



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: MNS18-0007
Prepared by: Marina Herrera
Phone: (707) 565-2397

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

Project Name: Westside Road Minor Subdivision
Project Applicant/Operator: Mathew Dudley
Project Location/Address: 2030 Westside Road, Healdsburg
APN: 110-150-007
General Plan Land Use Designation: LIA 20
Zoning Designation: Land Intensive Agriculture, 20 acre residential density (LIA B6 20), Floodway (F1), Riparian Corridor (RC50/25, RC100/50), Scenic Resource (SR), Valley Oak Habitat (VOH)
Decision Making Body: Sonoma County Project Review Advisory Committee
Appeal Body: Sonoma County Planning Commission
Project Description: See below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

Table 1. Summary of Topic Areas

| Topic Area | Abbreviation | Yes | No |
|---------------------------------|--------------|-----|----|
| Aesthetics | VIS | Yes | |
| Agricultural & Forest Resources | AG | | No |
| Air Quality | AIR | Yes | |
| Biological Resources | BIO | | No |
| Cultural Resources | CUL | Yes | |

| | | | |
|------------------------------------|-------|-----|----|
| Energy | ENE | | No |
| Geology and Soils | GEO | | No |
| Greenhouse Gas Emission | GHG | | No |
| Hazards and Hazardous Materials | HAZ | | No |
| Hydrology and Water Quality | HYDRO | | No |
| Land Use and Planning | LU | | No |
| Mineral Resources | MIN | | No |
| Noise | NOISE | Yes | |
| Population and Housing | POP | | No |
| Public Services | PS | | No |
| Recreation | REC | | No |
| Transportation | TRAF | | No |
| Tribal Cultural Resources | TCR | | No |
| Utility and Service Systems | UTL | | No |
| Wildfire | WILD | | No |
| Mandatory Findings of Significance | | | No |

RESPONSIBLE AND TRUSTEE AGENCIES

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

Table 2. Responsible and Trustee Agencies

| Agency | Activity | Authorization |
|---|---|---------------|
| Sonoma County Permit and Resource Management Department (Permit Sonoma) | Requires that grading, septic and building permits be obtained for development of this site | |
| Northern Sonoma County Air Pollution Control District (NSCAPCD) | Stationary air emissions | |

ENVIRONMENTAL FINDING:

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



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

Mathew Dudley on behalf of the property owner proposes to subdivide a 48.41 acre parcel resulting in two parcels, 28.35 and 20.06 acres in size at 2030 Westside Road in unincorporated Healdsburg. A referral letter was sent to the appropriate local, state and federal agencies and interest groups who may wish to comment on the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Marina Herrera, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Cinquini & Passarino, Inc. on behalf of John and Mike Thompson. 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).

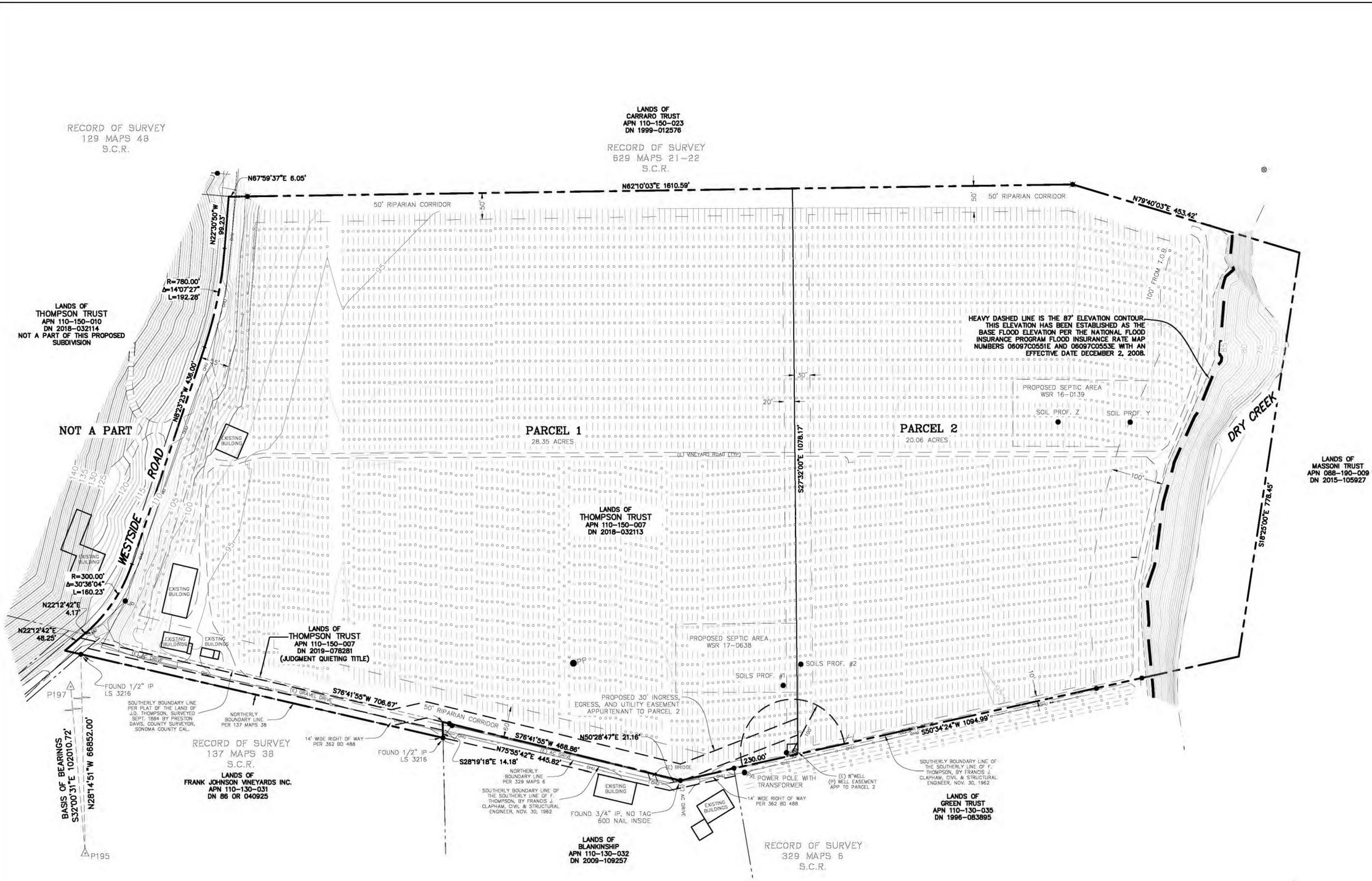
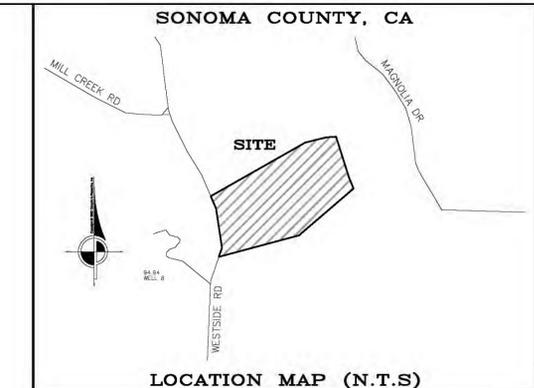
Please contact Marina Herrera, Project Planner, at (707) 565-2397 for more information.

II. PROJECT DESCRIPTION

John Thompson proposes to subdivide a 48.41 acre parcel into two parcels: Parcel 1 at 28.35 acres, Parcel 2 at 20.06 acres in size.

The existing 48.41 acre lot is predominately planted in vineyard and developed with four agricultural barns, an onsite well and an onsite septic system. The four agricultural structures will remain on proposed Parcel 1. Existing access is from driveway frontage off of Westside Road into proposed Parcel 1. Proposed Parcel 2 would have access via an easement adjacent through Parcel 1 to the southerly property line. No new structures are proposed with this application and the applicant has not identified building envelopes for the resulting parcels. Although, the project does not propose development at this time, future development could include the development of a single family residence and an accessory dwelling unit on Parcel 1 & 2 in accordance with the Zoning District and permitted development criteria.

Figure 1. Tentative Map



LEGEND

| | |
|--------|---|
| --- | PROJECT PARCEL BOUNDARY |
| --- | SUBDIVISION LOT BOUNDARY |
| --- | ADJOINING PROPERTY BOUNDARY |
| ● | FOUND 1/2" IRON PIPE, TAGGED L.S. 3216 |
| ○ | FOUND 3/4" IRON PIPE, NOT TAGGED UNLESS OTHERWISE NOTED |
| ⊙ | FOUND #4 REBAR & ALLOY CAP STAMPED "BRUNNER - PLS 4206" |
| DN | DOCUMENT NUMBER |
| OR | OFFICIAL RECORD |
| APN | ASSESSOR PARCEL NUMBER |
| S.C.R. | SONOMA COUNTY RECORD |
| (R) | RECORD DATA AND REFERENCE NUMBER |
| C | CALCULATED |

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH 2011.00 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P197 AND STATION P195; BEING SOUTH 32°00'31" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

VERTICAL DATUM
 THE ORTHOMETRIC ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND WERE DETERMINED BY STATIC GPS TIES TO CGPS STATIONS [A], [B], & [C] WITH PUBLISHED ELLIPSOIDAL HEIGHTS OF (P195 = 483.30'), (P197 = 1.68') AND (P204 = 909.30'), IN ADDITION TO APPLYING THE NGS GEODID HEIGHT MODEL "GEOID12B".

SURVEYOR'S CERTIFICATE
 THIS MAP WAS PREPARED UNDER MY DIRECTION IN JUNE, 2016.

HOWARD W. BRUNNER P.L.S. 4206
 DATE _____


TENTATIVE PARCEL MAP for THOMPSON RANCH

BEING A 2 LOT SUBDIVISION OF THE LANDS OF MICHAEL ALLAN THOMPSON AND JOHN E. THOMPSON (TRUSTEES), AS RECORDED IN GRANT DEED UNDER DOCUMENT NUMBER 2018-032113 OF OFFICIAL RECORDS, SONOMA COUNTY RECORDS.

BEING A PORTION OF THE RANCHO SOTOYOME, AND OF SECTIONS 29 AND 32, T.9N., R.9W. M.D.M.

ASSESSORS PARCEL NO.: 110-150-007
 ADDRESS: 2030 WESTSIDE ROAD, HEALDSBURG, CA
 SCALE: 1"=100' AUGUST 2016

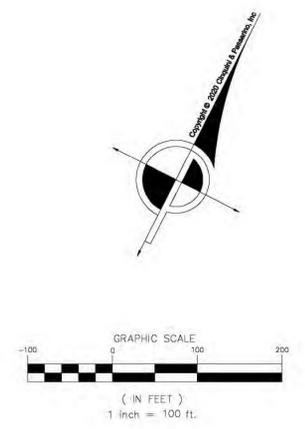
PREPARED BY
CINQUINI & PASSARINO, INC.
 LAND SURVEYING
 1360 N. Dutton Ave.
 Santa Rosa, Ca. 95401
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ZONING
 APN 110-150-007 IS LIA B6 20 Z, F1 RC50/50 RC100/50 SR VOH
 APN 110-150-010 IS LIA B6 20, RC50/50 SR
 ACCORDING TO "THE CODE OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA".

FLOOD ZONE
 THIS SITE IS LOCATED IN ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS NO. 06097C0532E EFFECTIVE DATE DECEMBER 2, 2006, NO. 06097C0534E EFFECTIVE DATE DECEMBER 1, 2008, NO. 06097C0535E EFFECTIVE DATE DECEMBER 2, 2008, AND NO. 06097C0533E EFFECTIVE DATE DECEMBER 2, 2008, ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
 THAT PORTION OF OF THE PARCEL ADJOINING THE DRY CREEK FLOODWAY IS ZONED AE. ZONE AE IS A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. A SPECIAL FLOOD HAZARD AREA IS DEFINED AS THE AREA THAT WILL BE INUNDED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD.

PERCOLATION TESTING DATA
 A PRE PERCOLATION TEST WAS PERFORMED BY FRANK DONO AT SOILS PROFILE HOLES 1 & 2 SHOWN HEREON.
 A PRE PERCOLATION SITE REVIEW WAS PERFORMED BY JAMES A. JOHNSON ON 10/06/16 FOR APN 110-150-007, SEV NO. WSR16-0139 & WSR17-0067.
 A PRE PERCOLATION TEST WAS PERFORMED BY TOM ATTERBURY AT PROFILE HOLES 1 & 2 SHOWN HEREON.
 A PERCOLATION SITE REVIEW WAS PERFORMED BY MARY ALLEN ON 10/02/17 FOR APN 110-150-007, SEV NO. WSR17-0638.

NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 ALL MEASURED DISTANCES ARE GRID DISTANCES. DIVIDE BY COMBINATION FACTOR OF 0.9999513729 TO OBTAIN GROUND DISTANCES. ALL RECORD DISTANCES ARE SHOWN IN THEIR NATIVE FORMAT.
 ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.



III. SETTING

The project site is located approximately 2 miles south-west of the City of Healdsburg, and the project parcel to be subdivided has frontage to Westside Road. The property and adjacent parcels directly to the north, south and east are designated Land Intensive Agriculture by the Sonoma County General Plan, and zoned Land Intensive Agriculture (LIA). The adjacent parcels to the west are designated as Resources and Rural Development by the Sonoma County General Plan and are zoned Resources and Rural Development (RRD). Surrounding land uses are predominantly vineyards, agricultural and residential uses and wineries along Westside Road.

IV. ISSUES RAISED BY THE PUBLIC OR AGENCIES

Agency Referral

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. The Northwest Information Center requested a cultural resources study. No other issues were raised by the agencies.

Tribal Consultation under AB 52

Referrals were sent to the following Tribes:

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

No tribe requested further information or consultation.

Public Comments

An early neighborhood notice was sent to adjacent property owners upon submittal of the application. No issues, comments or questions were received from surrounding property owners.

V. 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.

The property owners, John Thompson & Mike Thompson, have 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 will not have a substantial adverse effect on a scenic vista. The project is located in an area designated as visually sensitive by the Sonoma County General Plan; specifically Westside Road is designated as a Scenic Corridor. A designation as a Scenic Corridor requires development to be setback 200' from the frontage of Westside Road. Future development will be required to comply with Section 26-64-050. – "Design review approval" of the Sonoma County Zoning Code. It is not located on a scenic hillside, nor would it involve tree removal, construction or grading that would significantly affect a scenic vista. The project will have no impact on a scenic vista.

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

The project is not located on a site visible from a state scenic highway and is not within the HD (Historic District) combining zoning district. The project does not involve removal of any trees, rock outcroppings, or historic buildings and is therefore not expected to significantly impact scenic resources.

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 character of the 48.41-acre site and surrounding lands is agricultural and rural residential. Using the County's Visual Assessment Guidelines¹, the project site is characterized as having moderate visual sensitivity because it is within a rural land use designation where there are natural features of aesthetic value, such as a vegetation and gentle slopes. The project does not involve a specific development proposal, therefore under the Zoning Districts permitted development future development could include residential and agriculture, therefore project's visual dominance can be categorized as subordinate. The project does not propose development or building envelopes, however any future residential development would not be visible from the public roadway or any other public vantage points and would be subject to Administrative Design Review due to the project sites combining zone district of Scenic Resource. Utilizing the Visual Assessment Guidelines' matrix, the project's visual impact will be less than significant.

Significance Level

Less than Significant

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

Comment

The project does not propose any structures, however the project site could be developed with residential structures associated with the permitted uses of the Land Intensive Agriculture zoning district in the future. Therefore, any future residential structures will introduce new sources of light and glare. Lighting on future development will be required to be Dark Sky compliant or a similar certification.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

Mitigation Measure VIS-1: The following note shall be printed on the parcel map:

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

Monitoring VIS-1: The Project Review Planner shall review the map to ensure that the note is shown correctly on the map. Permit Sonoma Staff shall not issue the Building Permit until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards. The Permit and Resource Management Department shall not sign off final occupancy on the Building Permit until it is demonstrated that improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource

¹ "Visual Assessment Guidelines," Permit Sonoma, January 2019, <https://sonomacounty.ca.gov/PRMD/Regulations/Environmental-Review-Guidelines/Visual-Assessment-Guidelines/>

Management Department shall conduct a site inspection and require the property be brought into compliance or initiate procedures to revoke or modify the permit.

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 site currently contains approximately 27 acres of vineyards. The project site is designated as Prime Farmland². The project site is not designated as Statewide Importance on the Important Farmland maps. The project involves the subdivision of a 47 acre parcel into two parcels, consistent with the General Plan density for the site. No change in the land use or zoning is proposed. Foreseeable development includes those agricultural and residential uses permitted by the Land Intensive Agriculture zoning district, which is not expected to convert a significant amount of important farmland to non-agricultural use. The primary use of the site would remain agricultural production in accordance with the sites land use and zoning district. Therefore, the project would not convert a significant amount of important farmland to non-agricultural use and therefore potential impacts are less than significant.

Significance Level

Less than significant.

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

Comment

The project site is zoned LIA (Land Intensive Agriculture), which allows for single family residential development and agricultural uses. The site is currently in agricultural use, as it is predominately developed with vineyards. It is not subject to a Land Conservation contract. Therefore the project is not expected to conflict with zoning for agricultural use or lands under a Land Conservation 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)?**

² California Department of Conservation, "Sonoma County Important Farmland 2016," CA Department of Conservation, April 2018, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Sonoma.aspx>

Comment

The project is not forest land, is not zoned Timberland Production (TP), or located near forest land or lands zoned TP. Therefore the project will not conflict with or have any 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

See the comment under section 2(c) above.

Significance Level

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

The methodologies and assumptions used in preparation of this section follow the CEQA Guidelines developed by the Bay Area Air Quality Management District (BAAQMD), as revised in May 2017³. Information on existing air quality conditions, federal and state ambient air quality standards, and pollutants of concern was obtained from the U.S. Environmental Protection Agency (U.S. EPA), California Air Resources Board (CARB), and NSCAPCD.

Would the project:

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

Comment

The project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD does not have an adopted air quality plan because it is in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM10.

Significance Level

Less than Significant

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Comment

The project is located in the NSCAPCD jurisdiction, a region that is in attainment for criteria pollutants under applicable state and federal ambient air quality standards, however, PM₁₀ is a criteria pollutant that is closely monitored in the NSCAPCD. Readings in the district have exceeded state standards on several occasions in the last few years. The high PM₁₀ readings occurred in the winter and are attributed to the seasonal use of wood burning stoves. 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

- c) **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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Comment

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_x).

The project will have no long-term effect on PM_{2.5} and PM₁₀, 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_{2.5} and PM₁₀) during construction. These emissions could be significant at the project level, and could also contribute to a cumulative impact. This impact would be reduced to less than significant by including dust control measures as described in the following mitigation measure.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

Mitigation Measure AIR-1: The following note shall be printed on the parcel map:

NOTE ON MAP: All construction shall implement the following dust control measures:

- 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 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.
- c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

Monitoring AIR-1: Permit Sonoma staff shall ensure that the note is on the map prior to recordation and that the measures are listed on all site alteration, grading, building, or improvement plans prior to issuance of grading or building permits.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Comment

Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. Localized impacts to sensitive receptors generally occur when sources of air pollutants and sensitive receptors are located near one another. The project site is residential by zoning and abuts five other residential or agricultural parcels. The project would not expose these sensitive receptors to significant concentrations of pollutants because of the analysis above in 3(b) and 3(c). The proposed project would not create an incompatible situation as neither the residential use of the project site nor the neighboring uses involve stationary or point sources of air pollutants which generate substantial pollutant concentrations. Although there will be no long term 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 Mitigation Measure AIR-1.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measure AIR-1.

e) Create objectionable odors affecting a substantial number of people?

Comment

The project is not an odor-generating use. Any future residential or agricultural development as permitted by the zone district would be sited near an odor-generating use: agricultural lands. The County permits the operation of properly conducted agricultural operations on agricultural land and has declared it County policy in the Sonoma County Right to Farm Ordinance (Ordinance No. 5203) to conserve, protect, enhance, and encourage properly conducted agricultural operations on agricultural land. The County has determined in Ordinance No. 5203 that inconvenience or discomfort arising from a properly conducted agricultural operation on agricultural land will not be considered a nuisance and that residents or users of nearby property should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

Ordinance No. 5203 also requires recordation of a Declaration Acknowledging Right to Farm in connection with all discretionary permits and single family dwelling building permits on, or within 300 feet of, any lands zoned LIA, LEA, or DA. The project site is adjacent to LIA-zoned lands. Therefore, the subdivision conditions of approval will require the property owner to record a Right to Farm Declaration.

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

4. BIOLOGICAL RESOURCES

Regulatory Framework

The following discussion identifies federal, state and local environmental regulations that serve to protect sensitive biological resources relevant to the California Environmental Quality Act (CEQA) review process.

FEDERAL

Federal Endangered Species Act (FESA)

FESA establishes a broad public and federal interest in identifying, protecting, and providing for the recovery of threatened or endangered species. The Secretary of Interior and the Secretary of Commerce are designated in FESA as responsible for identifying endangered and threatened species and their critical habitat, carrying out programs for the conservation of these species, and rendering opinions regarding the impact of proposed federal actions on listed species. The USFWS and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries) are charged with implementing and enforcing the FESA. USFWS has authority over terrestrial and continental aquatic species, and NOAA Fisheries has authority over species that spend all or part of their life cycle at sea, such as salmonids.

Section 9 of FESA prohibits the unlawful "take" of any listed fish or wildlife species. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action." USFWS's regulations define harm to mean "an act which actually kills or injures wildlife." Such an act "may include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3). Take can be permitted under FESA pursuant to sections 7 and 10.

Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

The Migratory Bird Treaty Act of 1918 (MBTA)

The U.S. MBTA (16 USC §§ 703 et seq., Title 50 Code of Federal Regulations [CFR] Part 10) states it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill; attempt to take, capture or kill; possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or in part, of any such bird or any part, nest or egg thereof..." In short, under MBTA it is illegal to disturb a nest that is in active use, since this could result in killing a bird, destroying a nest, or destroying an egg. The USFWS enforces MBTA. The MBTA does not protect some birds that are non-native or human-introduced or that belong to families that are not covered by any of the conventions implemented by MBTA. In 2017, the USFWS issued a memorandum stating that the MBTA does not prohibit incidental take; therefore, the MBTA is currently limited to purposeful actions, such as directly and knowingly removing a nest to construct a project, hunting, and poaching.

The Clean Water Act (CWA)

The CWA is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401.

Section 404.

As part of its mandate under Section 404 of the CWA, the EPA regulates the discharge of dredged or fill material into "waters of the U.S.". "Waters of the U.S.: include territorial seas, tidal waters, and non-tidal waters in addition to wetlands and drainages that support wetland vegetation, exhibit ponding or scouring,

show obvious signs of channeling, or have discernible banks and high-water marks. Wetlands are defined as those areas “that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3(b)). The discharge of dredged or fill material into waters of the U.S. is prohibited under the CWA except when it is in compliance with Section 404 of the CWA. Enforcement authority for Section 404 was given to the USACE, which it accomplishes under its regulatory branch. The EPA has veto authority over the USACE’s administration of the Section 404 program and may override a USACE decision with respect to permitting. Substantial impacts to waters of the U.S. may require an Individual Permit’s Projects that only minimally affect waters of the U.S. may meet the conditions of one of the existing Nationwide Permits, provided that such permit’s other respective conditions are satisfied. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions (see below).

Section 401.

Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a certification or waiver from the State of California. The “401 Certification” is provided by the State Water Resources Control Board through the local Regional Water Quality Control Board (RWQCB). The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities and wastewater recycling. The RWQCB recommends the “401 Certification” application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under the CEQA. The application to the RWQCB is similar to the pre-construction notification that is required by the USACE. It must include a description of the habitat that is being impacted, a description of how the impact is proposed to be minimized and proposed mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland at a minimum ratio of 2:1, or twice as many acres of wetlands provided as are removed. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

STATE

California Endangered Species Act (CESA)

Provisions of CESA protect state-listed threatened and endangered species. The CDFW is charged with establishing a list of endangered and threatened species. CDFW regulates activities that may result in “take” of individuals (i.e., “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”). Habitat degradation or modification is not expressly included in the definition of “take” under the California Fish and Game Code (CFGC), but CDFW has interpreted “take” to include the killing of a member of a species which is the proximate result of habitat modification.

Fish and Game Code 1600-1602

Sections 1600-1607 of the CFGC require that a Notification of Lake or Streambed Alteration Agreement (LSAA) application be submitted to CDFW for “any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake.” CDFW reviews the proposed actions in the application and, if necessary, prepares a LSAA that includes measures to protect affected fish and wildlife resources, including mitigation for impacts to bats and bat habitat.

Nesting Birds

Nesting birds, including raptors, are protected under CFGC Section 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, under CFGC Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any

regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under CFGC 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

Non-Game Mammals

Sections 4150-4155 of the CFGC protects non-game mammals, including bats. Section 4150 states "A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission". The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under the CFGC.

California Fully Protected Species

The classification of "fully protected" was the CDFW's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (fish at §5515, amphibians and reptiles at §5050, birds at §3503 and §3511, and mammals at §4150 and §4700) dealing with "fully protected" species state that these species "...may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected species," although take may be authorized for necessary scientific research. This language makes the "fully protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003, the code sections dealing with "fully protected" species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

Species of Special Concern

California Species of Special Concern (CSC) are broadly defined as animals not listed under the FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing or because they historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologists, and others, and is intended to focus attention on the species to help avert the need for costly listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required. This designation also is intended to stimulate collection of additional information on the biology, distribution, and status of poorly known at-risk species, and focus research and management attention on them. Although these species generally have no special legal status, they are given special consideration under the CEQA during project review.

Porter-Cologne Water Quality Control Act

The intent of the Porter-Cologne Water Quality Control Act (Porter-Cologne) is to protect water quality and the beneficial uses of water, and it applies to both surface and ground water. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the RWQCBs develop basin plans that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of both statewide and basin plans. Waters regulated under Porter-Cologne, referred to as "waters of the State," include isolated waters that are not regulated by the USACE. Projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State are required to comply with the terms of the Water Quality Certification Program. If a proposed project does not require a federal license or permit, any person discharging, or proposing to discharge, waste (e.g., dirt) to waters of the State must file a Report of Waste Discharge and receive either waste discharge requirements (WDRs) or a waiver to WDRs before beginning the discharge.

Would the project:

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

Comment

The 48.41-acre project parcel has been in agricultural production since at least 1985. The site comprises of four agricultural structures and 27-acres of vineyards. The site slopes gently to the east, with Dry Creek running along the rear, eastern property line. The site is not located within a critical habitat area or the regulatory Santa Rosa Plain. The project site contains a lack of habitat for special status species as it contains few trees and is in agricultural production.

Additionally, the project does not propose further development. Future development of Parcel 2 would be in agricultural or residential uses. The Riparian Corridor of Dry Creek which will be located on Parcel 2 is further protected by the Riparian Corridor Ordinance, and Condition of Approval as discussed below in Section 4b, reducing any potential impact to habitat or species to less than significant.

Significance

Less than Significant with Mitigation Incorporated

Mitigation:

Implement Mitigation Measure BIO-1

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

Comment

The project site is not within Critical Habitat areas or within the Santa Rosa Plain. The project site has been developed in agricultural use, specifically an approximate 27 acres of vineyards. USGS-designated blue-line stream riparian habitats in Sonoma County are protected by the Riparian Corridor Ordinance. Dry Creek runs along the eastern rear property boundary as shown on the Tentative Map and is protected by the Riparian Corridor Ordinance.

The project does not propose building envelopes to limit development to specific areas of the parcel. To reduce potential impacts to riparian resources, a 100-foot setback from the top of bank of Dry Creek is required by the Riparian Corridor Ordinance for future development on Parcel 2. The streamside conservation area will reduce potential impacts to riparian resources to a less than significant level as included as project Condition of Approval. The Condition of Approval will state the following: A streamside conservation area of 100 feet from the top of bank of Dry Creek applies to all new development on Parcel 2 and shall be shown on the map. Maintenance or improvements to the existing dirt road and culvert may be permitted with approval of a Zoning Permit. A qualified biologist shall review all proposed work and any recommended mitigation measures shall be followed. Maintenance or improvements to the existing dirt road may also require other permits

Significance Level

Less than Significant

- 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?**

Regulatory Framework

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.

“Waters of the State” are regulated by the Regional Water Quality Control Board (Water Board) under the State Porter-Cologne Water Quality Control Act. Waters of the State are defined by the Porter-Cologne Act as any surface water or groundwater, including saline waters, within the boundaries of the State. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the ACOE under Section 404 (such as roadside ditches). Section 401 of the Clean Water Act specifies that any activity subject to a permit issued by a federal agency must also obtain State Water Quality Certification (401 Certification) that the proposed activity will comply with state water quality standards. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the Water Board has the option to regulate the dredge and fill activities under its state authority through its Waste Discharge Requirements (WDR) program.

Comment

According to the National Resources Conservation Service (NRCS) the soil types present on site consist of Yolo loam (YnA - 53% of the site), Yolo slit loam (YsA – 19% of the site), Zamora silty clay (ZaB – 20% of the site), all of which are not defined as hydric soils. 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, for an area to be designated as a jurisdictional wetland under the Clean Water Act. As the site does not contain wetland or hydric soils, the project would have no impacts on wetlands.

Significance Level

No Impact

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

Comment

The project is not expected to disrupt or interfere with the movement of wildlife or impede the use of native wildlife nursery sites. The project site contains few trees on site may provide habitat for roosting bats and nesting birds, although no vegetation removal is proposed at this time. Many common bird species (including their eggs and young), are given special protection under the Migratory Bird Treaty Act of 1918 (Migratory Bird Act). Impacts to migratory birds are typically avoided by removing vegetation during non-nesting season or by having a qualified biologist verify absence immediately prior to vegetation removal. Vegetation removal and development are not proposed by this project.

Significance Level

Less than Significant

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

Local Ordinances:

Sonoma County General Plan

The *Sonoma County General Plan 2020* Land Use Element and Open Space & Resource Conservation Element both contain policies to protect natural resource lands including, but not limited to, watershed, fish and wildlife habitat, biotic areas, and habitat connectivity corridors.

Valley Oak Habitat (VOH) Combining District The VOH combining district is established to protect and enhance valley oaks and valley oak woodlands and to implement the provisions of Sonoma County General Plan 2020 Resource Conservation Element Section 5.1. Design review approval may be required of projects in the VOH, which would include measures to protect and enhance valley oaks on the project site, such as requiring that valley oaks shall comprise a minimum of fifty percent (50%) of the required landscape trees for the development project.

Riparian Corridor (RC) Combining District

The RC combining district is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. These provisions are intended to protect and enhance riparian corridors and functions along designated streams, balancing the need for agricultural production, urban development, timber and mining operations, and other land uses with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, channel stability, groundwater recharge, opportunities for recreation, education and aesthetic appreciation and other riparian functions and values.

Sonoma County Tree Protection Ordinance

The Sonoma County Tree Protection Ordinance (Sonoma County Code of Ordinances, Chapter 26, Article 88, Sec. 26-88-010 [m]) establishes policies for protected tree species in Sonoma County. Protected trees are defined (Chapter 26, Article 02, Sec. 26-02-140) as the following species: big leaf maple (*Acer macrophyllum*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), interior live oak (*Quercus wislizenii*), madrone (*Arbutus menziesii*), oracle oak (*Quercus morehus*), Oregon oak (*Quercus garryana*), redwood (*Sequoia sempervirens*), valley oak (*Quercus lobata*), California bay (*Umbellularia californica*), and their hybrids.

Comment

The project does not propose the removal of trees which are protected by the Tree Protection Ordinance listed in Sonoma County Zoning Code (Section 26-88-010(m)). The project site is located within areas of special resource protection, specifically, the site has the combining zone overlay for Valley Oak Habitat (VOH) and Riparian Corridor (RC). Siting of future development would need to comply with VOH policies. While Mitigation Measure BIO-1 will address future development to be sited outside of the 100 foot Riparian Corridor buffer.

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 the Santa Rosa Plain, or within any designated Critical Habitat area, and therefore, would not conflict with provisions of any such plan.

Significance Level

No Impact

5. CULTURAL RESOURCES

Would the project:

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

Comment

An archaeological evaluation of the site was conducted by Tom Origer and Associates in November 2018. Field survey findings indicated that there are no prehistoric or historic archaeological site indicators observed within the study area. In regards to the built environment on the project site, there is potential that a structure on site has historic significance due to age of the structure and architectural style. The proposed project does not involve alteration to this structure. Therefore, proposed project is not believed to cause a substantial adverse change to significant historical resources on the subject property

Significance Level

No Impact

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

Comment

On October 3, 2018, Permit Sonoma staff referred the project application to Native American Tribes within Sonoma County to request consultation under AB-52 (the request for consultation period ended November 3, 2018). No requests for consultation were received.

As mentioned in the discussion of section 5(a), Archaeological Resource Service conducted a cultural resources evaluation of the project site. There are no known archaeological resources on site, but construction related to the project could uncover such materials. The following mitigation measure will reduce potential impacts to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

Mitigation Measure CUL-1: The following note shall be printed on the parcel map:

NOTE ON MAP: All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – 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 PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD 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."

Monitoring CUL-1: Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on the building, grading, and improvement plans.

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

Comment

The cultural resources evaluation conducted by professional archaeologists in January 2019 did not discover any unique paleontological or geological feature on the property, although paleontological features may be uncovered during project-related construction. Mitigation Measure CUL-1 will reduce potential impacts to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measure and Monitoring CUL-1

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

Comment

No burial sites are known in the vicinity of the project, and the project site has already been disturbed by past construction. Mitigation Measure CUL-1 will reduce potential impacts to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measure and Monitoring CUL-1

6. ENERGY

Would the project:

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

Comment

The project proposed does not include development, however if any future structures are built as permitted by the Zoning District, short-term energy demand would result from potential construction activities, including energy needed to power worker and vendor vehicle trips, and construction equipment. Long-term energy demand would result from operation of potential new residential or agricultural structures, which would include activities such as lighting, heating, and cooling of structures. Although implementation of the project could result in a net increase in energy usage, the increase would not be wasteful nor inefficient because of energy-efficient building design required by Title 24 of the California Building Code.

Significance Level

Less than Significant

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

Comment

The County of Sonoma has not adopted a local renewable energy plan; however, the General Plan includes a variety of policies intended to encourage development of renewable energy systems, while protecting sensitive resources and ensuring neighborhood compatibility. Although renewable energy is encouraged, there is no requirement to develop renewable energy sources for single family development projects, outside of meeting Title 24 requirements discussed above. Additionally, the project is not located in an identified area designated for renewable energy productions nor would the project interfere with the installation of any renewable energy systems. Therefore, the project would not conflict with or obstruct with applicable State and local plans for promoting use of renewable energy and energy efficiency.

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.**

Existing geologic conditions that could affect new development are considered in this analysis. Impacts of the environment on the project are analyzed as a matter of County policy and not because such analysis is required by CEQA.

Comment

The project site is not within a fault hazard zone as delineated by the Alquist-Priolo fault maps⁴.

Significance Level

Less than Significant

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. Standard 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.

Grading permits are required for all project related construction prior to commencement of ground disturbance and therefore, any required earthwork, grading, trenching, backfilling or compaction operations will be done in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code) and erosion control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code and Building Ordinance (Chapter 7, Sonoma County Code).

All project related construction activities are required to comply with the California Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.) as part of the permitting process. Construction plans shall be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work shall be subject to inspection by PRMD and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Based on this uniformly applied regulatory process, the project would not expose people to substantial risk of injury from seismic shaking, and the potential impact is less than significant.

Significance Level

Less than Significant

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 in ground failure. The California Department of Conservation has not evaluated the subject area and project site for liquefaction hazards. All new structures are subject to engineering standards of the California Building Code. Because of the project area's low susceptibility to liquefaction and permitting standards required for all construction activities, potential impacts are less than significant.

Significance Level

⁴ California Department of Conservation, "EQ Zapp: California Earthquake Hazards Zone Application", April 4, 2019, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Less than Significant

iv. Landslides?

Comment

Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard. According to the Sonoma County Hazard Mitigation Plan Landslide Hazard Areas map (Figure 8.11) the project site is not located in an area highly susceptible to landslides. The site is not significantly steep with very limited localized landslide potential. All structures are required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements. 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 and grading permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements, therefore potential impacts from landslides are reduced to less than significant.

Significance Level

Less than Significant

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

Comment

Future project related construction could involve 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.

In regard to water quality impacts, 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.

Issuance of a grading permit requires the applicant to prepare and conform to an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands.

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.

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

Significance Level

Less than Significant

- 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. However, site specific geologic investigation will be conducted through the site development permitting process, which require construction techniques that account for site specific conditions.

Significance Level

Less than Significant

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

Comment

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. As stated above, new structures are subject to engineering standards of the California Building Code, including standard seismic and soil test/compaction requirements. Therefore, the potential building failure impact related to expansive soils would be less than significant.

Significance Level

Less than Significant

- 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

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 for each proposed lot.

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

A Climate Action 2020 Plan was developed by the Sonoma County Regional Climate Plan Authority (RCPA) in 2016 but was unable to be formally adopted due to litigation. The Sonoma County Board of Supervisors adopted a Climate Change Action Resolution on May 8, 2018 which acknowledged the Climate Action 2020 Plan and resolved to "...work towards the RCPA's countywide target to reduce GHG emissions by 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050" as well as adopting twenty goals for reducing GHG emissions including increasing carbon sequestration, increasing renewable energy use, and reducing emissions from the consumption of goods and services⁵. The Bay Area Air Quality Management District (BAAQMD) has published greenhouse gas significance thresholds for use by local governments in the report titled *California Environmental Quality Act Air Quality Guidelines May 2017*. For projects other than stationary sources, the greenhouse gas significance threshold is 1,100 metric tons per year (equivalent to approximately 60 single-family dwelling units).

The proposed project could result in the construction of two single family dwelling units and two accessory dwelling units, which would not exceed the 1,100 MT of CO₂e/year threshold of significance.

Significance Level

Less than Significant Impact

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

Comment

The proposed project will not conflict with a plan or policy regarding greenhouse gas emissions. See response to 8(a) above.

Significance Level

Less than Significant

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 proposes to subdivide a single parcel of land into two parcels. The routine use and transport of substantial quantities of hazardous materials will not result from subdivision or subsequent development of the parcels. Any subsequent development on the site would necessitate a building permit that would require minimization measures to alleviate the risk of hazardous materials used during construction.

⁵ Permit and Resource Management Department, "Climate Change Action Resolution", County of Sonoma, May 8, 2018, http://sonoma-county.granicus.com/Viewer.php?view_id=2&clip_id=784&meta_id=242232

Significance Level

Less than Significant

- 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

Subsequent development of the two parcels may involve intermittent and small amounts of potentially hazardous materials such as fuel, lubricants, and cleaning materials during construction. Proper use of materials in accordance with local, state, and federal requirements, and as required by site development permits, 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.

Significance Level

Less than Significant

- 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 does not involve the use or transport of hazardous materials and the site is more than a mile from any existing or proposed school.

Significance Level

Less than Significant

- 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 October 6, 2020:

1. The State Water Resources Control Board Geotracker database⁶,
2. The Department of Toxic Substances Control EnviroStor database⁷ (formerly known as Calsites), and
3. The Calrecycle Solid Waste Information System (SWIS)⁸.

The project site was not identified on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances Control, and the CalRecycle Waste Management Board Solid Development Waste Information System (SWIS). The project area is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.

⁶ State Water Resources Control Board Geotracker, "Geotracker", State of California, Accessed October 6, 2020, <https://geotracker.waterboards.ca.gov/>

⁷ Department of Toxic Substances Control Envirostor, "Envirostor", State of California, Accessed October 6, 2020, <https://www.envirostor.dtsc.ca.gov/public/>

⁸ CalRecycle, "Solid Waste Information System", Accessed October 6, 2020, <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>

Significance Level

No Impact

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

Comment

The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan.

Significance Level

No Impact

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

Comment

The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. Subsequent residential development of the proposed three parcels would not change existing circulation patterns significantly, would not generate substantial new traffic, and therefore 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 Area map (Figure PS-1g) in the Sonoma County General Plan, the project site is located in a Local Responsibility Area (LRA) and is designated as a Non-Wildland/Non-Urban Hazard Severity Zone.

All construction projects must comply with County Fire Safe Standards (Sonoma County Municipal Code Chapter 13), including but not limited to, installing fire sprinklers in buildings, providing emergency vehicle access, and maintaining a dedicated fire-fighting water supply on-site. Other code-required fire safe standards relate to fuel modification, defensible space, road naming, and addressing. In addition, because the project is within an SRA, all future construction onsite will need to comply with State Fire Code standards, which among other items require maintaining and managing vegetation and fuels around buildings and structures.

Application of County and State fire safe standards reduces the project's potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires to a less than significant level.

Significance Level

Less than Significant

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 proposed subdivision could result in the grading of roads and the placement of building pads that could disturb soil and affect the quantity and/or quality of stormwater runoff.

Following subdivision approval and at the time of proposed construction, Permit Sonoma requires the project applicant to prepare a grading and drainage plan in conformance with Chapter 11 Grading and Drainage Ordinance) and Chapter 11a (Storm Water Quality Ordinance) of the Sonoma County Code and the Sonoma County Storm Water Low Impact Development Guide, all of which include performance standards and Best Management Practices for pre-construction, construction, and post-construction to prevent and/or minimize the discharge of pollutants, including sediment, from the project site.

All of the above requirements and adopted best management practices are specifically designed to maintain potential water quality impacts at a less than significant level during and post construction.

Significance Level

Less than Significant

- 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 within the Santa Rosa Valley groundwater basin, which is not a priority groundwater basin as designated by the Department of Water Resources in accordance with the Sustainable Groundwater Management Act. The County uses a four-tier classification system to indicate general area of groundwater availability: Class 1 = Major Ground Water Basin, Class 2 = Major Natural Recharge Areas, Class 3 = Marginal Groundwater Availability and Class 4 = Low or Highly Variable Water Yield). The project site is located in Groundwater Availability Class 1. A hydrogeological study was not required by Permit Sonoma Policy 8-1-14⁹ or General Plan Policy WR-2e. The project does not propose a new well as both parcels will have access to an existing shared well on Parcel 1.

Significance Level

Less than Significant

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which:**

- i. **would result in substantial erosion or siltation on- or off-site?**

Comment

⁹ Potter, Sandi, "Policy 8-1-14 Procedures for Groundwater Analysis and Hydrogeologic Reports", Permit and Resource Management Department, February 23, 2017

Dry Creek runs along the eastern rear property boundary. Construction of potential new residential and agricultural structures as a result of this project would likely involve cuts, fills, and other grading. Unregulated grading during construction has the potential to increase soil erosion from a site, which could cause downstream flooding and further erosion, 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.

See section 7(b) for further discussion.

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 project is likely to result in an increase in the amount of impervious surface area on the project site due to the construction of future residential or agricultural structures.

Prior to grading or building permit issuance, construction details for all post-construction storm water Best Management Practices (BMPs) shall be submitted for review and approval by the Grading & Storm Water Section of Permit Sonoma. Post-construction storm water BMPs must be installed per approved plans and specifications, and working properly prior to finalizing the grading or building permits. They shall be designed and installed pursuant to the adopted Sonoma County Best Management Practice Guide. BMPs would prevent the alteration of site drainage, or increase in surface runoff and avoid flooding. Project Low Impact Development techniques would include limiting impervious surfaces, dispersing development over larger areas, and creation of storm water detainment areas. Post construction storm water BMPs include filtering, settling, or removing pollutants. Through standard permitting requirements, potential flooding impacts are reduced to a less than significant level.

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

Standard grading and building permit requirements will reduce potential runoff impacts to a less than significant level as discussed in Section 7(b), 10(a), and 10(c)(i) and (ii).

Significance Level
Less than Significant

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

Comment

The County used FEMA Flood Insurance Rate Maps to map flood hazard areas in General Plan 2020 in order to guide the placement of housing outside of flood and other natural hazard areas. According

to Figure PS-1e of the General Plan, the proposed subdivision is not located within the 100-year Flood Hazard Area. The project site is however within the F1 combining district which is applied to properties shown within the floodway on FEMAs most recent maps. Additionally, standard grading and building permit requirements will reduce potential runoff impacts to a less than significant level as discussed in Section 7(b), 10(a), and 10(c)(i) and (ii).

Significance Level

Less than Significant

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

Comment

The project site is not located in an area subject to seiche or tsunami, and according to Figure PS-1e of the General Plan, the project site is outside of the 100-year Flood Hazard Area. The project site is however within the F1, Floodway combining district which is applied to properties shown within the floodway on FEMAs most recent maps. The vineyards and development areas are located above the 87 foot base flood elevations.

Significance Level

Less than Significant

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

Comment

The project is subject to Chapter 11 (Construction Grading and Drainage Ordinance) and Chapter 11A (Storm Water Quality Ordinance) of the Sonoma County Code and the Sonoma County Storm Water Low Impact Development Guide, all of which include performance standards and Best Management Practices for pre-construction, construction, and post-construction to prevent and/or minimize the discharge of pollutants, including sediment, from the project site. The site is not located in a priority groundwater basin. The project will not impede or conflict with implementation of the Sonoma County Storm Water Low Impact Development Guidelines or the goals of the Sustainable Groundwater Management Act, as discussed in Sections 7(b), and 10(a) through (d).

Significance Level

Less than Significant

11. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

Comment

The project would not physically divide a community. The project would 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. No impact would occur.

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 General Plan Land Use Designation is Land Intensive Agriculture with a 20-acre density and the Zoning District is Land Intensive Agriculture with a 20-acre per dwelling unit density.

By implementing the mitigation measures identified in this document, 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.

Significance Level

No 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

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 project site is not located within a known mineral resource deposit area, according to the Sonoma County Aggregate Resources Management Plan, as amended in 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). 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 Noise Element of the Sonoma County General Plan sets forth and requires standard compliance with noise related performance standards to regulate noise affecting residential and other sensitive receptors. The proposed project would result in a two parcel subdivision and potentially the development of two single-family homes. No substantial permanent increase in ambient noise levels in the vicinity of the project is anticipated with the occupation of two single-family homes.

Short-term construction activities would periodically increase ambient noise levels at the project site and vicinity, and would subside once construction of the proposed project is completed. Mitigation Measure NOISE-1 would reduce the potential temporary noise impact to a less than significant level.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

Mitigation Measure NOISE-1: The following note shall be placed on the parcel map:

NOTE ON MAP: All plans and specifications or construction plans shall include the following notes:

- a) All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b) Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. (use this if no nearby receptors, or 5:00 pm if nearby receptors) on weekdays and 9:00 a.m. and 7:00 p.m. (same note as above) on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c) There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, (same note as above) Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer- and contractors mobile phone number for public contact 24 hours a day or during the hours outside of the restricted hours.
- d) Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only (same note as above).
- e) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f) The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Managers 24-hour mobile phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Monitoring

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

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

Comment

The project does not propose construction, however for any future 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

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

There are no known private airstrips within the project area and people residing or working in the project area would not be exposed to excessive noise.

Significance Level

No Impact

14. POPULATION AND HOUSING

Would the project:

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

Comment

The project parcel's density currently allows for a single residence per twenty acres. The project would create one additional parcel, resulting in two parcels each of which would be permitted one residence and one accessory dwelling unit. At build out, the difference between existing and proposed conditions is two primary residences and two potential accessory dwelling units, which is not substantial. The project's impact on population growth is less than significant.

Significance Level

Less than Significant

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

Comment

There are no existing residences on the property currently that would be displaced by the project.

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 ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Comment

The addition of two primary residences and two potential accessory dwelling units, as discussed in Section 14(a) would not require or facilitate the provision of new public facilities or services that could result in substantial adverse physical impacts. Further, any impacts associated with population growth because of the assigned density of the parcel would have been examined at the time of the designation.

The Sotoyome Local Fire Protection District will continue to serve this area. There will be no increased need for fire protection resulting from the project. Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13), which includes 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 requirement for all new development and therefore potential impacts would be less than significant.

Significance Level

Less than Significant

ii. Police?

Comment

The Sonoma County Sheriff will continue to serve the project area. There will be no significant increased need for police or other public services resulting from the addition of two primary residences and two accessory dwelling units as discussed in section 14(a) and section 15(a).

Significance Level

Less than Significant

iii. Schools?

Comment

Development fees to offset potential impacts to public services, including school impact mitigation fees, are required by Sonoma County Code and state law for new subdivisions and residential developments. The provision of new schools or parks is not reasonably foreseeable as a result of this project.

Significance Level

Less than Significant

iv. Parks?

Comment

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...”. Development fees collected by Sonoma County are used to offset potential impacts to public services, including park mitigation fees. The project should not result in the need for any new park facilities, and generally the demand for parks is addressed through fees.

Significance Level

Less than Significant

v. Other public facilities?

Comment

The addition of two primary residences and two accessory dwelling units, as described in section 14(a) would not require or facilitate the provision of new public facilities or services that could result in substantial adverse physical impacts. Further, any impacts associated with population growth because of the assigned density of the parcel would have been examined at the time of the designation. Development fees associated with individual building permits also offset potential impacts to public services.

Significance Level

Less than Significant

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 project would not significantly increase the use of existing neighborhood or regional parks, or other recreational facilities. Further discussion of project related population growth and impacts on public services is within sections 14 and 15.

Significance Level

Less than Significant

- 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 project does not involve the construction or expansion of recreational facilities.

Significance Level

No Impact

17. TRANSPORTATION

Would the project:

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

Comment

The project does not conflict with any adopted plans, ordinances, or policies in regards to the circulation system. There are no existing or proposed bicycle or pedestrian facilities in the immediate vicinity of the project. While a Class 3 bikeway is proposed for Westside Road, this project will not interfere with that proposal. In accordance with the County's guidelines for Traffic Impact Studies, the project's trip generation would be insignificant and does not necessitate a traffic impact study. As conditions of approval, the Department of Transportation and Public Works (TPW) requires the payment of Traffic Mitigation Fees, and that all existing and proposed driveways be upgraded or constructed to meet current County standards and AASHTO (American Association of State Highway and Transportation Officials) standards.

The Circulation and Transit Element of the Sonoma County General Plan includes objectives for maintaining an acceptable Level of Service (LOS C) for the roadway system. The proposed project does not alter the roadway configuration and would not significantly increase traffic on Westside Road, it would not impact Level of Service.

Significance Level

Less than Significant

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

Comment

Sonoma County does not have a congestion management program but the Sonoma County General Plan Circulation and Transit Element establishes LOS standards. See section 16(a) above for a discussion of traffic resulting from project construction and operation.

Significance Level

Less than Significant

- 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 due to geometric design features since it maintains the existing alignment of the roadway and conditions of approval require that new and existing driveways be constructed to meet County and AASHTO standards. The project does not propose incompatible uses that would increase traffic-related hazards.

Hazards to drivers, cyclists, and pedestrians could occur during construction operations for any future development of the site. This temporary construction-related impact will cease upon project completion, and the following standard condition of approval, issued by the Department of Transportation and Public Works, will reduce the impact to a level of insignificance:

“The Applicant shall construct a stabilized entrance for on-site construction activity to meet the following criteria prior to issuance of building permits:

- a. The entrance shall be of sufficient width to accommodate two-way traffic.
- b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
- c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with current AASHTO requirements for the speed traveled on the public road(s) providing construction access. Any monuments and/or signs that result from this proposal shall be located outside of the necessary sight distance triangles to achieve the minimum AASHTO required sight distance at each driveway.”

Significance Level

Less than Significant Impact

d) Result in inadequate emergency access?

Comment

Future development on the site will have to 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.

Any future construction activities occurring on the site may result in traffic delays possibly slowing emergency response vehicles or restricting access to residences or nearby businesses. This is a short-term construction related impact that will cease upon project completion, and is therefore insignificant.

Significance Level

Less than Significant

f) Result in inadequate parking capacity?

Comment

The Sonoma County Zoning Code’s requirement for covered parking will ensure that off street parking is available for the additional parcel.

Significance Level

No Impact

18. TRIBAL CULTURAL RESOURCES

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:**

- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k), or**

Comment

As discussed in section 5(a), Archaeological Resource Service conducted a cultural resources evaluation of the project site. There are no known resources on site, but construction related to the project could uncover such materials. Mitigation Measure CUL-1 will reduce potential impacts to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measure and Monitoring CUL-1

- 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

See section 5 and section 18(b). Mitigation Measure CUL-1 will reduce potential impacts to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measure and Monitoring CUL-1

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 expanded wastewater

treatment facilities. Any future development of the site would require construction of new onsite septic systems.

Significance Level

Less than Significant

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

Comment

Sufficient water would be provided by on-site wells which will be located in a Class 1 groundwater area. See section 10(b) for a discussion of impacts to groundwater supply.

Significance Level

Less than Significant

- 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 would be constructed for any future residential development. There would be no sewage treatment by an off-site provider.

Significance Level

No 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 any future development on the project site. The addition of a few single family residences would not create solid waste in excess of the capacity of the County's solid waste system.

Significance Level

Less than Significant

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

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

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

As discussed in section 9, the project site is in a designated the project site is located in a Local Responsibility Area (LRA) and is designated as a Non-Wildland/Non-Urban Hazard Severity Zone. To the west the project site is bound by area designated as Moderate Fire Hazard Severity zone and is within a State Responsibility Area. Presently, there is no adopted emergency response plan or an emergency evacuation plan for this area that the project could conflict with.

Significance Level

No Impact

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

Comment

As discussed in section 9, the project site is in a designated Non-Wildland, Non Urban Severity Zone in a Local Responsibility Area. Topography, weather, and fuel (vegetation or structures) contribute to wildfire risk and behavior.¹⁰ The project site generally slopes downwards from the west. With grades ranging from 10-16%, onsite slopes are unlikely to significantly exacerbate wildfire risk.

Potential wildfire fuel sources include grasslands, trees, vegetation, and structures (residential). As discussed in section 9, application of County and State fire safe standards, including requirements related to vegetation management and defensible space, will offset any increased wildfire risk presented by prevailing winds or onsite fuel to a less than significant level.

Significance Level

Less than Significant

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 does not include plans for construction. Certain access improvements must be constructed prior to recordation of the final parcel map, which have been discussed in section 17. In the future, the parcels may be developed with residential and agricultural structures, which would necessitate the construction of emergency water sources and other utilities, in accordance with Sonoma County Code and state law. Infrastructure improvements for future site development will require building permits, which impose certain standards related to fire safety and are reviewed by Sonoma County Fire and Emergency Services. With the application of fire safe standards, future infrastructure for the proposed residential parcels will have a less than significant impact on fire risk.

Significance Level

Less than Significant

¹⁰ Fire Safe Sonoma, "Sonoma County Community Wildfire Protection Plan", September 20, 2016, <https://www.firesafesonoma.org/wp-content/uploads/cwpp-final.pdf>

- 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

Refer to section 7 (Geology and Soils).

Significance Level

Less than Significant

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Comment

Potential project impacts on special-status plant and fish/wildlife species, and habitat are addressed in section 4. Implementation of the required Riparian Corridor Ordinance and Condition of approval for Parcel 2 which will contain Dry Creek, would reduce these potential impacts to a less than significant level. Potential adverse project impacts to cultural resources are addressed in section 5. Implementation of the required mitigation measures (Mitigation Measure CUL-1) will reduce potential impacts to a less than significant level.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation

See Mitigation Measures and Monitoring CUL-1.

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

Comment

No project impacts have been identified in this Initial Study that are individually limited but cumulatively considerable. The project would contribute to impacts related to aesthetics, air quality, cultural resources, and tribal resources, which have potential to be cumulative off-site, but mitigation measures would reduce project impacts to less than significant levels.

Significance Level

Less than Significant

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

Comment

The proposed project has the potential to cause substantial adverse impacts on human beings, both directly and indirectly. However, all potential impact and adverse effects on human were analyzed, and would be less than significant with the mitigation measures identified in the Initial Study incorporated into the project.

Significance Level
Less than Significant

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