Mitigated Negative Declaration

County of Sonoma
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: **UPE24-0048**
Prepared by: Jen Chard
Phone: (707) 565-2336

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed 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:	UPE24-0048; Amann Winery
Project Applicant/Operator:	Robert Mauritson
Project Location/Address:	3319 Dry Creek Road, Healdsburg
APN:	090-150-041
General Plan Land Use Designation:	Land Intensive Agriculture, 20 acre density
Zoning Designation:	Land Intensive Agriculture (LIA), 20 acre density (B6 20) with combining districts for Riparian Corridor 50 ft setback (RC50/25), Scenic Landscape Unit, Scenic Corridor (SR) and Valley Oak Habitat (VOH)
Decision Making Body:	Planning Commission (PC). Action by PC is appealable within 10 calendar days.
Appeal Body:	Sonoma County Board of Supervisors

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Table 1. Summary of Topic Areas

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

RESPONSIBLE AND TRUSTEE AGENCIES

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. Agencies and Permits Required

Agency	Activity	Authorization
Regional Water Quality Control Board - North Coast Region	Discharge or potential discharge to waters of the state Wetland dredge or fill	California Clean Water Act (Porter Cologne) – Waste Discharge requirements, general permit or waiver Clean Water Act, Section 404
State Water Resources Control Board	Generating stormwater (construction, industrial, or municipal)	National Pollutant Discharge Elimination System (NPDES) requires submittal of NOI

California Department of Fish and Wildlife (CDFW)	Impacts to natural resources, ground disturbance, vegetation removal, etc.	Protection of natural resources held in trust for the people of California; CA Fish & Game Code § 1802 (2024)
Bay Area Air District (BAAD)	Stationary air emissions	BAAQMD Rules and Regulations (Regulation 2, Rule 1 – General Requirements; Regulation 2, Rule 2 – New Source Review; Regulation 9 – Rule 8 – NOx and CO from Stationary Internal Combustion Engines; and other BAAQMD administered Statewide Air Toxics Control Measures (ATCM) for stationary diesel engines

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 included as conditions of approval for the project and a Mitigated Negative Declaration is proposed.

The applicant has agreed in writing to incorporate identified mitigation measures into the project plans.

_____

Prepared by: Jen Chard Date

permit SONOMA

County of Sonoma
Permit & Resource Management Department

I. INTRODUCTION:

Robert Mauritson proposes a new Use Permit for Amann Winery including production of 30,000 cases annually with additional capacity of 50,000 cases for custom crush and public tasting with 20 agricultural promotional events and 6 industry wide event days on a 20.45-acre parcel. A new 16,264 square foot winery building and a 4,608 square foot covered crush pad are proposed. The tasting room is within the winery building and will serve up to 50 persons per day, 7 days per week between 10:00 am and 5:00 pm, Monday through Sunday. The 20 agricultural promotion events will occur during the months of March-October, taking place between 10 am and 10 pm and hosting 2 events of 300 people, 2 events of 100 people and 16 events of 50 people. 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 Jen Chard, Project Review Planner with Permit Sonoma, Project Review Division. Information on the project was provided by Robert Mauritson. Technical studies were provided by qualified consultants to support the conclusions in this Initial Study. Technical studies, other reports, documents, and maps referred to in this document are available for review through the Project Planner, or Permit Sonoma Records Section.

Please contact Jen Chard, Planner, at (707) 565-2336, for more information.

II. EXISTING FACILITY

The subject site is located 2.07 miles northwest of the city of Healdsburg and 3.68 miles southwest of Geyserville in unincorporated Sonoma County (Figure 1).

The proposed project will utilize a former agricultural farm located on Dry Creek Road approximately 0.34 mile north of the Lytton Springs Road and Dry Creek Road intersection. The site includes five existing structures, including a single-family residence and four barns. These structures are currently used to support and store vineyard maintenance and harvesting equipment. Additionally, the site contains four existing wells and an existing septic system for domestic wastewater disposal. The property is currently planted with 16.84 acres of vineyards. There is an unnamed seasonal stream, that borders the northeast corner of the property and several mature trees including Valley Oak trees. Access to the site is currently provided by a driveway off of Dry Creek Road.

Figure 1: Vicinity Map

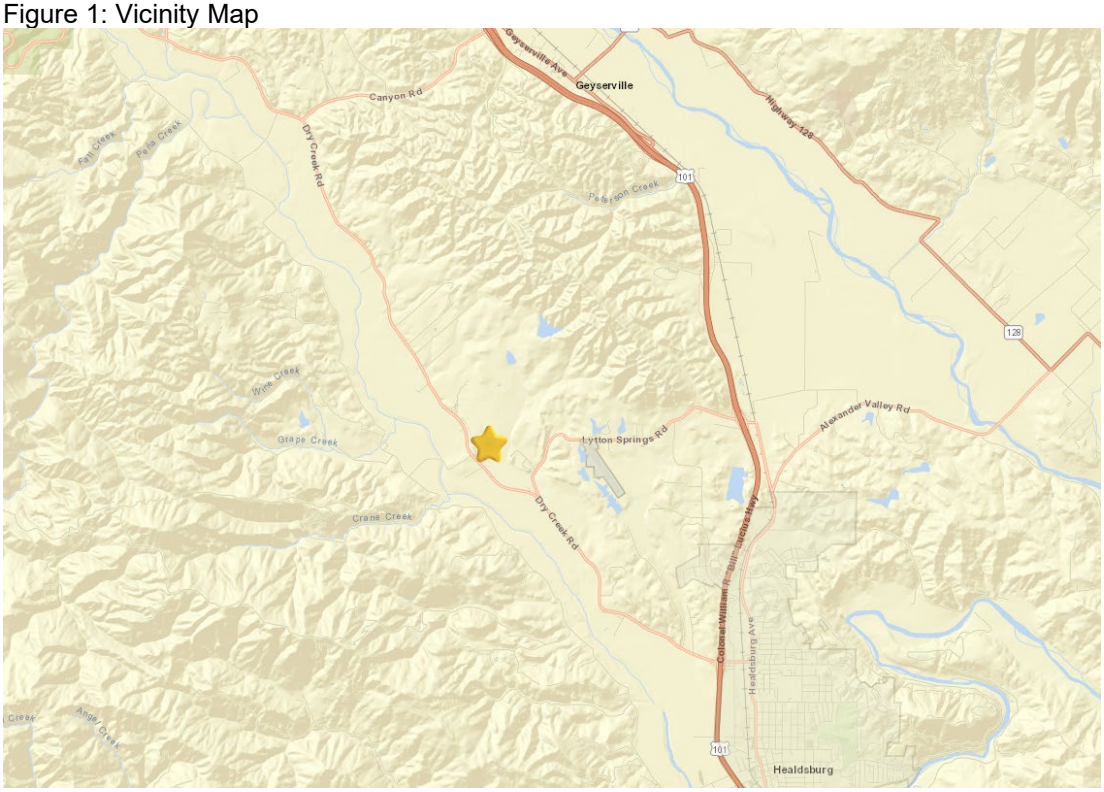
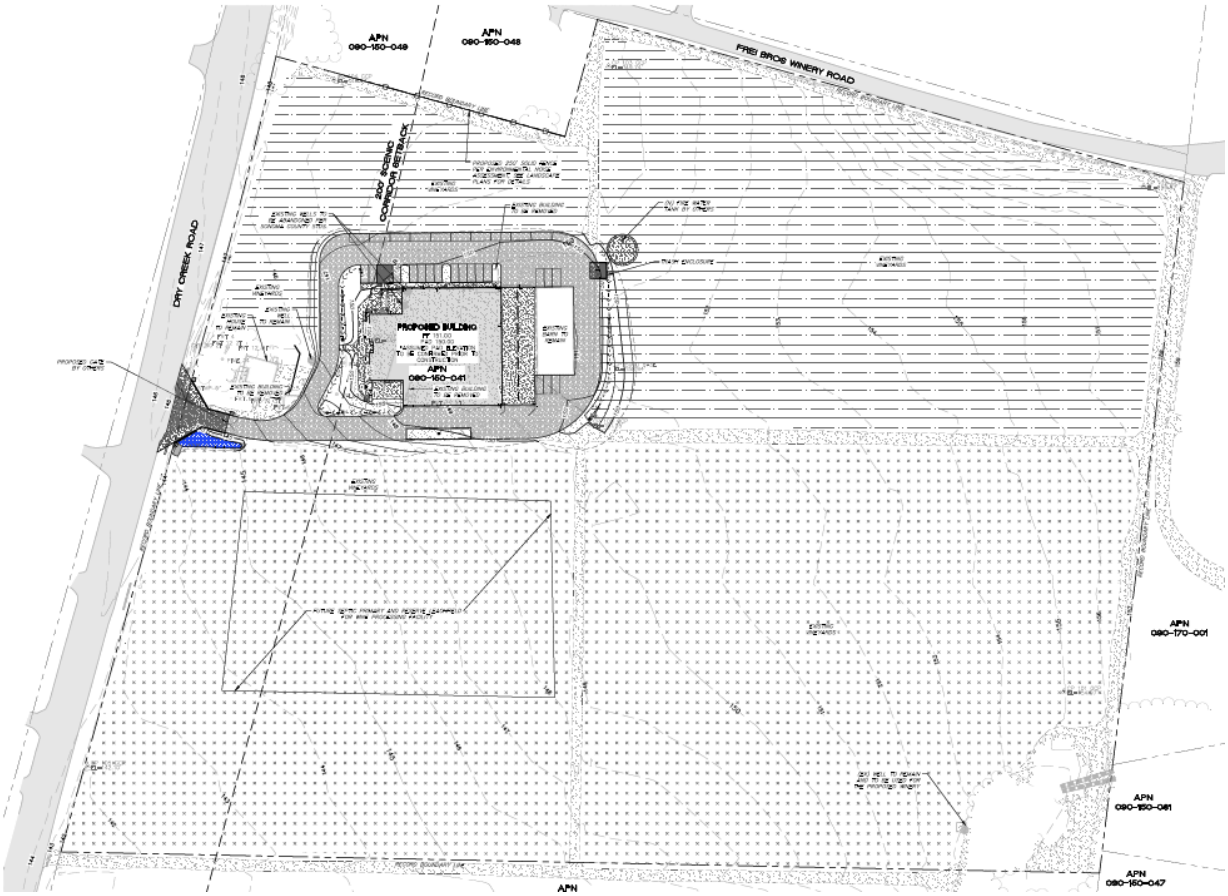


Figure 2: Subject Property and Surrounding Areas

III. PROJECT DESCRIPTION

The project is a request for: a Use Permit and Design Review for a new winery (Amann Winery) including a new winery building used for production, storage, administration and the tasting room with an annual production of 80,000 cases, consisting of 30,000 cases for Amann Winery and 50,000 cases for custom crushes. The winery will hold up to 20 events per year with a maximum of 300 attendees and 6 industry wide event days on the 20.45 +/- acre parcel.

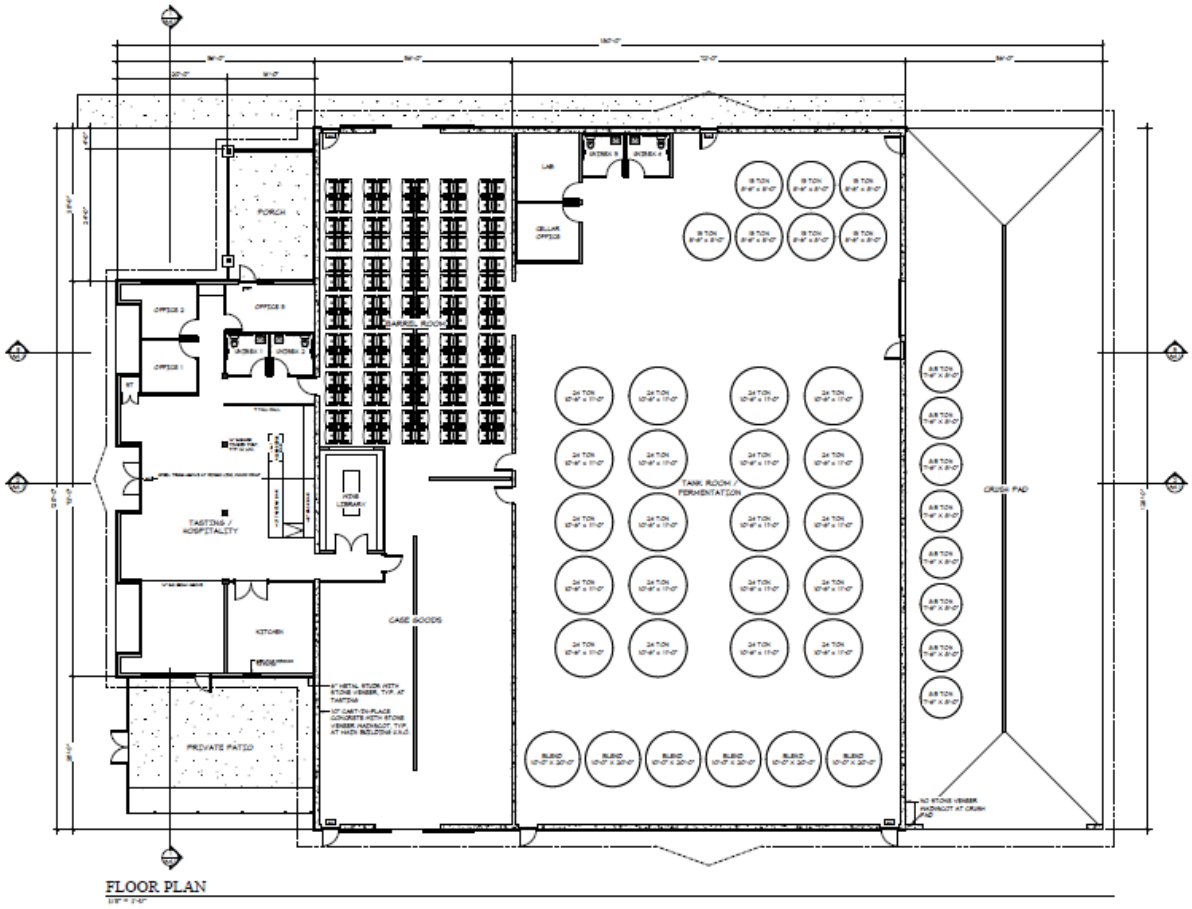
Figure 3: Proposed Site Plan for Amann Winery (See Attachment 1)



<u>Use Permit for Amann Winery</u>:

The Amann Winery proposes a new 16,264 square foot winery building and a 4,608 square foot covered crush pad (Figure 4) that will include an 8,715 sq. ft. tank room, a 2,247 sq. ft. barrel room, a 2,085 sq. ft. case good storage room, and a 1,442 sq. ft. tasting room with an approximately 1,266 sq. ft. of outdoor porch and patio area for annual wine production of 30,000 cases per year and an additional 50,000 case production for custom crush. The site will also retain an existing approximately 4,000 square foot barn. A new parking lot is proposed around the new building and will contain 30 parking spaces. The new winery facility is expected to accommodate 50 guests per day.

Figure 4: Proposed Floor Plan for the New Winery Building (See Attachment 1)



Proposed Hours of Operation:

- *Winery operation* hours - 6:00 am to 6:00 pm, 7 days a week
- *Winery Harvest Season* hours - 24 hours per day, 7 days a week
- *Tasting room* hours - 10:00 am to 5:00 pm, 7 days a week
- *Event* hours - 10:00 am to 9:30 pm; cleanup by 10:00 pm
- *Tours* of the vineyards for the general public held during normal tasting room hours only.

Proposed Winery Events:

Number of Events	Maximum Attendees	Time of Week	Time of Day	Amplified Music
3	50	Weekday	Evening	Yes
3	50	Weekend	Daytime	Yes
1	100	Weekend	Daytime	Yes
1	300	Weekend	Daytime	Yes
4	50	Weekend	Evening	Yes
1	100	Weekend	Evening	Yes
1	300	Weekend	Evening	Yes
3-2 day	Industry-Wide	Weekend	Daytime and Evening	Yes

Proposed Food Service:

- *Food and Wine Pairings* (no meals) may be provided during permitted tasting hours as part of normal business activities. Food and wine pairing will be pre-prepared samples or tastes produced from food products from the local area. Food will be from a pre-fixed pairing menu and only during tasting room hours. There is no restaurant or deli service provided.

Proposed Employees:

- *Tasting room, Winery, and Events:* 10 full-time employees during normal operations, 3-6 event employees for smaller events and 12 event employees for events with 300 guests
- *Tasting room and Winery during harvest*: 15 full-time employees. The maximum number of employees onsite at one time, including harvest, will be 25.

Access and Parking:
Vehicular and emergency access to the winery site will be established with construction of a new driveway off of Dry Creek Road. Approximately 30 parking spaces for employees and guests will be located around the new building. Additional parking for special events would be accommodated by overflow parking between vineyard rows and along driveways. Shuttling is not anticipated to be used to support events. Parking attendants would be used to direct onsite traffic on event days. Enforcement of on-street parking restrictions are a condition of approval for the project.

Water, Wastewater, and Waste Disposal:
The water supply for the winery production and irrigation for the vineyards will be met via 2 existing on-site groundwater wells on the property. An additional existing on site groundwater well will provide the potable water demands for the tasting room. The total water usage for the project will be approximately 5.57-acre feet annually.

Wastewater disposal will be obtained through county approved septic systems. Preliminary pre perc inspections, groundwater tests and perc tests have been performed through county permitting. The proposed septic system for the tasting room will be required to meet the needs of the 5th largest event peak sanitary waste. Events exceeding this peak sanitary waste will be conditioned to provide temporary sanitary facilities. The proposed septic system for the winery production facility will be required to meet the need of peak harvest sanitary waste.

All solid waste disposal will meet county requirements and conditions of approval for the project will enforce requirements.

Energy:
The project will meet the most current requirements for renewable energy use under the California Energy Code (Title 24, Part 6).

Construction:
Construction will occur within two years after project approval. Before commencement of construction activities, the project applicant would be required to obtain construction permit approvals, including grading and building permits. Next, site work including rough grading and infrastructure (utilities and roadways) would be completed. Finally, construction of buildings would be completed and landscaping. Grading activities are anticipated to generally be balanced on the site.

IV. SETTING

The subject site is located 2.07 miles northwest of the city of Healdsburg and 3.68 miles southwest of Geyserville in unincorporated Sonoma County. Most of the surrounding parcels have similar development

build outs, single family dwelling units, accessory structures, agricultural structures, vineyards, and wineries. All adjacent parcels share the same Land Intensive Agriculture (LIA) Land Use designation and LIA base zoning district.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

On June 25, 2024, Permit Sonoma circulated a referral packet to inform and solicit comments from selected relevant local, state and federal agencies, local Tribes, neighbors within 1,000 feet of the project site; and to special interest groups that were anticipated to take interest in the revised project. Comments were received from:

- Permit Sonoma Building Division
- Permit Sonoma Fire Prevention
- Permit Sonoma Natural Resources Division
- Permit Sonoma Grading and Stormwater Division
- Sonoma Public Infrastructure formerly Department of Transportation of Public Works
- Sonoma County Health

Referral agency comments included recommended mitigated measures and standard conditions of approval for the project.

Assembly Bill 52 Project Notifications were sent to the 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 and Federated Indians of Graton Rancheria. No Tribe requested formal consultation on the proposed project. After reviewing the Cultural Resources Study for the project, one Tribe requested that a condition of approval be imposed to require onsite monitoring during ground-disturbing activities in native soils, but had no additional concerns or requests.

Public comment has been received on this project regarding the production capacity size compared to surrounding wineries and Dry Creek Valley Guidelines.

VI. 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.

Less Than Significant with Mitigation Incorporated: 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.

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

1. AESTHETICS:

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

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

Comment:
The project site is within the Sonoma County's Scenic Resource Combining District for a Scenic Landscape Unit and Scenic Corridor.

All structures located within a Scenic Landscape Unit (SLU) and Scenic Corridor (SC) are subject to the standards in Zoning Code Section 26-64-020 and General Plan Policy ORSC-2d, which require that all structures within an SLU and SC use natural landforms and existing vegetation to screen them from view from public roads. The SC requires that most new structures be set back 200 feet from the roadway centerline of the scenic corridor. If necessary, Zoning Code Section 26-64-020 specifies that new landscaping used for screening should be comprised of native, fire resistant plants and trees.

The proposed development would be partially screened by existing vegetation of coast live oaks and vineyards along Dry Creek Road. To further reduce the view from the public road, the proposed landscape plans include installing additional trees along the proposed driveway, and additional trees and shrubs surrounding the proposed parking areas and winery production facility.

The project complies with the Zoning Code's maximum building height of 35 feet. The total square footage of building footprints is approximately 22,000 square feet or 0.51 acre. Zoning standards for LIA Zoning provide for a 5% maximum lot (building) coverage; the project will comply with this standard with 3 percent lot coverage. The project would also meet all zoning setback standards for new buildings from the property lines and the road centerline.

Pending final Design Review action, staff finds that the proposed design is generally consistent with the applicable Design Guidelines and design provisions within County Code. To ensure compliance with the Zoning Code's criteria for developing in a Scenic Landscape Unit and Scenic Corridor, a mitigation measure has been incorporated into the project requiring final approval on the project site plan, building elevations, colors and materials, signage, lighting plan, noise attenuation wall, landscaping, and irrigation plans prior to any grading and building permit issuance.

Significance Level:
Less than Significant Impact with Mitigation Incorporated

Mitigation VIS-1:
Prior to issuance of building permits, the project site plan, building elevations, colors and materials, signage, lighting plan, noise attenuation wall, landscaping, and irrigation plans shall be submitted for design review by the Design Review Committee.

Mitigation Monitoring VIS-1:
The Permit and Resource Management Department shall not issue the Building Permit until the project site plan, building elevations, colors and materials, signage, lighting plan, noise attenuation wall, landscaping, and irrigation plans have been reviewed by the DRC and found to be consistent

with County standards and compatible with the surrounding area. Permit Sonoma shall not sign off final occupancy on the Building Permit until a site inspection of the property has been conducted that indicates all development, including lighting improvements and landscaping, has been installed according to the DRC-approved plans and conditions.

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

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

Significance Level:
No Impact

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

Comment:
The character of the 20.45-acre site and surrounding lands is agricultural and rural development. Using the County's Visual Assessment Guidelines, staff characterized the project site as having High visual sensitivity because it is located in the Scenic Resources Combining District and classified as a Scenic Landscape Unit and Scenic Corridor. The project's visual dominance can be categorized as Subordinate because the proposed winery building is designed to be similar in character to other agricultural structures in the area and will be more than 200 feet from public view and screened by existing vineyards and proposed landscaping. Utilizing the Visual Assessment Guidelines' matrix (Attachment 3), the project's visual impact will be less than significant.

	Visual Dominance			
Sensitivity	**Dominant**	**Co-Dominant**	**Subordinate**	**Inevident**
Maximum	Significant	Significant	Significant	Less than significant
High	Significant	Significant	**Less than significant**	Less than significant
Moderate	Significant	Less than significant	Less than significant	Less than significant
Low	Less than significant	Less than significant	Less than significant	Less than significant

Significance Level:
Less than Significant

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

Comment:
The project will add new structures to the site and thus introduce new sources of light and glare. The County's standard development regulations under Article 82 of the Zoning Code (Design Review), minimizes the impact of new development by ensuring that exterior lighting is designed to prevent glare, and preclude the trespass of light on to adjoining properties and into the night sky.

The project will require exterior lighting as necessary to comply with the California Building Code. A standard condition of approval requires "All new exterior lighting to be dark sky compliant, 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. Lighting shall shut of automatically after closing and security lighting shall be motion sensor activated. Prior to final occupancy, the applicant is required to demonstrate compliance with exterior lighting requirements by providing PRMD photograph documentation of all exterior light fixtures installed". By incorporating standard conditions of approval, the project will not result in a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Significance Level:
Less than Significant

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 18 acres of vineyard (16.84 net acres excluding vineyard rows), approximately 88% of the parcel. According to the Sonoma County Important Farmlands Map, the entire project site is designated as Prime Farmland. The project proposes a new winery building and related improvements totaling 0.51 acre. It is estimated that approximately 0.51 acre of important farmlands would be converted to develop the project. The development area is located to minimize loss of existing vineyard to 0.21 acre. The primary use of the site would remain in agricultural production with related agricultural processing and agricultural promotional visitor serving uses. No designated farmland will be converted to non-agricultural use. 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 Impact

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

Comment:
The project site is zoned LIA (Land Intensive Agriculture) which allows Agricultural Processing, Tasting Rooms and Winery Events with a Conditional Use Permit. The site is not under a Williamson Act contract.

Applicable Zoning Requirements:

Section 26-18-030 Ag Processing:
LIA, LEA, DA, AR zones: the use must be sized to accommodate, but not exceed, the needs of the on-site growing or processing operation. (general plan policy AR-5c). The proposed Winery does not

propose any storage areas that would exceed the needs of the proposed 80,000-case production.

To approve an Agricultural Processing facility in the LIA, LEA, DA, or AR zone that processes products grown off-site, the review authority must find that the facility will be consistent with general plan policy AR-5g.

Section 26-18-210 Tasting Rooms:
Shall not require the extension of sewer and water.
Must be consistent with general plan policy AR 6-d and AR 6-f. (see discussion in Planning and Land Use section)

The project has been determined to be consistent with the Zoning Ordinance as the project proposes a 30,000-case winery with an additional 50,000 cases for custom crush that processes grapes grown onsite, and from Sonoma County and surrounding counties. The 30,000-case Amann Winery will source a minimum of 80% of the fruit from onsite vineyards and from Sonoma County, with the remaining coming from Napa, Mendocino, and Lake counties. The 50,000-case custom crush operation will be dedicated to 100% Sonoma County grapes. The proposed wine tasting room and events promote products processed onsite and from the local area, are secondary and incidental to the agricultural production activities onsite and are compatible with existing vineyard and winery uses in the area. The winery and tasting uses will not be detrimental to the agrarian character of the area.

Significance Level:
Less than Significant Impact

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

Comment:
The project site is not under the TP (Timberland Production) zoning district, therefore the project will not conflict with, or cause the rezoning of, forest land or timberland zoned Timberland Production.

Significance Level:
No Impact

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

Comment:
The project does not result in a lost of forest land or conversion of forest land to non-forest use as the project site does not contain forest land nor any timber resources.

Significance Level:
No Impact

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?

Comment:
The project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use. The project site will remain zoned Land Intensive Agriculture, over 17 acres of the existing commercial vineyard will remain on the site, and all proposed development supports the agricultural production.

Significance Level:
Less than Significant Impact

3. AIR QUALITY:

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

Would the project:

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

Comment:
The project is within the jurisdiction of the 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 Impact

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

Comment:
The project is located in the NSCAPCD jurisdiction, a region that is in attainment for criteria pollutants under applicable state and federal ambient air quality standards, however, PM_{10} 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 PM_{10} readings occurred in the winter and are attributed to the seasonal use of wood burning stoves. Since the geographic area under the NSCAPCD jurisdiction is in attainment for all criteria air pollutants, meaning there have been no violations of State or Federal air quality standards), no CEQA thresholds of significance have been set for the NSCAPCD. NSCAPCD does, however, suggest the use of the Bay Area Air Quality Management District (BAAQMD) CEQA thresholds and mitigation measures.

The project will have no long-term effect on PM_{10}, 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 PM_{10}) 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 mitigation measure below.

An Air Quality Assessment prepared by Illingworth & Rodkin, Inc is provided in Attachment 3. Although the project will generate some ozone precursors from project trip generation, the study found that an average of 109 new daily vehicle trips (when weekly and seasonal variations are considered), and an average of 1 daily winery truck trip (up to 8 truck trips per day during harvest), would not have a significant cumulative effect on ozone because it will not generate substantial traffic resulting in significant new emissions of ozone precursors (ROG and NOx, See table below).

Scenario	ROG[1]	NOx	PM_{10}	$PM_{2.5}$
Daily Operation Emissions Total	4.64 lbs.	0.51 lbs.	0.55 lbs.	0.15 lbs.
Significance Thresholds (pounds per day)	*54 lbs*	*54 lbs*	*15 tons*	*54 lbs*
Annual Operations	0.85 tons	0.09 tons	0.10 tons	0.03 tons
Significance Thresholds (tons per year)	*40 tons*	*40 tons*	*15 tons*	*10 tons*
Exceed Threshold?	No	*No*	No	No

Includes wine fermentation emissions of ROG.

Significance Level:
Less than Significant with Mitigation Incorporated

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

1. A Construction Coordinator shall be designated by the project applicant, and a sign shall be posted on the site including the Contractor's 24-hour phone number for public contact regarding dust, trackout, and air quality complaints. The Contractor shall respond and take corrective action within 48 hours. The Contractor shall report all complaints and their resolutions to Permit Sonoma staff.
2. 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.
3. Trucks hauling soil, sand, and other loose materials over public roads shall cover the loads, or shall keep the loads at least two feet below the level of the sides of the container, or shall wet the load sufficiently to prevent dust emissions.
4. Vehicle speeds on unpaved areas shall be limited to 15 miles per hour.
5. Final surfacing (i.e., pavement or concrete, gravel, landscaping) shall be completed as soon as possible after earthwork is finished, unless seeding or soil binders are used.
6. Idling time of diesel-powered construction equipment shall be limited to five minutes. Signs shall be posted reminding workers of this idling restriction at all access points and equipment staging areas during construction of the proposed project.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall have a CARBcertified visible emissions evaluator check equipment prior to use at the site.
8. Trackout shall not be allowed at any active exit from the project site onto an adjacent paved public roadway or shoulder of a paved public roadway that exceeds cumulative 25 linear feet and creates fugitive dust visible emissions without cleaning up such trackout within 4 hours of when the Construction Coordinator identifies such excessive trackout, and shall not allow more than 1 quart of trackout to remain on the adjacent paved public roadway or the paved shoulder of the paved public roadway at the end of any workday.
9. Visible emissions of fugitive dust shall not be allowed during cleanup of any trackout that exceeds 20 percent opacity as determined by the Environmental Protection Agency in Method 203B - Opacity Determination for Time Exception Regulations (August 2017).

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

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

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment:
Sensitive receptors include hospitals, schools, convalescent facilities, and residential areas. The nearest sensitive receptor is a residential area located approximately 160 feet away from the winery production site.

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 the mitigation measure described in item 3b above.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation: See Mitigation Measure AIR-1

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

Comment:
The BAAQMD's CEQA Air Quality Guidelines (2022) identifies land uses associated with odor complaints to include, but are not limited to, wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants.

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.

The proposed Winery may generate objectional odors due to the pomace from grape crushing which can create objectionable odors if not handled properly. This impact would be reduced to less than significant by including odor controls as described in the following mitigation measure.

Significance Level:
Less than Significant with Mitigation Incorporated

Mitigation Measure AIR-2:
Implement Odor Controls for Winery Operations.
Pomace and other waste products from processing of grapes shall be disposed of within two days of processing in a manner that does not create nuisance odor conditions, or attract nuisance insects or animals. Disposal options include composting and land applied and disced 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-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)

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 and Species of Special Concern

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.

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.

Local

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.

Riparian Corridor Ordinance

The RC combining zone 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.

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.

Sonoma County Tree Protection Ordinance

The Sonoma County Tree Protection Ordinance (Sonoma County Code of Ordinances, Chapter 26, Article 88, Sec. 26-88-015) establishes policies for protected tree species in Sonoma County. Protected trees are defined (Chapter 26, Article 04, Sec. 26- 04-020) as the following species:

1) Hardwoods: Big Leaf Maple (*Acer macrophyllum*), Black Oak (*Quercus kelloggii*), Blue Oak (*Quercus douglasii*), Boxelder (*Acer negundo*), California Black Walnut (*Juglans californica*), California Buckeye (*Aesculus californica*), Canyon Live Oak (*Quercus chrysolepis*), Coast Live Oak (*Quercus agrifolia*), Cottonwood species (*Populus fremontii, P. trichocarpa*), Interior Live Oak (*Quercus wislizenii*), Madrone (*Arbutus menziesii*), Oregon Ash (*Fraxinus latifolia*), Oregon Oak (*Quercus garryana*), Red or White Alder (*Alnus rubra, A. rhombifolia*), Valley Oak *(Quercus lobata*), Willow species (*Salix laevigata, S. lucida*)
2) Softwoods: Cypress species (*Hesperocyparis macrocarpa, H. macnabiana*), Grand Fir (*Abies grandis*), Pine species (*Pinus attenuata, P. contorta, P. lambertiana, P. muricata, P. ponderosa, P. sabiniana*), Redwood (*Sequoia sempervirens*), Western Hemlock (*Tsuga heterophylla*)

Project Analysis

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?

Special-Status Species

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

protection under Section 15380(d) of the CEQA Guidelines. Species designated High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.

Endangered Species Act

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

Critical Habitat

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

Essential Fish Habitat

Essential Fish Habitat (EFH) is regulated through the NMFS, a division of the National Oceanic and Atmospheric Administration (NOAA). Protection of Essential Fish Habitat is mandated through changes implemented in 1996 to the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) to protect the loss of habitat necessary to maintain sustainable fisheries in the United States. The Magnuson-Stevens Act defines Essential Fish Habitat as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" [16 USC 1802(10)]. NMFS further defines essential fish habitat as areas that "contain habitat essential to the long-term survival and health of our nation's fisheries" Essential Fish Habitat can include the water column, certain bottom types such as sandy or rocky bottoms, vegetation such as eelgrass or kelp, or structurally complex coral or oyster reefs. Under regulatory guidelines issued by NMFS, any federal agency that authorizes, funds, or undertakes action that may affect EFH is required to consult with NMFS (50 CFR 600.920).

Staff Analysis:
The proposed project building is located in a previously disturbed area and location of existing barn structures and storage yard for farm equipment. The portions of the project constructed as of the date of application submittal are considered to be part of the California Environmental Quality Act (CEQA)

"baseline" for the project and includes the grading and improvements to the existing location.

Not part of the CEQA baseline are proposed improvements, including an expanded entrance at Dry Creek Road, a slightly realigned and expanded driveway from the entrance, and the new building, patio, and parking area. However, all of these are located within and adjacent to existing developed and disturbed areas, including the existing driveway, the existing farm yard (barns and equipment storage in a disturbed compacted area), and approximately 0.21 acre of existing vineyard. The small area of existing vineyard to be converted for parking and access is the least developed, but is actively managed by the vineyard operation, including regular soil disturbance by disking.

The project is not located in a high-quality resource area or within a sensitive watershed or mapped wetlands/waters of the state/U.S.

Significance Level:
Less than Significant Impact

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

Comment:
All blueline streams shown on the USGS maps are designated for protection in the Sonoma County General Plan. Streamside Conservation Areas have been established in the riparian corridor overlay zone to protect riparian habitat. Removal of vegetation must comply with General Plan and Riparian Corridor Ordinance policies that govern riparian corridors for a distance of 50 ft. from the top of the highest bank.

The RC Combining Zone includes the applicable stream setback distance for development and as shown in the Table 1, below.

Table 1. Riparian Corridor (RC) Setback Distances

Riparian Corridor Category	RC Development Zoning Setbacks (in feet)
Russian River and some Area Plan streams	RC-200
Designated Flatland	RC-100
Other Flatland	RC-50
Upland	RC-50
Urban Areas	RC-50

The property includes a portion of an unnamed perennial stream and its surrounding Riparian Corridor. The small seasonal drainage on the northeast corner of the parcel has a designated 50-foot setback. The project location is more than 700 feet from the channel. There are no sensitive communities on the parcel, which is composed primarily of commercial vineyard, with a small area of residential development, including landscaping, and unvegetated farm development around the barns and equipment storage. Therefore, the project will have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Significance Level:
No Impact

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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:

The proposed new construction of the new winery building, access improvements, and parking are outside state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.). The small drainage channel is approximately 700 feet from the proposed construction area, and no secondary impacts are anticipated. Although no impact is expected, Conditions of Approval requiring Best Management Practices during ground disturbance associated with the proposed project improvements will provide further protection.

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 property is located within a much larger tract of agricultural/viticultural and lightly developed land northwest of urban development in the City of Healdsburg. The property includes a portion of an unnamed perennial stream and its surrounding Riparian Corridor. The corridor presumably serves as a movement and habitat corridor for an array of wildlife, but that corridor is approximately 700 feet from the project development, separated by managed commercial vineyard.

While a (very small) component of this greater landscape setting, the property itself does not provide corridor functions beyond connecting similar agricultural/viticultural land parcels to the south, east, west, and north. Within this context, agricultural expansion and/or limited development on the property is in and of itself unlikely to result in any significant impacts to local wildlife movement or impede the use of native wildlife nursery sites.

The project does not include significant tree removal. Approximately 3 trees around the residence will be removed to accommodate access improvements, which would not be considered a significant loss of tree

resources or potential nesting bird habitat in the area. If feasible, vegetation and ground-disturbing activities will only be conducted between September 1 and February 1 to avoid the bird-nesting season. If it is not feasible to remove vegetation outside of the bird-nesting season, the following measure BIO-1 will reduce impacts to a less than significant level.

Mitigation Measure BIO-1:
A preconstruction nesting bird survey shall be conducted by a qualified biologist if grading or vegetation removal occurs during the bird nesting season (February 1-August 31).

Prior to issuance of grading permits and no more than 7 days prior to ground-disturbing or vegetation removal activities, a qualified biologist shall conduct a bird-nesting survey. Survey results will remain valid for a period of 7 days following the date of the survey. The survey shall include the entire project footprint and areas immediately adjacent to the project work area. If the survey indicates the presence of nesting birds, a buffer shall be placed around the nest and marked with orange construction fencing within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer shall be determined by the qualified biologist and will be based on the nesting species, its sensitivity to disturbance, and the context of the nest location. In general, typical buffer widths range from 500 feet for large raptors, 250 feet for small raptors, and 100 feet for passerines (songbirds) and other bird species. Buffers may be increased or decreased, as appropriate and as determined by a qualified biologist. No construction or earth-moving activity shall occur within the established buffer zone until it is determined by the biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest. A final monitoring report shall be submitted to the County within 30 days of the completion of ground-disturbing activities.

Mitigation Monitoring BIO-1:
Prior to issuance of building or grading permits, staff shall verify that nesting bird surveys have been conducted and that installation of avoidance buffers, if applicable, has been conducted. Prior to occupancy, staff shall verify that any measures recommended by the biologist to avoid sensitive habitat or species, as identified in the final monitoring report, have been complied with.

Significance Level:
Less than Significant Impact with Mitigation Incorporated

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

Comment:
The project parcel does not conflict with any local policies or ordinances protecting biological resources, such as the Riparian Corridor Ordinance, Sonoma County Tree Protection Ordinance, or the Sonoma County Oak Woodland Protection Ordinance. Project construction is approximately 700 feet from onsite riparian areas, and no oak woodland occurs on the parcel. Approximately 3 trees located around the residence will be removed to accommodate access improvements, which is not considered a significant loss of tree resources. However, a standard Condition of Approval requiring compliance with the County Tree Protection Ordinance will further reduce the impact.

Significance Level:
Less than Significant Impact

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

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

Significance Level:

5. CULTURAL RESOURCES:

Would the project:

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

Comments:
A Cultural Resource Study was conducted for the project site in 2024 by Tom Origer and Associates, which did not identify any historical resources and determined no resource-specific recommendations were warranted.

Significance Level:
No Impact

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

Comment:
A Cultural Resource Study was conducted for the project site in 2024 by Tom Origer and Associates, which did not identify any cultural resources and determined no resource-specific recommendations were warranted.

Although the project has a low possibility of containing unrecorded archaeological sites and no impacts to archaeological resources are anticipated, the County has a standard "accidental discovery" condition of approval that work be halted if unanticipated buried cultural resources are encountered during construction. The condition is applied to all permits that involve ground disturbance, and requires that the following notes be printed on all grading and building permit plans involving ground disturbing activities:

> "If prehistoric or historic archaeological resources, paleontological resources, 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 applicant 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."

Therefore, the proposed project would not result in substantial adverse change in the change in the significance of archaeological resource as defined in CEQA Guidelines Section 15064.5.

Significance Level:
Less than Significant Impact

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

Comment:
No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past construction. Although no impact is anticipated, implementation of the accidental discovery standard condition above would ensure a less than significant impact.

Significance Level:
Less than Significant Impact

6. ENERGY:

Would the project:

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

Comment:
The project will not result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Standard construction practices will be used.

Construction:
Energy would be required to operate and maintain construction equipment and transport construction materials. The one-time energy expenditure required to construct the infrastructure associated with the projects would be nonrecoverable. Most energy consumption would result from operation of off-road construction equipment and on-road vehicle trips associated with commutes by construction workers and haul trucks trips. The energy needs for project construction would be temporary and are not anticipated to require additional capacity or substantially increase peak or base period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with winery projects of this size in a rural setting. Although the one-time energy expenditure required to construct the project would be nonrecoverable, it would not be consumed in a wasteful, inefficient, or unnecessary manner.

Operational:
Operation of the project would require energy consumption in the form of electricity for building and facility operations and fuel for vehicle-based visitation to the project. The project would be built according to the latest Title 24 Building Energy Efficiency Standards. The project would meet State and local building code requirements for energy efficiency. Operation of the project would be typical of tasting room and winery operations, requiring electricity for lighting and climate control, and miscellaneous appliances. Transportation energy demand from the implementation of the project would be reduced by federal and State regulations including the Low Carbon Fuel Standard, Clean Car Standards, and Low Emission Vehicle Program. The site would also include onsite renewable energy generation from photovoltaic solar panels to supplement the project's energy demand as well as EV charging facilities. Any additional energy use would be supplied by Sonoma Clean Power, which provides increased levels of renewable energy sourced energy from typical energy supplied by an investor-owned utility. Furthermore, the project would not use natural gas or propane as an energy source.

Thus, the projects' energy consumption from construction, building operation, and transportation would not be considered wasteful, inefficient, or unnecessary.

Significance Level:
Less than Significant Impact

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

Comment:
As noted above, the projects' facilities and buildings would comply with the latest Title 24 Building Energy Efficiency Standards, which are intended to increase the energy efficiency of new development projects in the state and move the State closer to its zero-net energy goals. The project would be automatically enrolled as a member of the SCP, which serves as the Community Choice Aggregate (CCA) for the County. SCP works in partnership with PG&E to deliver GHG-efficient electricity to customers within its member jurisdictions. The project would also be all electric and provide EV charging facilities consistent with state efforts (e.g., 2022 Scoping Plan Update) for energy efficiency and fossil fuel use reduction. Implementation of the projects would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Significance Level:
Less than Significant Impacts

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 site is not located in an Alquist-Priolo fault zone or on a known fault based on the Safety Maps in the Sonoma County General Plan. The Uniform Building Code has been developed to address seismic events in California and development which complies with the Code will result in buildings which should withstand the most severe reasonably anticipated seismic event.

Significance Level:
Less than Significant Impact

ii. Strong seismic ground shaking?

Comment:
All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Rodgers Creek, and other faults. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that could occur during a seismic event. However, 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 takes into account soil properties, seismic shaking, and foundation type. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would, therefore, not expose people to substantial risk of injury from seismic shaking.

Significance Level:
Less than Significant

iii. Seismic-related ground failure, including liquefaction?

Comment:
Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. The subject site is not identified on the map in Safety Element (PS-1c) as Very High, High, or Medium Liquefaction Hazard Area.

Significance Level:
Less than Significant Impact

iv. Landslides?

Comment:
There are no landslides on or adjacent to the project site. The site is mapped in an area of greatest relative stability due to low slope inclination. The risk of landsliding at the site is low.

Significance Level:
Less than Significant

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

Comment:
The project includes grading, cuts and fills which require the issuance of a grading permit. Unregulated 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 erosion impacts, and increase soil erosion on and off site which could adversely impact downstream water quality.

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, will be applied to the project, and are specifically designed to prevent soil erosion and loss of topsoil.

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 (LID) 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.

Significance Level:
Less than Significant Impact

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a

result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Comment:
The project site is subject to seismic shaking and other geologic hazards as described in item 6.a.ii, iii, and iv, above.

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 risks to life or property?

Comment:
Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. However, compliance with standard Building Code requirements would ensure that potential soil expansion at the project site would be mediated through professional engineering design and practice. Therefore, risks from expansive soils would be less than significant.

Significance Level:
Less than Significant Impact

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Comment:
The project site is not in an area served by public sewer. Preliminary documentation provided by the applicant and reviewed by a Permit Sonoma Environmental Health Specialist indicates that the soils on site could support a replacement septic system and the required expansion area.

Significance Level:
No Impact

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

Comment:
The project site is already significantly disturbed by an active farming operation and related infrastructure. Required ground disturbance is mostly contained within already disturbed areas on site. There have been no unique geologic features identified on site. In addition, the County standard "Accidental Discovery" Condition of Approval applies to all projects with ground disturbance (see Section 5b), which would further reduce any potential impact to less than significant.

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:
Section 15064.4 of the State CEQA Guidelines assists lead agencies in determining the significance of the impacts of GHG emissions. Section 15064.4 gives lead agencies the discretion to assess emissions quantitatively or qualitatively. The CEQA Guidelines do not establish a threshold of significance. Lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or other experts, so long as any threshold chosen is supported by substantial evidence.

The Bay Area Air Quality Management District's (BAAQMD) 2022 Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects acknowledges that evaluating climate impacts under CEQA can be challenging because global climate change is inherently a cumulative problem, rather than the result of a single source of greenhouse gas (GHG) emissions. With that in mind, the BAAQMD has recommended thresholds of significance as to whether a proposed project would have a "cumulatively considerable" contribution to the significant cumulative impact on climate change.

For land use development projects, the BAAQMD recommends using an approach which evaluates a project based on its effect on California's efforts to meet the State's long-term climate goals. Using this approach, a project that is consistent with and would contribute its "fair share" towards achieving those long-term climate goals can be found to have a less-than-significant impact on climate change under CEQA because the project would, in effect, help to solve the problem of global climate change. Applying this approach, the Air District has analyzed what will be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045.

Because GHG emissions from the land use sector come primarily from building energy use and from transportation, these are the areas that the BAAQMD evaluated to ensure that a project can and will do its fair share to achieve carbon neutrality. With respect to building energy use, the BAAQMD recommends replacing natural gas with electric power and eliminating inefficient or wasteful energy usage. This will support California's transition away from fossil fuel–based energy sources and will bring a project's GHG emissions associated with building energy use down to zero as the state's electric supply becomes 100 percent carbon free. With respect to transportation, the BAAQMD recommends that projects be designed to reduce project-generated Vehicle Miles Travelled (VMT) and to provide sufficient electric vehicle (EV) charging infrastructure to support a shift to EVs over time.

The BAAQMB has found, based on this analysis, that a new land use development project being built today either must be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b), or must incorporate the following design elements to achieve its "fair share" of implementing the goal of carbon neutrality by 2045:

A. Projects must include, at a minimum, the following project design elements:
    1. Buildings
        a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
        b. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
    2. Transportation
        a. Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's (OPR) 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA:
            i. Residential projects: 15 percent below the existing VMT per capita
            ii. Office projects: 15 percent below the existing VMT per employee
            iii. Retail projects: no net increase in existing VMT
        b. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

There is currently no applicable local GHG reduction strategy, such as an adopted Climate Action Plan, for Sonoma County. Therefore, the applicants provided a detailed project description and the project was analyzed under criterium A above and discussed below.

Buildings: As discussed in the Energy Section 6a, the project does include new construction. Plans for the building do not include the use of natural gas appliances or natural gas plumbing. The new 16,264 sq ft winery building will require compliance with the latest Title 24 Building Energy Efficiency Standards. The project also proposes the use of Sonoma Clean Power as their utility provider. Therefore, impacts due to energy consumption would be less than significant.

Transportation: The tasting room and winery project does not include new residences, office buildings, or commercial retail, and therefore, does not contribute any VMT to these three land use categories of concern. (Note that "commercial retail" refers to commercial retail spaces, not to a small ancillary retail space associated with another land use). The project would include commercial use of the 16,264 square foot winery facility and tasting room, and would conservatively generate a maximum of 109 average daily vehicle trips (when weekly and seasonal variations are considered).

As discussed in the Transportation Section 17b, VMT refers to the amount and distance of automobile travel attributable to a project. The County of Sonoma has not yet adopted specific VMT policies or thresholds of significance. However, the OPR Technical Advisory includes a screening threshold for small projects that generate or attract fewer than 110 trips per day, stating this level of vehicle activity may generally be assumed to result in a less than significant transportation impact. The project proposes a maximum of 98 average daily trips. The project also proposes to implement a local hiring plan (at least 50% of employees from local area), so although distance travelled for employee trips has not been estimated, it is reasonable to assume that employees would primarily be hired from the local area and would generate relatively few travel miles associated with in-county commuter trips.

The maximum average daily trip number of 109 is below the OPR threshold of 110, and distance-related vehicle miles are also anticipated to be low due to the proposed plan to hire from the local workforce. Therefore, the project is expected to have a less than significant VMT impact.

The latest California Green Building Standards Code (CALGreen) was published in 2022 and went into effect on January 1, 2023. The 2022 CALGreen Tier 2 requirements for EV changing stations apply to new non-residential buildings and require that off-street EV capable spaces be provided for a new non-residential development project with 10 or more parking spaces (note there are separate EV requirements for residential projects). Per the provided GHG analysis the applicant is committed to complying with measures for providing electrical vehicle charging stations.

The BAAQMD 2022 guidance does not propose construction-related climate impact thresholds, stating that GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions, and that land use project thresholds are better focused on addressing operational GHG emissions, which represent the vast majority of project GHG emissions. Therefore, construction related GHG would not exceed established thresholds.

Because the project does not propose the use of natural gas, would use minimal energy, does not include new residential, office, or retail uses, would generate low VMT, and meets 2022 CALGreen requirements for EV charging stations, the project would contribute its "fair share" towards achieving the State's long-term climate goals, and therefore, would have a less-than-significant impact on climate change.

Significance Level:
Less than Significant Impact

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

Comment:
The County does not have an adopted Climate Action Plan but has adopted a Climate Change Action

Resolution (May 8, 2018) which resolved to reduce GHG emissions by 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050, and noted twenty strategies for reducing GHG emissions, including increasing carbon sequestration, increasing renewable energy use, and reducing emissions from the consumption of good and services. The project has proposed to incorporate many GHG reduction strategies, including:

1. Increase building energy efficiency.
    a. The project is compliant as it would meet any appropriate State and local building code requirement for energy efficiency.
    b. LED lighting systems would be installed.
    c. Lighting timers and dimmers will be utilized.
2. Increase renewable energy use.
    a. Sonoma Clean Power will be the electrical utility provider for the site, which has a greater reliance on renewable power sources.
3. Electrical energy usage.
    a. EV charging stations will be installed at the parking lots, in accordance with County guidelines.
4. Reduce travel demand through focused growth.
    a. The project is a local winery that will use onsite fruit and sources local fruit to produce wine on site.
    b. The project is anticipated to generate traffic below 110 trips daily and would be below screening thresholds for vehicle miles travelled impacts.
5. Increase solid waste diversion.
    a. The project is compliant as it would meet the County and local recycling goals
6. Reduce water consumption.
    a. The project would include low flow water fixtures and water efficient irrigation systems.
    b. Any new landscape would be drought tolerant.
    c. The landscaping plan will meet the County's WELO requirements.
7. Increase carbon sequestration.
    a. The current site has limited amount of vegetation. The project landscaping will increase productive vegetation that sequesters carbon.

By incorporating these GHG reduction strategies, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Significance Level:
No Impact

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

Significance Level:
Less than Significant Impact

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Comment:
The project proposes construction for the new 16,264 square foot winery facility and subsequent site improvements to support the new uses. The project would not generate or produce substantial quantities of hazardous material or unsafe conditions. During construction activities there could be spills of hazardous materials. To address this possibility, the project is required to comply with all applicable hazardous materials handling and storage requirements and would use qualified contractors for construction. See Item 9.a. above.

Significance Level:
Less than Significant Impact

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Comment:
The project does not involve hazardous emissions or handle hazardous materials. There is not an existing or proposed school within 0.25 miles of the site.

Significance Level:
No Impact

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Comment:
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 65962.5.

Significance Level:
No Impact

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

Comment:
The site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan (ALUC).

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. In any case, the project would not change existing circulation patterns significantly, and would have no effect on emergency response routes.

Significance Level:
No Impact

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Comment:
According to the Safety Element of the General Plan, the project site is not located in a high wildland fire hazard area. The construction of new structures in accordance with current building standards would decrease the fire risk to structures on the project parcel. The County Fire Marshal's fire safe requirements require that new structures be installed with fire sprinklers with the intent to contain or prevent fires from spreading. In addition, standard conditions of approval include that the facility operator shall develop an emergency response plan consistent with Chapter 4 of the 2013 California Fire Code with safety plans, emergency procedures, and employee training programs; shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency; shall provide emergency water supply for fire protection available and accessible in locations, quantities and delivery rates as specified in the California Fire Code; and establish defensible space. All of the fire safe conditions of approval will ensure that the winery and tasting rooms projects would reduce the exposure of people and property to fire hazards to a degree the risk of injury or damage is less than significant. The project would not expose people to significant risk from wildland fires.

Significance Level:
Less than Significant Impact

10. HYDROLOGY AND WATER QUALITY:

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Comments:
With regard to wastewater discharge requirements, the project site is not located in an area served by public sewer. Septic systems and leachfields would be installed to treat domestic wastewater for the proposed winery and tasting room. These systems would comply with the Building Regulations listed in Chapter 7 of the Sonoma County Code of Ordinances which would require that approval be obtained from the well and septic section of Permit Sonoma for any onsite disposal system. The septic systems and leachfields would be subject to the provisions of the County of Sonoma OWTS Manual which provides the regulations, procedural and technical details governing septic tanks, including soil capability. The site would be evaluated for soil depth, depth to groundwater, soil percolation rates, and other soil properties related to septic systems. In addition, the septic systems would also be subject to the County's Sewers and Sewage Disposal Ordinance, Chapter 24 of the Sonoma County Code of Ordinances. The ordinance requires that the septic tank meet the International Association of Plumbing and Mechanical Officials PS-1 design standard and would require a permit for maintenance and cleaning of the system. These requirements have been developed to ensure protection of groundwater resources, human health, and the environment.

Project conditions require that an application for additional wastewater discharge requirements be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board must be submitted to the Project Review Health

Specialist prior to building permit issuance. In addition, prior to building permit issuance and occupancy, the applicant shall have a capacity/wastewater flow analysis by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted.

With regard to water quality, standard permitting procedures require a Grading Permit and associated Erosion Prevention and Sediment Control Plan for the proposed improvements and other movement of soils, to which all applicable standards and provisions of the Sonoma County Grading and Drainage Ordinance would apply.

Significance Level:
Less than Significant Impact

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

Comment:
The proposed project is located within a Class 3-Marginal Groundwater Area, subject to requirement of General Plan Policy WR-2e which calls for a groundwater studies that demonstrate adequate groundwater supply for projects in Class 3 and 4 water areas.

The County requires preparation of a groundwater study to assess impact of projects that include new groundwater use.

A Groundwater Resource Impact Assessment (Attachment 4) was performed by O'Connor Environmental, Inc. on October 31, 2024 and accepted by Permit Sonoma's staff Geologist on June 12, 2025. The Report estimates that the project parcel will have a total annual groundwater use of about 16.2 acre-feet, and the project itself will have a water use of about 5.6 acre feet/year for wine production and domestic uses of employees and guests.

The Report defined a cumulative impact area or project aquifer recharge area of 194 acres for the water budget analysis. The Report estimated groundwater storage (582 acre feet) and average year recharge (179 acre feet/year) to be substantially greater than proposed water demands (78 acre feet) of the cumulative impact area.

Water level data from monitoring of a commercial well on the adjacent property to the northeast (Frei Ranch Winery) was presented in the Report and demonstrates stable groundwater levels from 2016 through 2024. These data support the finding that extractions from the project aquifer are balanced by recharge and the aquifer is not in a state of overdraft.

The nearest surface waterbody to the project well is an unnamed tributary to Dry Creek which lies approximately 600 feet to the west of the project well, and a second unnamed tributary located approximately 760 feet east of the well. The Report finds that due to the substantial vertical separation between the project well screens and the streambeds as well as the relatively low well yield of the project well that pumping of the project well is highly unlikely to result in streamflow depletion in nearby streams.

The project site is located outside of the Public Trust Review Area identified through the adoption of Sonoma County's well ordinance in April of 2023. The nearest navigable waterway subject to protections under the Public Trust Doctrine is the mainstem of Dry Creek. Dry Creek is a major tributary to the mainstem of the Russian River. Flows within the mainstem of the Russian River and Dry Creek are both controlled by reservoir releases from Lake Mendocino and Lake Sonoma and are both subject to minimum flow requirements established by the State Water Resources Control Board. Given the flow regulated conditions of these waterways, groundwater pumping for the project is highly unlikely to affect flows of Dry Creek, the Russian River, or associated public trust resources.

The Report concluded that there is little potential to negatively impact groundwater supply, groundwater levels in neighboring wells, and potentially interconnected surface waters.

Significance Level:
Less than Significant Impact

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

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

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

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

iv. Impede or redirect flood flows?

Comment:
The proposed project creates approx. 50,000 sf of new impervious surface, which could affect the quantity and/or quality of storm water run-off. However, the proposed project has been designed and conditioned to prevent and/or minimize the discharge of pollutants and waste after the proposed project is constructed (post-construction), utilizing numerous post-construction storm water best management practices.

The project site is not within any classified flood hazard zone and the project would not alter any existing watercourse. All construction grading activities are required to adhere to Sonoma County Construction Grading Code Standards under Section 11.14.040. Prior to issuance of a grading permit, the operator is required to submit a drainage report prepared by a civil engineer and demonstrate drainage improvements are designed in accordance with all standards, including Low Impact Development (LID) standards requiring 100 percent onsite infiltration of the design storm (1 inch of rain over 24 hours). Additionally, the grading permit would not be issued until all recommended feasible stormwater treatment options have been incorporated into project design in compliance with all applicable standards to ensure that runoff water would not exceed drainage capacity or create polluted runoff. Therefore, overall drainage patterns would not change, and construction activities associated with the proposed project are not anticipated to alter the existing drainage pattern of the site or area in a way that would result in downstream erosion and/or sedimentation, substantially increase runoff, or impede or redirect flood flows.

Significance Level:
Less than Significant Impact

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

Comment:
As discussed in (a) and (b) above this project is expected to be consistent with the requirements of the Sustainable Groundwater Management Plan and Groundwater Sustainability Plan.

Significance Level:
Less than Significant Impact

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:
The project would not physically divide a community. It does not involve construction of a physical structure (such as a major transportation facility) or removal of a primary access route (such as a road or bridge) that would impair mobility within an established community or between a community and outlying areas.

Significance Level:
No Impact

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

Comment:
The General Plan Land Use Designation on the project parcel is Land Intensive Agriculture. This land use designation is intended to enhance and protect lands best suited for permanent agricultural use and capable of relatively high production per acre of land. The primary use of any parcel within one of the three agricultural land use categories must involve agricultural production and related processing, support services, and visitor serving uses. Within the Land Intensive Agriculture Zoning designation agricultural crop production and cultivation is principally permitted use, which is proposed to be the primary use of the parcel. The proposed uses of the agricultural processing (winery), tasting room and proposed events are considered accessory to the primary use. The secondary use of agricultural processing has been found consistent with the applicable Zoning Code sections and applicable General Plan Policies. See above section 2: Agriculture and Forest Resources. The secondary use of tasting room has been found consistent with the applicable Zoning Code sections and applicable General Plan Policies. See above section 2: Agriculture and Forest Resources.

The proposed project will allow agricultural processing of grapes to wine, tasting room and events on site and therefore would not impede on existing or future agriculture operations on site because the secondary uses are in direct conjunction of the onsite agricultural processing. The proposed project will align the existing use with Policy AR-4a by creating visitor serving uses in conjunction with the primary agricultural production use. No conflicts with other general plan policies related to scenic, cultural, or biotic resource protection, noise, or transportation have been identified.

No conflicts with Development Criteria or Operating Standards have been identified and no exceptions or reductions to standards would be necessary to approve the project. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Significance Level:
Less than Significant Impact

12. MINERAL RESOURCES:

Would the project:

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

Comment:
The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010). Sonoma County has adopted the Aggregate Resources Management Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist). Consult California Geologic Survey Special Report 205, Update of Mineral Land Classification: Aggregate Materials in the North San Francisco Bay Production-consumption region, Sonoma, Napa, Marin, and Southwestern Solano Counties, California (California Geolgocial Survey, 2013).

Significance Level:
No Impact

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

Significance Level:
No Impact

13. NOISE:

Would the project:

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

Comment:
A noise monitoring survey was performed at the site in April 2024, conducted for the applicant by Illingworth & Rodkin, Inc (Attachment 5). The study included on-site noise monitoring and modeling for projected noise conditions based on the proposed project. The study specifically measured noise levels at five sensitive receptors (existing single-family dwellings) at the shared property lines.

The study found that the existing noise environment at the site results primarily from ambient noises related to vehicular traffic on Dry Creek Road.

The future noise environment at the project site would include parking and onsite visitor traffic, winery truck traffic, winery operations and seasonal production activities, maintenance and forklift operations, tasting room activities and promotional event and activity noise.

Key findings of the noise study in consideration of the proposed project determined the following:

- Parking lot noise levels during daytime and nighttime hours will not exceed the County's NE-2 noise standard at the nearby residences.
- On-site truck operations noise levels during daytime and nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.
- Mechanical equipment noise levels during daytime and nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.

- Crush related noise levels during daytime and nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.
- Bottling related noise levels during daytime and nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.
- Forklift and maintenance noise levels during nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.
- Wine tasting activity noise levels during daytime and nighttime hours will not exceed the County's NE-2 noise standard at the nearby residences.
- Outdoor event noise levels during daytime and nighttime hours will exceed the County's NE-2 noise standard at the nearby residences.
- Indoor event noise levels during daytime and nighttime hours will not exceed the County's NE-2 noise standard at the nearby residences.

Noise impacts resulting from the project will be reduced to a level less than significant by incorporating the mitigation measures below.

Significance Level:
Less than Significant with Mitigation Incorporated

Mitigation Measure NOISE-1:
Under normal use (non-crush season) conditions, heavy trucks should not be allowed during nighttime hours (after 10 p.m. & before 7 a.m.). During crush season the nighttime moratorium on heavy trucks should be observed with no trucks allowed to enter the site after 10 p.m. However, in recognition of the immediacy of the grape harvest, trucks that arrive on-site at the crush pad and truck parking area before the nighttime (10 p.m.) restriction begins, would be allowed to leave the facility during the nighttime hours (10 p.m.-7 a.m.)

Mitigation Monitoring NOISE-1:
Any noise complaints will be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma 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. (Ongoing)

Mitigation Measure NOISE-2:
Noise-producing mechanical equipment, such as ventilation equipment, air dryers, pumps, and compressors, should not be installed on the western or northern side of the new winery building within 300 feet of the property line shared with residences on the northwest border. With the implementation of this measure, noise levels from the mechanical equipment associated with the project will be reduced to L50 levels of between 41 and 43 dBA, levels which will be within 10 dBA of ambient levels and in compliance with the daytime and nighttime NE-2 noise standards at property lines of residences.

Mitigation Monitoring NOISE-2:
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.

Mitigation Measure NOISE-3:
Nighttime crush activities, outdoor maintenance, and forklift operations should generally be avoided; however, if they need to occur during nighttime hours due to immediacy of the grape harvest, a noise barrier capable of reducing noise levels at residences on the northwest border of the property shall be incorporated in the project design. This noise barrier can be installed as a fixed, permanent, or a temporary, movable structure as follows:

a. Install an approximately 250-foot-long, 6-foot-tall, permanent noise barrier fence on the northwestern project property line shared with residences. To be effective as a noise barrier, this noise barrier fence must be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. For a wood fence to meet these requirements, the fence must typically be double-faced with butted vertical fence boards on each side with a continuous layer of 1/2" plywood. Using plywood ensures continued effectiveness of the barrier with age, since wood slats alone tend to warp and separate with age allowing gaps to form and the barrier effect of the wall to diminish. Other acceptable materials include, but are not limited to, masonry block, and pre-cast concrete panels.

   Or

b. Set up a 6-foot tall temporary (movable) noise barrier in the crush pad area in close proximity to the crush operations, positioned in such a way as to block the line of sight from the crush equipment and activities to the homes and outdoor use areas of residences. Such a temporary barrier shall be installed without gaps in the face and have a minimum surface weight of 2.0 lb. per sq. ft. Acceptable temporary barriers include those available from Environmental Noise Control STC-27 Acoustical Barrier/Absorber Blankets, or acoustical equivalent. This type of barrier may be set up on a supporting structure, such as sections of cyclone-type fencing or on guywires strung between fixed structures. Temporary acoustical barriers are typically available for rental (monthly or seasonally) or for purchase.

Mitigation Monitoring NOISE-3:
Final design, location, and orientation of a permanent or temporary noise barrier shall be dictated by findings in the noise study and verified by staff prior to issuance of occupancy permit. Any noise complaints will be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma 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. (Ongoing)

Mitigation Measure NOISE-4:
To reduce the noise levels from bottling activities a noise barrier capable of reducing noise levels at Residence 2 shall be incorporated in the project design. This noise barrier can be installed as a fixed, permanent, or a temporary, movable structure as follows:

a. Install an approximately 160-foot-long, 6-foot-tall noise permanent barrier fence on the project property line shared with residences at the northwest border. To be effective as a noise barrier, this noise barrier fence must be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. For a wood fence to meet these requirements, the fence must typically be double-faced with butted vertical fence boards on each side with a continuous layer of 1/2" plywood. Using plywood ensures continued effectiveness of the barrier with age, since wood slats alone tend to warp and separate with age allowing gaps to form and the barrier effect of the wall to diminish. Other acceptable materials include, but are not limited to, masonry block and pre-cast concrete panels.

   Or

b. Set up a 6-foot tall temporary (movable) noise barrier in the crush pad area in close proximity to bottling operations, positioned in such a way as to block the line of sight between bottling activities and the homes and outdoor use areas of residences at the northwest border. Such a temporary barrier shall be installed without gaps in the face and have a minimum surface weight of 2.0 lb. per sq. ft. Acceptable temporary barriers include those available from Environmental Noise Control STC-27 Acoustical Barrier/Absorber Blankets, or acoustical equivalent. This type of barrier may be set up on a supporting structure, such as sections of

cyclone type fencing or on guywires strung between fixed structures. Temporary acoustical barriers are typically available for rental (monthly or seasonally) or for purchase.

Mitigation Monitoring NOISE-4:
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.

Mitigation Measure NOISE-5:
No amplified speech or amplified music performances shall be allowed at the exterior patio outside of the Tasting/Hospitality or Barrel rooms of the Winery Building. During Agricultural Promotional Events, no more than 100 guests shall be allowed to gather in the outdoor patios at any one time.

Mitigation Monitoring NOISE-5:
Any noise complaints will be investigated by Permit Sonoma staff. If violations are found, Permit Sonoma 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. (Ongoing)

The implementation of the above measures would reduce the noise impact associated with nighttime crush activities, bottling activities, and visitor-serving uses to a less-than-significant level.

Additionally, there will be short-term noise impacts from construction activities. Reasonable regulation of the hours of construction, as well as regulation of the arrival and operation of heavy equipment and the delivery of construction material, would reduce construction noise levels emanating from the site by 5 to 10 dBA in order to minimize disruption and annoyance. With the implementation of Mitigation Measure NOISE-6, and considering that construction is temporary, the impact would be reduced to a less-than-significant level.

Mitigation Measure NOISE-6:
All plans and specifications or construction plans shall include the following notes:

- 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. Electrically powered equipment should be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- 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 5:00 p.m. on Monday through Friday and 9:00 a.m. and 5:00 p.m. 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.
- There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday nor prior to 9:00 a.m. on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 5:00 p.m, Monday through Friday nor past 5:00 p.m. on weekends and holidays and no servicing of equipment past 5:00 p.m. A sign(s) shall be posted on the site regarding the allowable hours of construction and shall include the developer and contractor mobile phone numbers for public contact 24 hours a day.
- 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.

- The construction contractor shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's 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.

Mitigation Monitoring NOISE-6:
Permit Sonoma staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Staff shall verify that the construction contact signs are in place and the applicable phone numbers are correct. Verification shall include photographic documentation and/or a site visit, at the discretion of Permit Sonoma staff. 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 includes construction activities that may generate minor ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Significance Level:
Less than Significant Impact

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

Comment:
The site is not within an airport land use plan as designated by Sonoma County.

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 proposed project does not include the construction of new housing, nor would it generate significant new demand for housing in the area (approximately 10 full-time employees year-round with up to 15 employees during harvest are proposed). This increase in employment opportunities is not anticipated to result in an indirect increase in population as it is anticipated that employees would be existing residents of the area. Therefore, the project would not induce substantial population growth in the area.

Significance Level:
No Impact

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

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

Significance Level:
No Impact

15. PUBLIC SERVICES:

Would the project:

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

Comment:
Construction of the project would not involve substantial adverse physical impacts associated with provision of public facilities or services. The proposed project does not propose new housing, nor would it generate significant new demand for housing in the area (approximately 10 full-time employees year-round with up to 15 employees during harvest are proposed). This small increase in employment opportunities is not anticipated to result in an indirect increase in population requiring construction of new or altered government facilities. Therefore, the project would not necessitate or facilitate construction of new public facilities.

Significance Level:
Less than Significant Impact

i. Fire protection?

Comment:
Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13). The County Fire Marshal reviewed the project description and requires that the expansion comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases. This is a standard condition of approval and required by county code and impacts would be less than significant. Fire protection services will continue to be provided by the Fire Department.

Significance Level:
Less than Significant Impact

ii. Police?

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

Significance Level:

Less than Significant Impact

iii. Schools?

Comment:
The project itself would not contribute to an increase in the need for expanded or additional schools.

Significance Level:
Less than Significant Impact

iv. Parks?

Comment:
The project itself would not contribute to an increase in the need for expanded or additional parks.

Significance Level:
Less than Significant Impact

v. Other public facilities?

Comment:
The project itself would not contribute to an increase in the need for expanded or additional public facilities.

Significance Level:
Less than Significant Impact

16. RECREATION:

Would the project:

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

Comment:
The proposed project would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities. The project will have no impact on the use of existing neighborhood and regional parks or other recreational facilities.

Significance Level:
No Impact

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Comment:
The project does not include a recreational facility and is of a project-type that does not require the construction or expansion of a recreational facility.

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:
Three transportation-related plans have been adopted in Sonoma County: the Sonoma County General Plan 2020 Circulation Element, the Sonoma County Transportation Authority Comprehensive Transportation Plan (2009), and the Sonoma County Bikeways Plan. The project will not conflict with any of these plans.

The applicant submitted an initial Draft Traffic Study dated September 18, 2024, after peer review by Sonoma County Public Infrastructure, a Final Traffic Study was submitted May 14, 2025. The traffic study findings are as follows:

- The proposed project is expected to generate 136 new daily trips, including 25 weekday p.m. peak hour trips and 98 Saturday p.m. peak hour trips during normal winery and tasting room operations.
- 300-person events (the largest proposed) would be expected to generate 268 trips on each of the two event days. Total annual trips for all promotional events are calculated at 2,460.
- The lack of pedestrian facilities serving the project site is acceptable given the project's rural setting and type of land use. Bicycle and transit facilities serving the project site are adequate. The project would have a less-than-significant impact in terms of plans and policies for these modes.
- Based on OPR guidelines, the proposed project would have a less-than-significant impact on VMT.
- Adequate sight distances are available at the project driveway and left-turn lanes on Dry Creek Road are not warranted. Addition of right-turn taper is not recommended at the project driveways as the existing bike lane is adequate to serve this purpose. The project would not cause vehicle queues at the study intersections to exceed the available storage space.
- Emergency access and circulation are anticipated to function acceptably, and traffic from the proposed project would be expected to have a less-than-significant impact on emergency response times.
- Both study intersections are expected to operate acceptably during the Saturday p.m. peak hour under Existing and Future conditions, with and without the project. The segment of Dry Creek Road along the project frontage would also function acceptably with and without trips from a 300-person event.
- The proposed parking supply at the project site (30 improved spaces plus overflow parking between vineyard rows and along onsite driveways) would be sufficient to meet demand for regular winery operations and events.

Significance Level:
Less than Significant Impact

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (evaluation of transportation impacts of land use projects using vehicle miles traveled)?

Comment:
Sonoma County does not have a congestion management program but LOS standards are established by the Sonoma County General Plan Circulation and Transit Element. See Item 17(a) above for a discussion of traffic resulting from project operation.

Senate Bill (SB) 743 established the change in vehicle miles traveled (VMT) as the metric to be applied to determining transportation impacts associated with development projects. As of the date of this analysis, Sonoma County has not yet adopted thresholds of significance related to VMT. As a result, project-related VMT impacts were assessed based on guidance published by the California Governor's Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. The OPR guidelines identify several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to "small projects," which OPR identifies as generating fewer than 110 new vehicle trips per typical weekday. The trip generation for the project, including the winery, agricultural workshop, tasting room, as well as proposed events, were translated to annual average daily trips. Altogether, the project would be expected to generate an average of 99 daily trips when weekly and seasonal variations are considered, which falls below the OPR threshold of 110 daily trips. As a result, it is reasonable to conclude that the project would have a less-than-significant impact on VMT.

Accordingly, the project is expected to have a less-than- significant impact on VMT for both employment and patron-related travel.

Significance Level:
Less than Significant Impact

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

Comment:
The project would not increase hazards, since it maintains the existing alignment of the roadway.

Significance Level:
No Impact

d) Result in inadequate emergency access?

Comment:
Development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements. Project development plans are required to be reviewed by a Sonoma County Fire Prevention staff during the building permit process to ensure compliance with emergency access issues. Additionally, standard conditions of approval require submittal of a written Fire Safety and Evacuation Plan (as required by Section 403 and 404 of the California Fire Code) to Fire Prevention staff for approval. No impacts to emergency access are anticipated.

Significance Level:
Less than Significant Impact

e) Result in inadequate parking capacity?

Comment:
As discussed in the traffic study recommendations and conclusions above in section 17 (a), the proposed parking is adequate.

Significance Level:
Less than Significant Impact

18. TRIBAL CULTURAL RESOURCES:

State Regulations

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR, PRC Section 21084.1), a resource included in a local register of historical resources (PRC Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (PRC Section 15064.5[a][3]).

If a project can be demonstrated to cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to permit any or all these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b], and [c]).

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (*CEQA Guidelines* Section 15064.5[b][2][A]).

California Public Resources Code

Section 5097.5 of the California PRC states:

No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

As used in this PRC section, “public lands” means lands owned by or under the jurisdiction of the State or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, local agencies are required to comply with PRC 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others.

Codes Governing Human Remains

The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC sections 5097.94 and 5097.98 and falls within the jurisdiction of the Native American Heritage Commission (NAHC). If human remains are discovered, the county coroner must be notified within 48 hours, and there should be no further disturbance to the site where the remains were found. If the coroner determines the remains are Native American, the coroner is responsible to contact the NAHC within 24 hours. Pursuant to PRC Section 5097.98, the NAHC will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

Would the project:

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is: i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k); or ii) a resource determined by the lead

agency. In its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

On June 25, 2024, 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 July 25, 2024). After reviewing the Cultural Resources Study for the site, on July 18, 2024, a representative for the Lytton Rancheria Tribe requested that a condition of approval be imposed to require onsite monitoring during ground-disturbing activities in native soils but had no additional concerns or requests. Mitigation Measure TCR-1, which is also included as a Condition of Approval of the project, will reduce the impact to Tribal Cultural Resources to less than significant.

Significance Level:
Less than Significant with Mitigation Incorporated

Mitigation Measure TCR-1:
A Tribal or Archaeological Monitor is required to be present onsite during all initial grading and ground disturbance work. Prior to issuance of a Grading Permit or any other ground-disturbing activity, the applicant shall provide proof of a contract with a qualified consultant to monitor ground-disturbing activities to Permit Sonoma and the Tribal Representative for Lytton Rancheria Tribe.

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

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

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

Mitigation Monitoring TCR-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. Prior to issuance of a

Grading Permit or any other ground-disturbing activity, staff shall verify that a monitoring contract acceptable to the Tribal Representative for Lytton Rancheria has been obtained.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Comment:
The project would not contribute to the need for construction of new water or wastewater treatment facilities, other than construction of a replacement private onsite septic system.

Significance Level:
No Impact

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

Comment:
The property is not served by a public water system and is instead served by an existing well. Permit Sonoma staff Geologist has determined the site contains sufficient onsite water supplies available for the project. See section 10 above for a more detailed analysis.

Significance Level:
Less than Significant Impact

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

Comment:
The property is not served by a public sewer system and is instead served by a private septic system. The domestic wastewater systems for the site will be sized in accordance with the County of Sonoma OWTS Manual. The onsite septic would have sufficient capacity to treat the maximum domestic daily demand generated by the winery and tasting room.

Significance Level:
Less than Significant Impact

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Comment:
Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that would result from the proposed project. Active permitted regional landfills include the Redwood Sanitary Landfill (26 million cubic yards remaining capacity), Potrero Hills Landfill (13.9 million cubic yards remaining capacity), Vasco Road Landfill (7.4 million cubic yards remaining capacity), and Keller Canyon Landfill (63.4 million cubic yards remaining

capacity) (CalRecycle 2016). Solid waste generated during construction and operation of the project would represent a small fraction of the daily permitted tonnage of these facilities.

Significance Level:
Less than Significant Impact.

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

Comment:
No applicable federal solid waste regulations would apply to the project. At the State level, the Integrated Waste Management Act mandates a reduction of waste being disposed and establishes an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. Sonoma County has access to adequate permitted landfill capacity and reduction, reuse, and recycling programs to serve the proposed project. Construction and operational waste generated as a result of the project would require management and disposal in accordance with local and state regulations. The project would not conflict with or impede implementation of such programs.

Significance Level:
Less than Significant Impact.

20. WILDFIRE:

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

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

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?

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?

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:
According to the Permit Sonoma GIS mapping tool, the project site is not located in a high wildland fire hazard area. The project is located in a Local Responsibility Area and is outside of the wildland high and very high fire hazard zones. The project is located in a relatively flat area and surrounded by developed agricultural vineyard and row crops, some open lands, riparian corridors, and rural residential uses. The winery and tasting room would add population to the site in the form of guests and employees, including 10 full-time employees year-round with up to 15 employees during harvest, up to 50 visitors per day for tasting, and up to 300 visitors during the two largest events.

There is no adopted emergency evacuation plan for the County; however, the project would not change existing circulation patterns or affect emergency response routes. The site is roughly 3.7 miles from the Sonoma County Fire District Station #1, ensuring rapid response times in the event of

an emergency. To facilitate locating an emergency and to avoid delays in emergency response, the project has been conditioned to require safe access for emergency fire apparatus and civilian evacuation concurrently, and unobstructed traffic circulation during an emergency. No impacts to emergency access are anticipated.

Additionally, development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements. Project development plans are required to be reviewed by a Sonoma County Fire Prevention staff during the building permit process to ensure compliance with emergency access issues. Standard conditions of approval require submittal of a written Fire Safety and Evacuation Plan (as required by Section 403 and 404 of the California Fire Code) to Fire Prevention staff for approval. New construction on the site must conform to County Fire Safe Standards building requirements including fire sprinklers, fire apparatus access roads, door panic hardware, emergency water supply, and defensible space. The construction of new structures in accordance with current building standards would decrease the risk to structures on the project parcel and ensure that the project would reduce the exposure of people and property to fire hazards.

Significance Level:
Less than Significant Impact

21. MANDATORY FINDINGS OF SIGNIFICANCE:

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

Comment:
Potential project impacts on special status plant and fish/wildlife species and habitat are addressed in Section 4. With the implementation of the required mitigation measure BIO-1, impacts to the habitat of a fish or wildlife species (in this case, nesting birds) would be less than significant.

Potential adverse project impacts to cultural resources are addressed in Section 5 and Tribal Cultural Resources in Section 18. Implementation of the required measure TCR-1 (requiring an archeological or Tribal monitor), and standard condition of approval for accidental discovery would reduce these potential impacts to a less-than-significant level.

Significance Level:
Less than Significant Impact

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

Comment:
Section 15355 of the CEQA Guidelines state: *Cumulative impacts refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts*. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. A search was undertaken to identify reasonably foreseeable future projects in the vicinity of the proposed project area that might have over-lapping or cumulative impacts. None were identified.

The project would contribute to cumulative impacts related to aesthetics, air quality, biological resources, noise, and Tribal cultural resources, but County standards, BMPs, and mitigations would ensure that the project's cumulative contributions would not be considerable.

Significance Level:
Less than Significant Impact

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

Comment:
Proposed project operations have the potential to cause substantial adverse impacts on human beings, both directly and indirectly. However, all potential impacts and adverse effects on human beings (resulting from aesthetics, air quality, noise, traffic, and wildfire) were analyzed, and would be less than significant with the mitigations identified in the Initial Study and County standards incorporated into the project.

Significance Level:
Less than Significant Impact

Attachments

1. Plan Set
2. Visual Assessment Guidelines
3. Air Quality/GHG Study
4. Groundwater Assessment
5. Noise Study
6. Traffic Study

References

7. Sonoma County Important Farmland Map 1996. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
8. Assessor's Parcel Maps, County of Sonoma
9. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) http://www.arb.ca.gov/
10. California Natural Diversity Database, California Department of Fish & Game.
11. PRMD, Sonoma County General Plan 2020 (as amended), September 23, 2008.
12. California Environmental Protection Agency - http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm; California Regional Water Quality Control Board - http://geotracker.swrcb.ca.gov/; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - http://www.ciwmb.ca.gov/SWIS/Search.asp
13. Alquist-Priolo Special Studies Zones; State of California; 1983. http://www.conservation.ca.gov/cgs/rghm/ap/Pages/official_release.aspx
14. Flood Insurance Rate Maps, Federal Emergency Management Agency https://msc.fema.gov/portal
15. Special Report 120, California Division of Mines and Geology; 1980. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_120/SR_120_Text.pdf
16. General Plan Environmental Impact Report, Sonoma County Permit & Resource Management Department. http://www.sonoma-county.org/prmd/gp2020/gp2020eir/index.htm
17. Standard Specifications, State of California Department of Transportation, available online: http://www.dot.ca.gov/hq/esc/oe/specs_html
18. American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning (ANSI A300 (Part 1)-2008 Pruning), American National Standard Institute (ANSI) and National Arborist Association (NAA), 2008;
19. Best Management Practices: Tree Pruning, International Society of Arboriculture (ISA), 2008.

20. Valley Oak Protection Ordinance, County Code Section 26-67; Sonoma County, December 1996.

21. Heritage or Landmark Tree Ordinance, County Code Chapter 26D; Sonoma County.

22. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments; May, 1995.

23. Soil Survey of Sonoma County, California, Sonoma County, U.S. Department of Agriculture; 1972. https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/sonomaCA1972/sonomaCA1972.pdf

24. Evaluation of Groundwater Resources, California Department of Water Resources Bulletin 118; 2003. http://water.ca.gov/groundwater/bulletin118/publications.cfm

25. Sonoma County Congestion Management Program, Sonoma County Transportation Authority; December 18, 1995.

26. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.

27. Sonoma County Bikeways Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.

28. Sonoma County Permit and Resource Management Department and Department of Transportation and Public Works Traffic Guidelines, 2014

29. Sonoma County Permit and Resource Management Department, Visual Assessment Guidelines, (no date)

30. Sonoma County Permit and Resource Management Department Noise Guidelines, 2017

31. Sonoma County Water Agency, Sonoma Valley Groundwater Management Plan, 2007 and annual reports. http://www.scwa.ca.gov/svgw-documents/

32. Sonoma County Water Agency, Santa Rosa Plain Groundwater Management Plan, 2014. http://www.water.ca.gov/groundwater/docs/GWMP/NC-5_SRP_SonomaCoWaterAgency_GWMP_2014.pdf