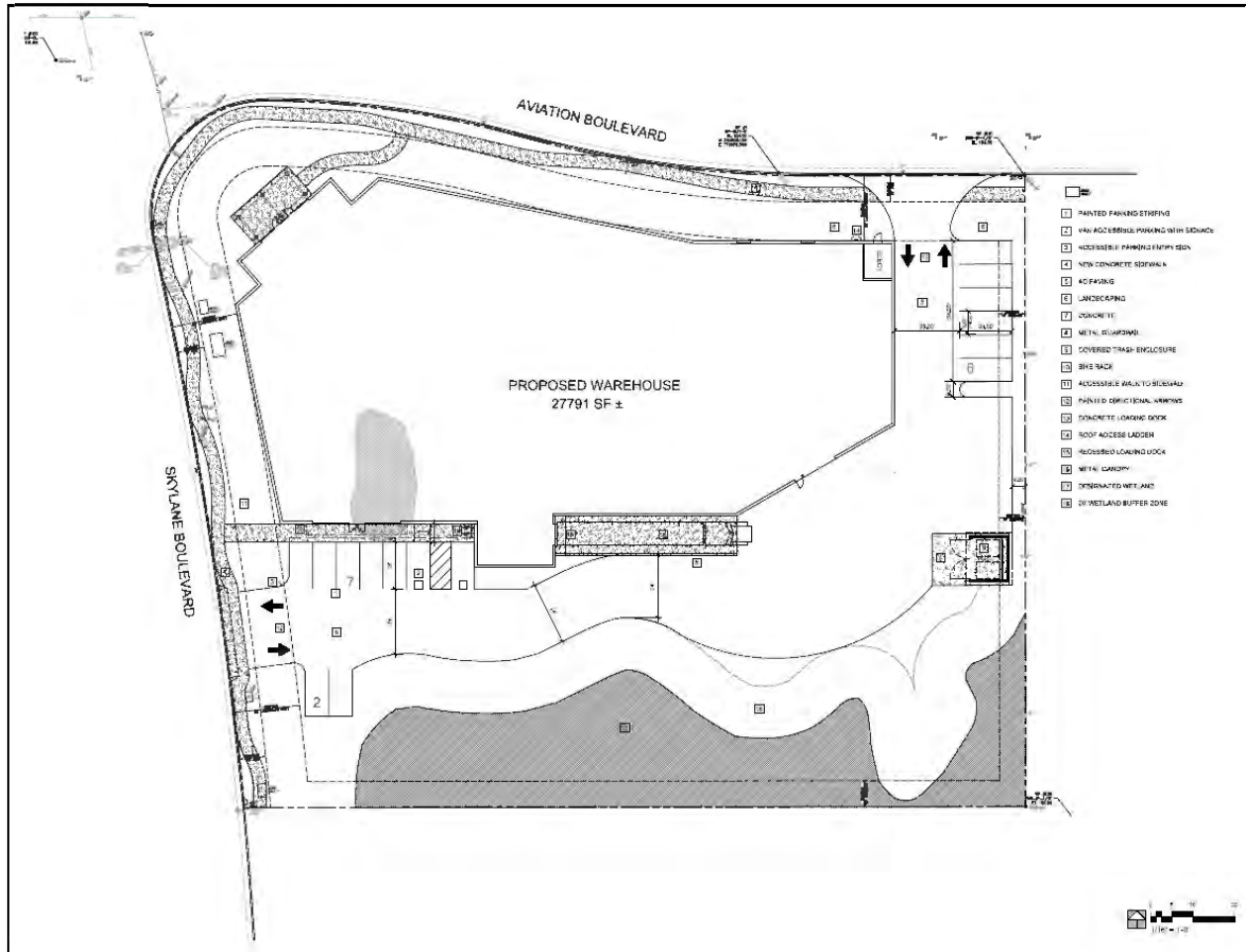


Figure 1. Site Plan with seasonal wetlands on-site (2) shaded

The 1.84-acre project lot is located on the southeastern corner at the intersection of Skylane and Aviation Boulevards. The project lays within the Airport Industrial Specific Plan Area, which sets Development Standards for any proposed new structures. Although the construction of industrial warehouses is allowed by right within the aforementioned Specific Plan Area, the project requires a Use Permit to allow the construction of the warehouse at a height which exceeds the Development Standards of the Specific Plan. This report is prepared due to the industrial nature of the project, on-site biological resources, and requirement of the Use Permit for the project. The Specific Plan Development Standards states the following:

*Structures shall not exceed 28 feet in height at any building setback line. Between the 25-foot minimum and 40-foot setback lines, structures shall not exceed 28 feet in height. For each foot of setback interior to the 40 foot building setback line, an addition 6 inches of building height shall be permitted; the total height shall not exceed 50 feet. Additional height may be permitted under stringent special use permit procedures only. Heating, cooling, and other roof equipment should be included in the building height restrictions.*

The proposed building entry is 40 feet tall at the ridge of the gable and the main warehouse building is 32 feet tall at or within a few feet of the minimum 25-foot building setback line. The architecture of the entry has considered the mass and feel of the building from the street and provides a stepped profile similar to that required by the Specific Plan with the proposed portico. The additional height is requested to compensate for the reduced building footprint necessary to avoid sensitive wetland habitat on southeastern area of the site (see areas shadowed in grey in Figure 1).

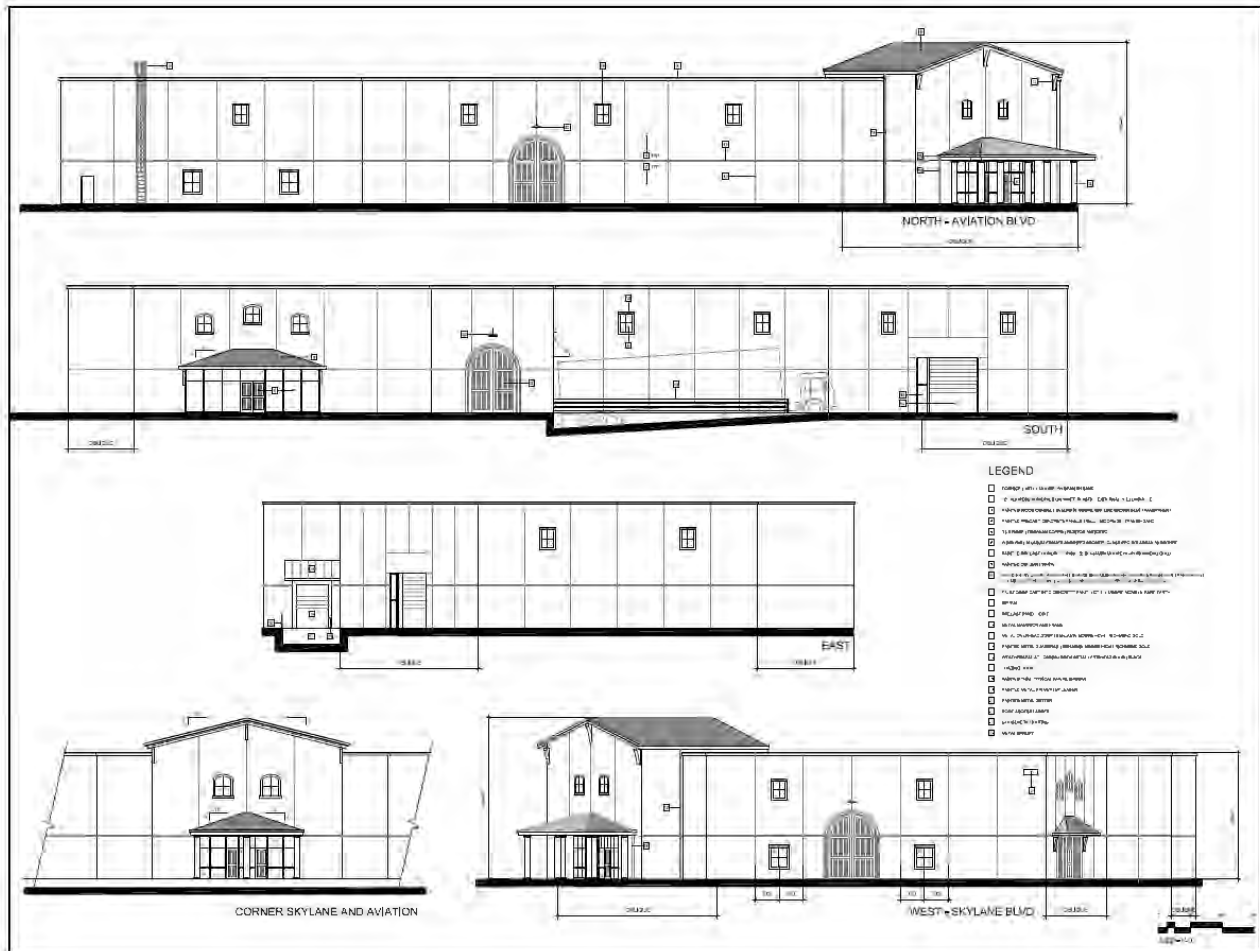


Figure 2. Elevations

## PROJECT SITE AND SURROUNDING LANDS

The 1.84-acre project site is southeast of the intersection of Skylane and Aviation Boulevards, which lies northwest of central Santa Rosa, approximately 0.3-miles north of the Airport Boulevard. The project site is located about 2.5 miles south of Windsor, west of US Highway 101. The area consists of one moderately flat parcel. The project site is located in the Airport Industrial Park, with both developed and undeveloped lots.

The project includes limited parking stalls, as the warehouse building is not expected to be open to the public. A small office area, restrooms, and electric rooms are included. Bicycle parking will be provided near the front entrance. Car/truck access to the site is available from both Aviation and Skylane Boulevards.

A landscape planting, berming, sidewalk, and irrigation plan for the project was prepared by Parker Smith Landscape Architect. The plan was reviewed and approved by the DRC.

The project site is located within an urban service area, which is served with water by the City of Windsor and sewage from the Airport/Larkfield/Wikiup Sanitation Zone. Zoning is Industrial Park (MP) with 1-acre average lots. The size of the project site is virtually average in comparison with the sizes in the vicinity.

## IV. SETTING

The project site is located within the Santa Rosa plain, which encompasses much of central Sonoma County, and is characterized by vernal pools, seasonal wetlands, and associated grasslands. These habitats support some federally listed endangered species such as the California tiger salamander and plant species. A biological survey was performed and no occurrences of sensitive species were found on-site, and the site is not considered a critical habitat for the California tiger salamander. The design of the project, mitigation measures from the biological survey report and conditions of approval will help minimizing the already low possible impact on sensitive species in the area vicinity.

The site is also adjacent to a County designated bicycle pathway Class II which runs on Skylane Blvd. A project referral was sent to the County's Bicycle and Pedestrian Advisory Committee for their review and comments, however no responses was received. The project includes pedestrian pathway at the whole perimeter adjacent to both Skylane and Aviation Boulevards, and absolutely no development encroaching into the County's right-of-way. No impact on pedestrians or cyclists is anticipated because of this project.

## V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

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

No public comments were received in regards to this project.

Consultation with the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) was made in regards to the identified seasonal wetlands on-site. The applicant's environmental consultant and the aforementioned agencies agreed on mitigation measures to minimize the project impact on the natural environment, including a 20-foot vegetation buffer and future monitoring during construction.

The project was also referred to the Northwest Information Center at Sonoma State University (NWIC, S.S.U.) for review of archaeological records through the California Historical Resources Information System (CHRIS). The NWIC Staff responded to the referral indicating they estimate the site has a low possibility of containing unrecorded archaeological site(s) and, therefore, no further studies were recommended. The NWIC also recommended the County to contact the local Native American tribes regarding traditional, cultural, and religious heritage values. The project was referred out to those local registered tribes. Lytton Rancheria responded to the referral requiring a tribal and/or archaeological monitor to be on-site during ground-disturbance into native soils. Lytton Rancheria's reply was notified to the applicant, and he has agreed to implement monitoring as a condition of approval.

## VI. OTHER RELATED PROJECTS

There are no other known private or public projects in the area that may affect the proposed project, or the vicinity in a cumulative negative manner.

## 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.

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

## 1. AESTHETICS:

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

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

Comment:

The Project site is not located within a scenic resource area as identified by the Sonoma County General Plan. However, the site is located in the Airport Area Specific Plan Area, which provides design guidelines. The Project design was reviewed and approved by the Sonoma County Design Review Committee (DRC) on November 4, 2020, where it was found to be consistent with the Airport Area Specific Plan. The Project will not require any tree removal, construction, or grading that would degrade a scenic vista.

Significance Level:

Less than Significant Impact

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

Comment:

The parcel is not located on a site visible from a state scenic highway.

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:

As mentioned in Item 1.a above, the design was reviewed and approved by the DRC. The site is in an urbanized area, and it will not conflict with applicable zoning or other regulations governing scenic quality. The Project design involves the construction of a winery warehouse and parking lot in the middle of an Industrial Park. The Project design is considered to be fitting within its built environment,



and will not require the removal of any trees or existing structures.

Significance Level:  
No Impact

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

Comment:

A new structure is proposed to be built, which will introduce new sources of light and glare. Lighting of the facility, especially lighting of the parking lot, security and safety lighting, may affect nighttime views. The building design, including its lighting, was reviewed and approved by the DRC. All new lighting will be down-cast, in compliance with the County's dark sky policy. The project, as proposed, will not create a visual issue and therefore no mitigation measures are required.

Significance Level:  
Less than Significant Impact

## **2. AGRICULTURE AND FOREST RESOURCES:**

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

**Would the project:**

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

Comment:

The parcel is not designated as Prime or Unique Farmland or Farmland of Statewide Importance on the Important Farmland maps. It is designated as Urban Lands. There are already a considerable number of small parcels and lack of significant agricultural operations in the area.

Significance Level:  
No Impact

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

Comment:

The subject parcel is not zoned for agricultural use and does not have a Williamson Act Contract.

Significance Level:  
No 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 forest land and is not zoned Timberland Production (TP), or located near forest land or lands zoned TP, and therefore would not conflict with or have any effect on effect on forest lands or lands zoned TP.

Significance Level:

No Impact

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

Comment:

The project is not forest land and is not located near any forest land, and would therefore not result in the loss of forest land.

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) (check map at <http://sonomacounty.ca.gov/Air-Quality/>), which is currently designated as a nonattainment area for state and federal ozone standards, the state PM<sub>10</sub> standard, and the state and federal PM<sub>2.5</sub> 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 (NO<sub>x</sub>) and volatile organic compounds, also referred to as Reactive Organic 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 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 (check map at <http://sonomacounty.ca.gov/Air-Quality/Air-Quality-District-Boundaries/>), which is currently designated as a nonattainment area for state and federal ozone standards.

The project will not have a cumulative effect on ozone because it will not generate substantial traffic which would result in substantial emissions of ozone precursors (ROG and NO<sub>x</sub>). The project will have no long-term effect on PM<sub>2.5</sub> and PM<sub>10</sub>, because all surfaces will be paved gravel, landscaped or otherwise treated to stabilize bare soils, and dust generation will be insignificant. However, there could be a significant short-term emission of dust (which would include PM<sub>2.5</sub> and PM<sub>10</sub>) during construction. These emissions could be significant at the project level, and could contribute to a cumulative impact.

Although the project will generate some ozone precursors from new vehicle trips for a few warehouse employees and delivery trucks, the project may not have a cumulative effect on ozone because it will not generate substantial traffic resulting in significant new emissions of ozone precursors (ROG and NO<sub>x</sub>). Standard mitigation measure for this case will apply.

**Mitigation**

**Mitigation Measure AIR-1:** The following dust and air quality control measures shall be included in the project:

- a. 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.
- b. Trucks hauling soil, sand, and other loose materials over public roads shall cover the loads, or shall keep the loads at least two feet below the level of the sides of the container, or shall wet the load sufficiently to prevent dust emissions.
- c. Vehicle speeds on unpaved areas shall be limited to 15 miles per hour.
- d. Final surfacing (i.e., pavement or concrete, gravel, landscaping) shall be completed as soon as possible after earthwork is finished, unless seeding or soil binders are used.
- e. Idling time of diesel-powered construction equipment shall be limited to five minutes. Signs shall be posted reminding workers of this idling restriction at all access points and equipment staging areas during construction of the proposed project.
- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall have a CARB-certified visible emissions evaluator check equipment prior to use at the site.
- g. Trackout shall not be allowed at any active exit from the project site onto an adjacent paved public roadway or shoulder of a paved public roadway that exceeds cumulative 25 linear feet and creates fugitive dust visible emissions without cleaning up such trackout within 4 hours of when the Construction Coordinator identifies such excessive trackout, and shall not allow more than 1 quart of trackout to remain on the adjacent paved public roadway or the paved shoulder of the paved public roadway at the end of any workday.
- h. Visible emissions of fugitive dust shall not be allowed during cleanup of any trackout that exceeds 20 percent opacity as determined by the Environmental Protection Agency in *Method 203B - Opacity Determination for Time-Exception Regulations* (August 2017).

Trackout is defined by BAAQMD in *Regulation 6, Rule 6: Prohibition of Trackout* (August 2018) as any sand, soil, dirt, bulk materials or other solid particles from a site that adhere to or agglomerate on the exterior surfaces of vehicles (including tires), and subsequently fall or are dislodged onto a

paved public roadway or the paved shoulder of a paved public roadway on the path that vehicles follow at any exit and extending 50 feet out onto the paved public roadway beyond the boundary of the site. Material that has collected on the roadway from erosion is not trackout.

**Monitoring AIR-1:** Permit Sonoma staff shall verify that the AIR-1 measures are included on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

**c) Expose sensitive receptors to substantial pollutant concentrations?**

Comment:

There are no sensitive receptors located within 1,000 feet of the proposed project. The proposed project would not emit stationary sources of criteria pollutants, and would support minimal vehicle trips to the warehouse, which would be used for storage.

Significance Level:

No Impact

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

Comment:

The project is not an odor generating use. 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 Impact

## 4. BIOLOGICAL RESOURCES:

**Would the project:**

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

Comment:

Consultation with the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) was made in regards to the identified seasonal wetlands on-site.

The applicant hired environmental consultant Huffman-Broadway Group, Inc., which prepared a Biological Assessment dated February 2019. In their assessment report, the consultant identified the site provides for vernal pools, seasonal wetlands, and associated grassland habitats. These habitats are capable of supporting four federally listed endangered species, including the California tiger salamander (CTS) (*Ambystoma californiense*), and three plant species: Sonoma sunshine (*Blennosperma bakeri*), Burke's goldfields (*Lasthenia burkei*), and Sebastopol meadowfoam (*Limnanthes vinculans*). It is noted that all of these species have the potential of occupying both the project's site and its vicinity, especially on vacant parcels. These species were not found on-site during the performance of the study. Although the site is considered to have suitable habitat conditions for the aforementioned species, the site is not considered to be a critical habitat area for the CTS.

The United States Fish and Wildlife Service (USFWS) and the CDFW issued guidelines for compensation for effects to listed species in the Santa Rosa Plain in the *2007 Programmatic Consultation and Santa Rosa Plain Conservation Strategy* (2007 Programmatic). The applicant modified the project to minimize the impact on the natural environment including a 20-foot vegetation buffer from the southern seasonal wetland area and monitoring during construction. In order to have enough area for the warehouse, the applicant decided to pursue a use permit in order to allow additional building height, so to help avoid the southern sensitive habitat area.

Upon consultation with CDFW and USFWS, the following are the identified mitigation measures addressing specific impacts the project could potentially have on the site and its biological resources:

**IMPACT 1. LOSS OF 0.02 ACRES OF SEASONAL WETLAND HABITAT**

Site development will result in the loss of 0.02-acre of seasonal wetland habitat.

**Mitigation Measures**

Mitigation Measure BIO 1.1. Obtain permit authorization from the USACE under the Clean Water Act Section 404 Nationwide Permit Program for the loss of 0.02-acres of seasonal wetland. Implement all agency permit conditions.

Mitigation Measure BIO 1.2. Obtain permit authorization from the SWRCB under the Section 401 Water Quality Certification and Porter-Cologne Act Programs for the loss of 0.02-acres of seasonal wetland. Implement all agency permit conditions.

Mitigation Measure BIO 1.3. Mitigate for the loss of 0.02-acres of seasonal wetland habitat at a 1:1 ratio at an agency approved wetland mitigation bank or Permittee Responsible Mitigation site.

**IMPACT 2. LOSS OF 1.42 ACRES OF CALIFORNIA TIGER SALAMANDER UPLAND AESTIVATION HABITAT AND 0.02 ACRES OF SUITABLE HABITAT FOR LISTED PLANT SPECIES**

Site developments will result in the loss of 1.42-acres of California Tiger Salamander upland habitat and 0.02 acres of seasonal wetland habitat suitable to support federally listed plant species.

**Mitigation Measures**

Mitigation Measure BIO 2.1. Implement all conservation measures recommended in the Biological Opinion issued by the USFWS under the USACE Endangered Species Act Section 7 consultation to mitigate for impacts to 1.42 acres of California Tiger Salamander habitat and 0.02 acres of habitat suitable to support federally listed plant species.

Mitigation Measure BIO 2.2. Obtain authorization from the CDFW under the California Endangered Species Act Incidental Take Authorization Program for the loss of 1.42-acres of California Tiger Salamander upland aestivation habitat. Implement all agency permit conditions.

Mitigation Measure BIO 2.3. Mitigate for the loss of 0.02-acres of seasonal wetland suitable to support federally listed plant species at a 1.5:1 ratio at an agency approved wetland mitigation bank or Permittee Responsible Mitigation site as required by the USFWS Biological Opinion.

Mitigation Measure BIO 2.4. Mitigate for the loss of 1.42-acres of suitable California Tiger Salamander habitat at a 1:1 ratio at an agency approved wetland mitigation or conservation bank as required under CDFW's California Endangered Species Act Incidental Take Permit program.

**IMPACT 3. CONSTRUCTION ACTIVITIES MAY IMPACT NESTING BIRDS**

It is possible that ground-nesting birds could initiate nesting in the grassland habitat at the site. To ensure that nesting birds are not disturbed because of construction activities, it is recommended that pre-construction surveys for nesting birds be performed prior to construction activities.

**Mitigation Measure**

*Mitigation Measure BIO 3.1. A qualified biologist should perform a pre-construction survey for nesting birds within 14 days prior groundbreaking 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 groundbreaking activities. To prevent encroachment, the established buffer(s) should be clearly marked by highly visible 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.*

Significance Level:

Less than Significant Impact with Mitigation Incorporated

- 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:

Only seasonal wetlands through vernal pools have been observed on-site, and no animals of special status were observed during the multiple visits to the site. See Section 4.a. above for discussion on mitigation measures addressing impacts on the loss of the seasonal wetland.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

- 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:

See Section 4.a. above for discussion on mitigation measures addressing impacts on the loss of seasonal wetland identified on-site.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

- 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:

As mentioned in Section 4.a. above, a mitigation measure will ensure a qualified biologist will perform pre-construction surveys in order to prevent damaging nesting birds.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

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

Comment:

The site is located within the Valley Oak Combing District; however, there are no trees on-site. Land uses and development consistent with the General Plan would not conflict with any adopted

Habitat or Natural Community Conservation Plans.

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**

The project site is located within the area of the Santa Rosa Plain Conservation Strategy. Mitigation measures BIO 2.1-2.4 discussed above ensures that the project does not conflict with any local, regional, state, or federal conservation plans.

**Significance Level**

Less than Significant with Mitigation Incorporated

**Mitigation**

See Mitigation Measures BIO-2.1-2.4 and associated monitoring

## 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:

Consultation was made with the local Native American Tribes and local historical resources information center (NWIC, SSU). See discussion and mitigation measures mentioned in Section 18 Tribal Cultural Resources.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

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

Comment:

Discussion in Section 18 covers this section.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

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

Comment:

There are no known burial sites in the vicinity of the project, and most of the surrounding sites have already been disturbed by construction.

Significance Level:

No Impact

## 6. ENERGY:

Would the project:

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

Comment:

Short-term energy demand would result from construction activities related to the project. This would include energy demand from worker and construction equipment usage. Long-term energy demand would result from warehouse usage and vehicle trips by the property owner and workers. Operation of the warehouse would result in energy usage from electricity for lighting and for water conveyance.

Operation of the proposed project would result in a negligible increase in energy usage relative to existing conditions in Sonoma County. However, this increase in energy use would not be wasteful or inefficient because of efficiencies incorporated in the warehouse design to comply with building codes and standards, such as doors with low air infiltration/leakage characteristics.

Significance Level:

Less than Significant

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

Comment:

The proposed project would comply with Sonoma County Ordinance 7D2-1, which pertains to energy efficiency, and Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards.

Significance Level:

Less than Significant

## 7. GEOLOGY AND SOILS:

Would the project:

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Comment:

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps. The General Plan provides uniform standards and policies, including the requirement for development of project specific geotechnical reports and associated studies to minimize potential impacts to structures and people from a proposed project. The proposed project is required to implement project level mitigation and comply with State and County design and development standards, thereby reducing the potential risk at the project level from seismic events impacts.

Significance Level:

Less than Significant Impact



**ii. Strong seismic ground shaking?**

Comment:

All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. 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.

Significance Level:

Less than Significant Impact

**iii. Seismic-related ground failure, including liquefaction?**

Comment:

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

Significance Level:

Less than Significant Impact

**iv. Landslides?**

Comment:

The proposed project site is on flat topography, thus impacts from naturally occurring landslides are not significant. Regardless, structures would be required to meet County building permit requirements, including seismic safety standards and soil test/compaction requirements.

Significance Level:

No Impact

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

Comment:

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 (BMPs). 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. See further discussion of related issues (such as maintenance of required post construction water quality facilities) refer to the Hydrology and Water Quality.

The General Plan EIR evaluated cumulative soil erosion potential and related impacts that included the development of the proposed project site. The implementation of the County General Plan policies, which includes grading requirements and regulation of construction-related stormwater administered by the State Water Resources Control Board (SWRCB). The General Plan found that implementation of General Plan policies would reduce soil erosion but that it could not completely eliminate cumulative erosion and determined that there would be a significant and unavoidable impact. The proposed project

is required to address erosion at the project level to meet the requirements of the General Plan, County and State polices and regulations; thereby reducing project level impacts to less than significant.

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 subject to seismic shaking and other geologic hazards as described in item 6.a.ii, iii, and iv, above it is not located on an unstable geologic unit or soil, and is a flat site that is not subject to lateral spreading, subsidence, liquefaction or collapse.

The General Plan does not identify the proposed project site as being an area of unstable soils. Review of soil mapping prepared by the Natural Resources Conservation Service (NRCS) confirms that the proposed project site is not mapped as an area of unstable soils. The proposed project would have no impact to and not be affected by unstable soils.

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:

The potential for expansive soils exist. Expansive soils are generally high in clays or silts that shrink or swell with variation in moisture. The General Plan EIR determined that implementation of uniform standards would reduce impacts to less than significant. Compliance with the California Building Code and site-specific soil analysis requirements will provide sufficient protections to reduce the impacts from construction on these sites to a less than significant level.

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 is connected to the Airport Larkfield-Wikiup wastewater treatment plant, and will not require an on-site waste water system.

Significance Level:

No Impact

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

Comment:

See discussion under Cultural Resources Section 5-a above. The site does not contain any unique paleontological resources or unique geologic feature.

Significance Level:

No Impact

## 8. GREENHOUSE GAS EMISSIONS:

Would the project:

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

Comment:

The proposed project is not anticipated to generate GHG emissions that would have a significant impact on the environment. Development activities proposed would include construction of one warehouse, which will be occupied by a few employees and visited sporadically by delivery trucks. The building will be required to meet current California Green Building Standards Code (CalGreen) requirements, as well as energy efficiency standards which reduce GHG.

Significance Level:

Less than Significant Impact

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

Comment:

The County has adopted General Plan Objective OSRC-14.4 which states "Reduce greenhouse gas emissions by 25% below 1990 levels by 2015. In May 2018, the Board of Supervisors adopted a Resolution of Intent to Reduce Greenhouse Gas Emissions that included adoption of the Regional Climate Protection Agency's goal to further reduce greenhouse gas emissions by 40% below 1990 levels by 2030 and by 80% below 1990 levels by 2050. The Resolution of Intent included specific measures that can further reduce greenhouse gas emissions. All new development is required to evaluate all reasonably feasible measures to reduce greenhouse gas emissions and enhance carbon sequestration. The project will not conflict with applicable goals, objectives, plans, policies, or regulations provided mitigation measures specified below are implemented.

**Significance Level**

Less than Significant with Mitigation Incorporated

***Mitigation***

**Mitigation GHG-1:** The applicant shall submit a Greenhouse Gas Reduction Plan for PRMD review and approval that defines measures to reduce greenhouse gas emissions in the design, construction, and long-term operations of the project. The Greenhouse Gas Reduction Plan shall include all reasonably feasible measures to reduce greenhouse gas emissions to the maximum extent feasible. Measures that must be evaluated include but are not limited to best available conservation technologies for all energy and water uses, installation of renewable energy facilities to meet demand on-site, provisions of electric vehicle charging stations, bicycle facilities including secure bike parking, and lockers and showers for employees, employing best management practices for carbon sequestration, such as no till soils, reduced use of fertilizers, etc.

**Monitoring GHG-1:** Permit Sonoma staff shall ensure that the methods selected in the Greenhouse Gas Emissions Reduction Plan are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. Building/grading permits shall not be approved for issuance by Project Review Staff until the Greenhouse Gas Reduction Plan has been approved and incorporated into the design and construction documents for the project.

## 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:

The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Small amounts of potentially hazardous materials may 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 help reduce risks of the project uses affecting human or biological environment.

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. See Item 8.a above.

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 0.25 miles of an existing or proposed 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:

The previously certified General Plan EIR evaluated the potential risks from hazards and hazardous materials and found that through the implementation of existing local, state and federal laws and regulations, and the policies of the General Plan; impacts from hazards and hazardous materials would be less than significant, and no mitigations are required.

Significance Level:

Less than Significant 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 proposed project complies with the Sonoma County Airport Land Use Commission's Comprehensive Airport Land Use Plan (CALUP), which provides safety, noise, and compatibility standards that reduce the likelihood of accidents affecting land uses on the ground. As a result, the impacts of the proposed project are less than significant.

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:  
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.

According to the Wildland Fire Hazard Areas mapping (Figure PS-1g) of the Sonoma County General Plan 2020, the project is located in a moderate fire hazard zone. The proposed project is located in an industrial area and lacks significant vegetative cover. 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 does not contain a designated blue line stream. The Specific Plan EIR evaluated potential hydrology and water quality issues for the area including the proposed project site. The EIR evaluated the existing County General Plan policies, NPDES Construction General Permit regulations and grading and building permit requirements, and found that implementation of these standard regulations would ensure that subsequent projects in the Specific Plan area (the proposed project), would minimize potential water quality impacts. The proposed project is subject to these uniform requirements as implemented through the County Storm Water Quality Ordinance; therefore, the impacts are less than significant, and no additional analysis is required.

Significance Level:  
Less than Significant Impact

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

Comment:

The project site is located in Groundwater Availability Class 1 Major Groundwater Basin. Evaluation of the groundwater resources by the Specific Plan EIR, found no evidence of groundwater overdraft in the area or substantial interference with overall groundwater recharge in the basin. The proposed project will utilize municipal water, which was accounted for in the Specific Plan EIR. Therefore, the proposed project would have a less than significant impact on groundwater supply in the area.

Significance Level:

Less than Significant Impact

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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:

Potential water quality impacts associated with the proposed project would include short-term construction-related erosion/sedimentation and long-term operational stormwater discharge. The project would not redirect flows or otherwise affect surface drainage patterns. To minimize water quality impacts associated with the proposed project, construction activities would be required to comply with a Storm Water Pollution Prevention Plan (SWPPP) consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit).

Significance Level:

Less than Significant Impact

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

Comment:

The proposed project will not increase the rate or amount of surface runoff on- or offsite because standard conditions of approval require compliance with County stormwater regulations and flood control design criteria.

Significance Level:

No Impact

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

Comment:

Increased stormwater runoff from development projects, such as industrial developments, could increase stormwater runoff, influencing local drainages to handle this increased runoff. The Specific Plan EIR evaluated this potential issue, evaluating existing plans and requirements of the County's General Plan and policies and requirements of the Sonoma County Water Agency. The proposed project will implement stormwater requirements during development as required by the County Storm Water Quality Ordinance, which will reduce the project impacts to a less than significant level.

Significance Level:

Less than Significant Impact

**iv. impede or redirect flood flows?**

Comment:

The project site is not subject to flooding, and it will not redirect flood flows.

Significance Level:

No Impact

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

Comment:

The proposed project site is not located within a 100-year flood hazard area, and is not subject to 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:

Degradation of water quality has been evaluated above in Section 10 (a). As noted in that section, implementation of standard grading and stormwater regulations policies and procedures as outlined in the General Plan EIR reduces the potential water quality impacts to a less than significant.

Standards for issuance of grading, drainage, or building permits require submittal of a drainage report that is compliant with applicable water quality control plans and/or groundwater management plans. Conformance to these uniformly applied standards will adequately treat stormwater. BMPs 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 project relies on municipal water and will not conflict with or obstruct implementation of the Santa Rosa Plain sustainable groundwater management plan.

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 major physical structure (such as a large 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 would not conflict with applicable land use plans, policies, or regulations, including the General Plan, Specific Plan, Zoning Code. Development of the proposed project would be in

alignment with these uniform plans and policies of the County, including development standards and Building Codes. The proposed project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

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 requires two discretionary approvals; a design review and a use permit. The design review is required due to the MP (Industrial Park) zoning and industrial nature of the project, which was reviewed and deemed in compliance with the design guidelines including the Comprehensive Airport Land use Plan. The use permit is required to allow additional building height, in order to avoid disturbance in recognized wetlands at the southern portion of the site. Both requests are allowed by the County Zoning Ordinance.

Significance Level:  
Less than Significant Impact

## 12. MINERAL RESOURCES:

**Would the project:**

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

Comment:  
The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010).

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 Specific Plan EIR evaluated potential noise and vibration related impacts that are specific to the area of, and surrounding the proposed project and determined that impacts identified were associated



with potential heavy industrial development. The proposed project would not introduce operations that would increase noise levels above those anticipated within the project area and vicinity. Based on the evaluations above, the proposed project would not result in significant impacts not previously identified in the General Plan EIR or the Specific Plan EIR.

Furthermore, the project was reviewed by a County Health Specialist, which confirmed noise surpassing the established limits in the County General Plan is not expected. The limits, located in the Noise Element Table NE-2, were shared with the applicant and they agree with the noise limitations which are required to be met in the project's conditions of approval.

Significance Level:

Less than Significant Impact

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

Comment:

The project includes construction activities that may generate minor ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Significance Level:

Less than Significant Impact

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

Comment:

The project is located approximately 0.7 miles from a Sonoma County Airport runway. Intermittent aircraft noise is not expected to reach levels that would have significant environmental impact on the on the project. The Airport Noise/Land Use Compatibility Standards of Sonoma County CALUP finds the industrial use compatible with airport operations. The site is within the 60 Community Noise Equivalent Level (CNEL). No mitigation is required if the CNEL is not over 65.

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:

Less than Significant Impact

**b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?**

Comment:

The proposed project is located on vacant land designated and zoned for industrial uses and would not require the removal of housing. As a result, no impact on housing displacement would occur.

Significance Level:

No Impact

## **15. PUBLIC SERVICES:**

**Would the project:**

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

Comment:

The project is consistent with General Plan 2020 Land Use Element policies, and development of the project will not involve substantial adverse physical impacts associated with provision of public facilities or services. No government facilities are part of this project.

Significance Level:

Less than Significant Impact

**i. Fire protection?**

Comment:

The proposed project site is currently served by existing public services, including fire protection provided by the Rincon Valley Fire Protection District. There will be no need for expanded fire protection services resulting from the proposed project.

The General Plan and Specific Plan EIR's evaluated future impacts from development within the Specific Plan area and provided analysis and development policies within the plan area that are specific to existing and future development, such as the proposed project. Development of the proposed project is consistent with the anticipated use of the site as outlined in the General Plan and Specific Plan, and while incremental fire services may be required for this use, they are within the anticipated needs of the area. Implementation of the proposed project would be consistent with the General Plan and Specific Plan, and there would be a less than significant impact.

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.

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 expanded police protection resulting from the proposed project, similarly as mentioned in Section (i) above.

Significance Level:  
Less than Significant Impact

**iii. Schools?**

Comment:  
Schools are partially funded by impact fees for residential development as anticipated by the General Plan. School impact fees are not required for industrial development. The project, while creating jobs, is not anticipated to result in a substantial number of new residents or demand for additional school facilities.

Significance Level:  
Less than Significant

**iv. Parks?**

Comment:  
Parks are partially funded by impact fees for residential development as anticipated by the General Plan. Sonoma County Code, Chapter 23 requires payment of parkland mitigation fees for all new residential development for acquisition and development of added parklands to meeting General Plan Objective OSRC-17.1 to *“provide for adequate parkland and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population...”* Parkland mitigation fees are not required for industrial development. While the project may result in new jobs, it is not anticipated to substantially increase the number of residents or result in a substantial demand for public parks.

Significance Level:  
Less than significant

**v. Other public facilities?**

Comment:  
Connection fees for sewer and water services offset potential impacts to these service facilities within their respective spheres of influence, for projects that are consistent with the General Plan. The project is consistent with the General Plan and expanded facilities are not necessary to accommodate the project.

Significance Level:  
Less than Significant Impact

## **16. RECREATION:**

**Would the project:**

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

Comment:  
The proposed project includes the development of one industrial building, which has been anticipated and accounted for in the General Plan, Specific Plan and their EIRs. The proposed project does not

include a residential component and would not generate population growth beyond what has been anticipated; therefore, it would not create an increased demand for recreational facilities and impacts will be less than significant.

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 include, nor does it require construction or expansion of recreational facilities; future growth and demands for recreation facilities have been accounted for in the analysis of the General Plan EIR and the Specific Plan EIR, which is a less than significant impact.

Significance Level:  
Less than Significant 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:  
Traffic analysis completed for the Specific Plan EIR evaluated future traffic that included the proposed project site and other adjacent undeveloped land that is planned for future industrial development. The Specific Plan also outlined specific circulation and roadway plans and requirements. The proposed project would not conflict with this plan and would implement the standard requirements of the Specific Plan as related to traffic and transportation. The project was referred to the Department of Transportation and Public Works and a project specific traffic analysis was not required. The project will require the construction of ADA compliant sidewalks and driveways at DTPW standards. Standard traffic mitigation fees are required to fund anticipated regional transportation improvements.

Significance Level:  
Less than Significant Impact

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

Comment:  
New state law also requires evaluation of a project's impact on added Vehicle Miles Travels (VMT). The County is currently developing guidelines to adopt these new regulations. At this time, County staff used the Institute of Transportation Engineers (ITE) tool to calculate the expected trips generated by this project at 48.20 daily trip average. The calculated daily trip average is well below the 110-trip threshold identified by the State's Office of Planning and Research (OPR) to screen-out projects considered "small" from further VMT analysis.

Significance Level:  
Less than Significant 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 project would not increase hazards, since it maintains the existing alignment of the roadway. However, hazards to drivers, cyclists, and pedestrians could occur during construction operations. The Sonoma County Department of Transportation and Public Works (DTPW) has established guidelines which require encroachment permits to be obtained prior to construction which would require temporary occupancy within the County's right-of-way. The encroachment permit process requires the permittee to establish safety measures to help prevent hazards to any person transiting by the construction area. DTPW guidelines will reduce the impact to a level of insignificance and this temporary construction-related impact will cease upon project completion.

Significance Level:

Less than Significant Impact

**d) Result in inadequate emergency access?**

Comment:

Development on the site complies with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13). Final 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:

Sonoma County Code Section 26-86 requires one parking space per 2,000 sq. ft. of warehouse floor area. The size of the proposed warehouse is 27,791 sq. ft., which requires a minimum of 14 parking spaces. The proposed parking plan includes 15 spaces, complying with said requirement.

Significance Level:

No Impact

## **18. TRIBAL CULTURAL RESOURCES:**

**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:**

**a) 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 5020.1(k), or**

Comment:

The project site is a vacant parcel in the middle of the industrial park, and is not part of the local register of historical resources. However, ground disturbance of the native soils may change this if cultural resources are found during construction. On April 26, 2019, Permit Sonoma staff referred the project application to Native American Tribes within Sonoma County to request consultation under AB-52. On May 17, 2019, a representative for Lytton Rancheria Tribe responded to the referral stating that due to the known existence of sites with cultural resources occurrences near the project site, a tribal and/or archaeological monitor was requested to be present during ground disturbance into native soils. The requirement for a monitor as Lytton Rancheria requested has been added to the Conditions of Approval.

***Mitigation***

**MITIGATION MEASURE TRI-1:** The following dust and air quality control measures shall be included in the project:

Prior to any earth moving activity, the applicant shall retain a tribal monitor and/or qualified principal archaeological investigator to oversee the cultural resources-related mitigation efforts. The principal investigator shall meet professional qualifications in the discipline of archaeology as defined in the Secretary of Interior's Standards and have demonstrated the ability to work cooperatively with the Tribe by honoring the Tribe's values and protection measures. The principal investigator may monitor the tribal cultural resources-related mitigation efforts or he may employ an archaeological monitor who will work under the supervision of the principal investigator. The archaeological monitor shall monitor the following:

- a. An initial pre-construction meeting with the grading contractor to review the definition of tribal cultural resources;
- b. Review of removed earth on a spot checking basis but no less than once per week; and
- c. Review and signoff of completed areas where earth moving occurred.

If any cultural resources are found during earth moving activities, monitoring shall occur full time for the duration of the project, except if, in consultation with the County of Sonoma, the Tribe(s), the principal investigator determines that full-time monitoring is no longer warranted; he or she may recommend a reduction in the level of monitoring to periodic spot checking or may recommend that monitoring cease entirely. Earth moving activity shall be defined as rough grading or excavation deeper than 12 inches from natural grade.

If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and Permit Sonoma staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) in consultations with the Tribe(s). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age.

If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Significance Level:

Less than Significant Impact with Mitigation Incorporated

- b) **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:

See Section 18.a above

Significance Level:

Less than Significant Impact with Mitigation Incorporated

## 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 proposed project is located within the Windsor Water District (WWD) that provides water service to the industrial properties within the Specific Plan area. The Specific Plan determined that the WWD has adequate water supply to provide for the domestic and fire-flow needs of the planning area plus other projected District needs. Per the Town of Windsor referral response letter, the proposed project would connect to the WWD under current policies and regulations and capacity remains sufficient to serve the use. The project is situated within a Sanitation District (Airport/Larkfield/Wikiup Sanitation Zone). The project referral was sent to Permit Sonoma Sanitation staff, which provided standard conditions of approval for the project after consulting with the Sanitation District. No new wastewater treatment facility is required for the proposed development.

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:

Impacts have been addressed in Subsection (a) above. The proposed development will connect to the existing water district, subject to compliance with the district's rules and regulations.

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:

As mentioned in Subsection (a) above, the sanitation district capacity was deemed adequate for the proposed warehouse project.

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:

The proposed warehouse will not generate solid waste in excess of State or local standards, in excess of the capacity of local infrastructure, negatively impact the provision of solid waste services, or impair the attainment of solid waste reduction goals. Solid waste, recycling, and green waste services at the site will be provided by Recology Sonoma-Marin. Waste is transported to the central disposal site on Meham Road in Petaluma, which has a maximum permitted throughput of 2,500 tons per day and a remaining capacity of approximately 9.1 million cubic yards. The landfill is estimated to remain in operation until 2034 (CalRecycle, 2018). The proposed project will not result in a significant increase in solid waste disposal at the central disposal site.

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 proposes the development of a vacant corner lot, which is clearly demarcated from the public roads, which are paved. No development will occur outside of the lot, with the exception of minor grading encroaching the public right-of-way for accessibility purposes. The project will not impair any emergency response plan or emergency evacuation plan.

Significance Level:  
No Impact

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Comment:  
The project site is relatively flat and in the middle of an urbanized area. It is located within a Moderate Fire Hazard Severity Zone within the Local Responsibility Area (CAL FIRE Sonoma County Draft Fire Hazard Severity Zones in LRA Map, 2007). Fire protection services are provided by the Sonoma County Fire District. The project was reviewed by the Department's Fire Prevention plan examiner, which recommended its approval with specific conditions to help minimize fire hazards.

Significance Level:  
Less than Significant Impact

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk of that may result in temporary or ongoing impacts to the environment?**



Comment:

The project will result on the development of a vacant lot in the middle of an urban area. Connection to services such as electricity and water will require minimal work, as these services count with infrastructure at the project location for easy and harmless connections.

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 relatively flat and the development will not include any sloped grading other than those required for driveway and storm-water management. Said grading will be reviewed by Building Division or DTPW Land Development Staff, where it applies, in order to ensure established Codes are followed. No flooding or landslides are expected as result of this development.

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?**

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)?**

Less than Significant Impact

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

Less than Significant Impact

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