

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Nunes Farm Tasting Room and Saralee's Vineyard Winery and Tasting Room

Lead Agency: Sonoma County Permit Sonoma

Contact Name: Jen Chard

Email: Jen.Chard@sonoma-county.org Phone Number: 707-565-2336

Project Location: Windsor, Sonoma County

City

County

Project Description (Proposed actions, location, and/or consequences).

Request for 1) A Lot Line Adjustment between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047/-050) resulting in a 24.08+/- acre parcel and a 109.01+/- acre parcel;
 2) A Use Permit and Design Review for a new 4,530-square foot tasting room (Nunes Farm) with up to 20 events per year (16 promotional, 4 industry) with a maximum of 200 attendees on the resulting 24.08 +/- acre parcel; and
 3) A Use Permit and Design Review for a new winery (Saralee's Vineyard) including a tasting room, a winery building used for production, storage, and administration with an annual production of 95,000 cases and up to 20 events (16 promotional, 4 industry) per year with a maximum of 200 attendees, and marketing accommodations within an existing building on the resulting 109.01+/- acre parcel.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attachment identifying Mitigation Measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public Comments on the proposed project have been received, which were entered into the project file. Issues raised as areas of potential environmental concern include violation of the Sonoma County General Plan, Sonoma County Zoning Code, increased traffic, emergency evacuation routes, Winery Events Ordinance, and preservation of rural agricultural character and structures.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
U.S. Army Corp of Engineers
North Coast Regional Water Quality Board
State Water Resource Control Board
California Department of Fish and Wildlife
US Fish and Wildlife Service and or Natural Marine Fisheries Service
Sate Division of Aeronautics
Sonoma County Public Infrastructure
Sonoma County Environmental Health

Attachment "A"
File No. PLP20-0007
3400 Slusser Rd., Windsor

AIR QUALITY:

Mitigation Measure AIR-1: The following note shall be printed on all site plans:

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."

Mitigation Monitoring AIR-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.

Mitigation Measure AIR-2:

Implement Odor Controls for Wastewater Treatment Facilities

The final design of the on-site tertiary wastewater treatment system shall identify odor control features to ensure that no nuisance odors occur off site. Such features may include chemical treatment of pre-treated effluent, filtration of exhaust vents, no outdoor storage of biosolids, or any other feature to mitigate odor.

Mitigation Monitoring AIR-2: Permit Sonoma staff to verify installation of odor control measures prior to final occupancy. If Permit Sonoma receives complaints regarding objectionable odors, staff will investigate the complaint. If it's determined by Permit Sonoma staff that complaints are warranted, the permit holder shall implement additional odor control measures as determined by Permit Sonoma. (Ongoing)

Mitigation Measure AIR-3:

Implement Odor Controls for Winery Operations

Pomace and other waste products from processing of grapes shall be disposed of in a manner that does not create nuisance odor conditions, or attract nuisance insects or animals. Disposal options include composting and land applied and disked into the soil on vineyards or agricultural land owned or controlled by the project applicant or immediate off-site disposal (no storage of waste product on site).

Mitigation Monitoring AIR-3: Permit Sonoma staff to verify installation of odor control measures prior to final occupancy. If Permit Sonoma receives complaints regarding objectionable odors, staff will investigate the complaint. If it's determined by Permit Sonoma staff that complaints are warranted, the permit holder shall implement additional odor control measures as determined by Permit Sonoma.

(Ongoing)

BIOLOGICAL RESOURCES:

Mitigation Measure BIO-1a1:

Special Status Plant Species Surveys. A qualified biologist shall conduct a pre-construction survey of the project site prior to construction activities for *Lasthenia burkei* (April-June), *Blennosperma bakeri* (March-April), *Limnanthes vinculans* (April-May), and *Navarretia plieantha* (April-June), and for other CESA-listed species. Surveys shall be either focused or protocol-level surveys and follow methodologies outlined in relevant agency protocols. If special-status plants are observed, their locations shall be mapped and Permit Sonoma and CDFW shall be contacted to determine if additional protective measures are needed to avoid impacts on the species.

Mitigation Measure BIO-1a2:

Sensitive Natural Plant Community Surveys. A qualified biologist shall conduct a pre-construction survey of the remnant grasslands on the project site prior to construction activities using relevant CDFW and CNPS releve-protocols or other equivalent quantitative vegetation survey methods (e.g., transect/quadrat) to determine relative cover of native and non-native species in the remnant grassland areas and determine if sensitive natural native grassland is present on the project site by summing relative cover values of all native species and determining if percent cover thresholds have been exceeded. If present sensitive natural plant communities are determined to be present, Permit Sonoma and CDFW shall be contacted to determine if additional protective measures are needed to avoid impacts on these habitats.

Mitigation Measure BIO-1b1:

No later than 7 days prior to initiation of construction, and throughout the construction process for the project, orange construction fencing and a double-row of staked wattles shall be installed and maintained around the construction facing perimeters of the altered the artificial wetland ponds (Wetlands 1 and 4), the seasonal wetland swale (Wetland No. 2), wetland ditch/stream (Wetland No. 3) and signs posted at least every 50 feet that state (DO NOT ENTER, HABITAT AREA).

Mitigation Measure BIO-1b2:

No later than 7 days prior to initiation of construction and throughout the construction process for the project, orange construction fencing and a double-row of staked wattles shall be installed and maintained around the construction facing perimeters of the remnant annual/perennial grassland and signs posted every 50 feet that state (DO NOT ENTER, HABITAT AREA).

Mitigation Measure BIO-1c:

Prior to occupancy, permanent metal signs shall be posted around the perimeter of the remnant annual/perennial grassland areas stating (GRASSLAND HABITAT AREA, DO NOT DISTURB).

Mitigation Monitoring BIO-1:

Prior to issuance of any building or grading permit(s), the Project Review Division shall review the results of construction fencing, sign installation and pre-construction surveys and ensure that measures recommended by the biologist or CDFW to avoid sensitive habitat or species are followed. All protection measures shall be noted on the final project construction plans.

Mitigation Measure BIO-2:

Western Pond Turtle Surveys. A Qualified Biologist shall conduct a pre-construction survey for the western pond turtle and their nests within 48 hours of the commencement of project activities. If western pond turtle or their nests are detected at any time CDFW shall be notified immediately, and the Qualified Biologist shall relocate the turtle to appropriate habitat within the stream it was found. The project shall prepare and implement a Western Pond Turtle Habitat Improvement Plan, if western pond turtle or their nests are found, if required and approved by CDFW.

Mitigation Monitoring BIO-2:

Permit Sonoma shall include this mitigation measure in the conditions of approval for any planning, grading and building permits. Permit Sonoma staff shall ensure the western pond turtle surveys have been completed and, if any western pond turtles are found, CDFW has been notified and a Western Pond Turtle Habitat Improvement Plan has been prepared and implemented prior to starting Project activities.

Mitigation Measure BIO-3:

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

- (a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
- (b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. In addition, the qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest on the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (e.g., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted on the project site and within 100 feet of the construction limits for nesting non-raptors and 500 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.
- (c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 100 feet of non-raptor nests and 500 feet of raptor nests. Monitoring by a qualified biologist shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project construction activity, as determined by the qualified biologist, shall be monitored daily during the duration of project construction for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are

detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice-weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. Following completion of pre-construction nesting bird surveys (if required), a report of the findings shall be prepared by a qualified biologist and submitted to the County prior to the initiation of construction related activities that have the potential to disturb any active nests during the nesting season.

Mitigation Monitoring BIO-3:

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

Mitigation Measure BIO-4:

Bat Protection: Prior to any tree or building removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree or building removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees may be removed only if: a) presence of bats is presumed, or documented during the surveys described below, in trees with suitable bat habitat, and removal using the two-step removal process detailed below occurs only during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting two-step tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

Mitigation Monitoring BIO-4:

Permit Sonoma shall include this mitigation measure in the conditions of approval for any planning, grading and building permits. Permit Sonoma staff shall ensure the results of the bat habitat assessment have been submitted to CDFW for written acceptance prior to starting Project activities.

Mitigation Measure BIO-5a:

No vegetation will be pruned or removed in the 100-foot setback of the Riparian Corridor along Mark West Creak that is necessary to construct the project. Where possible, vegetation will be tied back in lieu of cutting. Native vegetation that must be removed will be cut at or above grade to facilitate re-growth. Any pruning that is done, including for utility line clearance, will conform to the American National Standard for Tree Care Operation Tree, Shrub, and Other Woody Plant Maintenance Standard Practices, Pruning (ANSI A300 Part 1)-2008 Pruning), and the companion

publication Best Management Practices: Tree pruning (ISA 2008). Roots will only be unearthed when necessary.

Mitigation Measure BIO-5b:

Once building demolition in the riparian corridor is completed, the disturbed area from the demolition shall be replanted to restore native herbaceous, shrub and tree vegetation.

Mitigation Monitoring BIO-5:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the Riparian Corridor is identified on the building, grading, and improvement plans and plans for the restoration of the areas disturbed by demolishing the building are submitted to Permit Sonoma for review.

Mitigation Measure BIO-6:

The applicant shall obtain Army Corp of Engineers' and other applicable agency's permits and approval of final project plans that may affect the ephemeral drainage swale for construction activities associated with improvements and landscaping for the project driveway to River Road. Construction activities will include the use of temporary fencing and water quality controls to protect this feature.

Mitigation Monitoring BIO-6:

Building/grading permits shall not be approved for issuance by Permit Sonoma staff until clearance from the Army Corp of Engineer's and other applicable agencies or proof of permitting is provided.

Mitigation Measure BIO-7:

The applicant shall identify in final project plans the 50-foot setback or appropriate approval from Army Corp of Engineers and any other applicable agencies for a modification to this setback from the ephemeral drainage swale for construction activities associated with improvements and landscaping for the project driveway to River Road. Construction activities will include the use of temporary fencing and water quality controls to protect this feature.

Mitigation Monitoring BIO-7: Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the ephemeral drainage swale and 50 ft setback are identified on the building, grading, and improvement plans or proof of exception is provided.

Mitigation Measure BIO-8:

Prior to the issuance of building permits, grading permits, or advertising for construction bids, and appropriate disposal site shall be identified. The contractor will be required to provide evidence to the County that the site does not affect wetlands or other protected resources such as trees or rare plant communities. Surplus concrete rubble or pavement that cannot be reused at the project site shall either be disposed of at an acceptable and legally permitted disposal site or taken to a permitted concrete and/or asphalt recycling facility.

Mitigation Monitoring BIO-8: Building/grading permits shall not be approved for issuance by Permit Sonoma staff until contractor provides evidence of appropriate disposal locations and plans.

Mitigation Measure BIO- 9:

The applicant shall provide a final landscape plan demonstrating compliance with the County's Tree

Protection Ordinance, including tree replacements consistent with Ordinance requirements.

Mitigation Monitoring BIO-9:

The applicant shall provide the final landscape plan prior to issuance of a grading permit, with tree plantings confirmed by Permit Sonoma site inspection prior to issuance of an occupancy permit.

GEOLOGY AND SOILS:

Mitigation GEO-1:

All earthwork, grading, trenching, backfilling and compaction operations shall be conducted in accordance with the County Subdivision Ordinance (Chapter 25, Sonoma County Code). All construction activities shall meet the California Building Code regulations for seismic safety. 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 Permit Sonoma and must conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy.

Mitigation Monitoring GEO-1:

Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above notes are printed on applicable building, grading and improvement plans. The applicant shall be responsible for notifying construction contractors about code requirement.

HYDROLOGY AND WATER QUALITY:

Mitigation HYD-1:

The owner/operator shall maintain the required post-construction Best Management Practices for the life of the development. The owner/operator shall conduct annual inspections of the post-construction Best Management Practices to ensure proper maintenance and functionality. The annual inspections shall typically be conducted between September 15 and October 15 of each year.

Mitigation Monitoring HYD-1:

Permit Sonoma would verify post-construction storm water Best Management Practices installation and functionality, through inspections, prior to finalizing the permit(s).

NOISE:

Mitigation Measure NOISE-1:

Emergency generators shall be located and designed such that noise generated would not exceed the County's stationary noise source criteria established in this analysis (noise standards for single family residential uses of 50 dB L50 between the hours of 7:00 a.m. and 10:00 p.m. or 45 dB L50 between the hours of 10:00 p.m. to 7:00 a.m.) at any existing noise sensitive receptor. As part of the design process, a specialized noise study will be completed to evaluate the specific design and ensure compliance with County noise standards. Reduction of emergency generator noise can be achieved by the generator as far away as possible from noise sensitive land uses, constructing noise barriers between the generator and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.

Mitigation Monitoring NOISE-1:

Final design, location, and orientation shall be dictated by findings in the noise study and compliance with County code shall be demonstrated by an onsite noise measurement, with results submitted to Permit Sonoma, prior to issuance of occupancy permit.

TRANSPORTATION:

Mitigation Measure TRAF -1:

To minimize potential inconsistencies with planned Class II bicycle facilities, project plans shall include sufficient right-of-way along River Road. Detailed plans along the project's River Road frontage shall be submitted to the Sonoma County Transportation Authority for review and approval prior to the issuance of building permits on the site.

Mitigation Monitoring TRAF -1:

Detailed plans along the project's River Road frontage shall be submitted to the Sonoma County Transportation Authority for review and approval prior to the issuance of building permits on the site.

Mitigation Measure TRAF -2:

Installation of a traffic signal at the River Road/Slusser Road intersection to address County level of service requirements (General Plan Policy CT-4.2).

Mitigation Monitoring TRAF -2:

Detailed plans along the project's River Road frontage shall be submitted to the Sonoma County Transportation Authority for review and approval prior to the issuance of building permits on the site. Installation must take place before final occupancy.

TRIBAL CULTURAL RESOURCES:

Mitigation Measure TCR-1:

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

NOTE ON MAP:

NOTE ON PLANS: "During construction activities, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds pursuant to Government Code Section 15064.5. If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist

and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice.”

In the event that human remains are unearthed during construction, state law requires that the County Coroner be contacted in accordance with Section 7050.5 of the State Health and Safety Code to investigate the nature and circumstances of the discovery. If the remains were determined to be Native American interment, the Coroner will follow the procedure outlined in CEQA Guidelines Section 15065.5(e).

A standard condition of approval requires the following language be printed on the grading and building plans:

NOTES ON PLANS: “If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated.”

Mitigation Monitoring TCR-1:

Building/grading permits shall not be approved for issuance by Permit Sonoma - Project Review Staff until the above notes are printed on the building, grading and improvement plans.

I/We, _____, the property owner(s), hereby agree to the above listed Mitigation Measures as conditions for the project approval of File No. PLP20-0007.

Signed: _____
Property Owner

Date