



Proposed Mitigated Negative Declaration

Sonoma County Permit and Resource Management Department

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Publication Date:
Public Review Period:
State Clearinghouse Number:
Permit Sonoma File Number: **MNS24-0015**
Prepared by: Ken Compton
Phone: (707) 565-2829

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

Project Name: C and F Company Subdivision – MNS24-0015

Project Applicant/Operator: Munselle Civil Engineering

Project Location/Address: 3714 Westside Road, Healdsburg

APN: 110-090-006

General Plan Land Use: Land Intensive Agriculture 40 acres / dwelling unit density (LIA 40)

Zoning: Land Intensive Agriculture 40 acres / dwelling unit (LIA B6 40), Accessory Dwelling Unit Exclusion (Z), Floodplain (F2), Riparian Corridor 50 foot / 25 foot Setback (RC50/25), Scenic Resources (SR), Valley Oak Habitat (VOH)

Decision Making Body: Sonoma County Zoning Administrator

Appeal Body: Sonoma County Planning Commission

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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. Responsible and Trustee Agency Authorization

Agency	Activity	Authorization
Regional Water Quality Control Board (North Coast Region)	Discharge or potential discharge to waters of the state	California Clean Water Act (Porter Cologne) – Waste Discharge requirements, general permit or waiver
	Wetland dredge or fill	Clean Water Act, Section 404
State Water Resources Control Board (SWRCB)	Generating stormwater (construction, industrial, or municipal)	National Pollutant Discharge Elimination System (NPDES) requires submittal of NOI
California Department of Fish and Wildlife (CDFW)	Lake or streambed alteration	Fish and Game Code, Section 1600
	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	BAAD 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 BAAD administered Statewide Air Toxics Control Measures (ATCM) for stationary diesel engines
California Department of Conservation (DOC)	Land Conservation (Williamson) Act	Oversight of County managed Agricultural Preserve Program and Land Conservation Contracts

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. A Mitigation and Monitoring plan consistent with and incorporating all identified mitigation measures will be included in the project Conditions of Approval prior to final action on the application. The applicant has agreed in writing to incorporate identified mitigation measures into the project plans.

Prepared by: Ken Compton

October 6, 2026



Initial Study

Sonoma County Permit and Resource Management Department

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I. INTRODUCTION:

The project applicant, Munselle Civil Engineering proposes a Minor Subdivision of an existing single 81.50-acre parcel into two lots sized 22.70-acres and 58.80-acres respectively. 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 Ken Compton, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by the applicant, Munselle Civil Engineering. 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 the Permit and Resource Management Department (Permit Sonoma) Records Section.

Please contact Ken Compton, Planner, at (707) 565-2829, for more information.

II. PROJECT DESCRIPTION

The applicant proposes a Minor Subdivision to subdivide, an 81.50-acre parcel into two agricultural lots sized 22.70 acres and 58.80 acres respectively. The application does not include a request to develop the newly created lot. The existing parcel is developed with a primary residence, a carport, two agricultural barns, three wells, a water tank, an unused garage, an orange grove, vineyard, and graded driveways and parking areas. The existing unused garage, orange grove, and approximately 17 acres of vineyard will be located on proposed lot 1. The existing residence, carport, agricultural barns, wells, and approximately 50 acres of vineyard will be located on proposed lot 2. Three building envelopes are proposed, including a 1.64-acre envelope on proposed lot 1 (building envelope "A") and two envelopes on proposed lot 2 including a 1.33-acre envelope currently developed with vineyard (building envelope "B") and a 1.27-acre envelope that would encompass the existing residence, carport, and agricultural barns (building envelope "C"). All three building envelopes include septic areas to be completed under separate permits to serve potential future development. Potential, future development on lot 1 could include a new primary residence and other residential accessory structures (e.g. detached garage, studio, or workshop) or agricultural structures (e.g. barns, storage buildings, or agricultural wellhouses). Potential, future development on lot 2 (building envelope B) could similarly include residential accessory structures or agricultural structures. For all future development, it should be noted that the property is subject to a Land Conservation Act Contract that limits future development area and uses in conformance with the County adopted Uniform Rules. All three building envelopes will retain independent access to Westside Road, with existing driveways to serve building envelope A on proposed lot 1 and building envelope B on proposed lot 2. All new or improved driveways serving the proposed lots shall be subject to future permit review for drainage improvements and encroachment into the roadway. See Figure 1, Tentative Parcel Map.

III. SETTING

The 81.50-acre project site is located at 3714 Westside Road, Healdsburg and is composed of one legal parcel. It is located approximately 1.5 miles west of the town of Windsor and 1.7 miles southwest of the town of Healdsburg. Surrounding uses in the area are dominated by agricultural activities and features including vineyards, barns, and agricultural ponds. Commercial uses in the area include agricultural processing (wineries) and visitor serving uses (tasting rooms). Scattered residential uses are evident in subordination to the agricultural activities in the area.

The proposed project is a subdivision of one agricultural parcel located in a rural, agricultural area of unincorporated Sonoma County. The subject parcel has a General Plan Land Use designation of Land Intensive Agriculture (LIA) and is similarly located within the LIA Zoning District, with a density of one dwelling per 40 acres (B6 40) and Combining Districts including Floodplain (F2), Oak Woodland (OAK), Riparian Corridor with 50- and 25-foot setbacks (RC50/25), Scenic Resources (SR), and Valley Oak Habitat (VOH).

The project parcel has frontage along Westside Road, with two driveways situated in the center (to serve building envelope A on proposed lot 1) and in the southern corner (to serve building envelope C on proposed lot 2).

The project parcel includes lands designated as both “moderate” and “non-wildland” Fire Hazard Severity Zones (FHSZ) by CalFire and is located within the Local Responsibility Area (LRA). The site is currently served by the Northern Sonoma Fire Protection District.

The site is located in the Russian River floodplain and bounded on each side by foothills to the west and the Russian River to the east. As a result, topography across the parcel is generally flat. An altered drainage channel crosses north to south through the rear center of the project parcel, which is an ephemeral drainage fed by runoff from the foothills to the west. The Russian River is located approximately 300 feet east of the parcel. Though the parcel is located within the floodplain of the Russian River, only the southeastern corner of the parcel is located within a FEMA mapped floodplain.

Vegetation on the site consists primarily of 68 acres of managed vineyard with herbaceous ground cover between planted rows. Small clusters of native oak trees are situated along the edge of the project parcel near Westside Road. A drainage, which serves as an artificially redirected channel to convey stormwater that collects in the floodplain toward the Russian River, is situated among the vineyards on the parcel and has annually managed vegetation that becomes herbaceous in summer months but notably does not otherwise provide substantial support for riparian vegetation.

The project parcel is located within a groundwater availability zoned designated as Class 1 “Major Groundwater Basin” and is situated in the Santa Rosa Valley – Healdsburg Area groundwater basin, which is designated by the Department of Water Resources as a “Very Low” priority basin under the Sustainable Groundwater Management Act (SGMA).

IV. ISSUES RAISED BY THE PUBLIC OR AGENCIES

Agency Referral

A referral packet was drafted and circulated to inform and solicit comments from relevant local, state and federal agencies and to notify special interest groups that were anticipated to take interest in the project. The Northwest Information Center (NWIC) at Sonoma State University requested a cultural resources assessment, which was subsequently prepared by Brunzell Historical. No other issues were raised by the referral agencies.

Tribal Consultation under AB 52

Referrals were sent to the following Tribes on January 27, 2026:

Cloverdale Rancheria of Pomo Indians
Dry Creek Rancheria Band of Pomo Indians
Guidiville Rancheria of California
Mishewal-Wappo Tribe of Alexander Valley
Middletown Rancheria Band of Pomo Indians
Lytton Rancheria
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Federated Indians of Graton Rancheria
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
Pinoleville Pomo Nation
Robinson Rancheria of Pomo Indians

The 30-day referral period ended on February 26, 2026. Permit Sonoma did not receive requests for consultation.

Public Comments

A neighborhood notice was sent to adjacent property owners prior to the publication of this document. No issues were raised by neighbors.

V. OTHER RELATED PROJECTS

There are no known private or public projects in the area that would affect the proposed project.

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.

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

1. AESTHETICS:

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

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

Comment:

The project will not have a substantial adverse effect on a scenic vista. The project is located along Westside Road, which is designated as a scenic resource (Scenic Corridor) under the Sonoma County General Plan. Development criteria for Scenic Corridors requires that development of new structures be limited unless located at a depth of at least 30% into the subject parcel, up to a maximum of 200 feet from the centerline of the Corridor roadway. This prohibition applies primarily to new structures. Existing structures may be modified, including reconstruction or alterations, up to minor expansions of the overall development footprint. The applicant proposed three building envelopes on the proposed lots 1 and 2, of which envelopes A and B are undeveloped and envelope C is developed with existing residential structures and barns. For building envelope A (on proposed lot 1) and B (on proposed lot 2), development would be setback 200 feet from the center of Westside Road thereby siting the potential future development outside of the Corridor. Building envelope C would be situated 30 feet from the edge of the property line, however it is already developed and expansions or modifications to said development are allowed. In the event that a new structure is proposed within the Scenic Corridor setback and it is not associated with minor expansions of existing structures, the County would require submittal of an Administrative Design Review permit to assess the proposed structure, its use, and potential visual impacts from the roadway. The project does not involve tree removal, construction or grading that would significantly affect a scenic vista. Therefore, the project will not have a significant impact on a scenic vista.

Significance Level:

Less than Significant Impact.

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

Comment:

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

Significance Level:

No Impact.

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

Comment:

The project parcel has a Land Use designation of Land Intensive Agriculture (LIA) and is substantially surrounded by similarly designated lands with the exception to a portion of the western parcel boundary which abuts lands under the Resources and Rural Development (RRD) Land Use designation. The character of the surrounding area is rural in nature, with agricultural operations situated along Westside Road and rolling hills located to the west. Using the County's Visual Assessment Guidelines, staff characterized the project site as having a Sensitivity of "high" because a portion of the project parcel is located within the Scenic Resources Combining District due to frontage along Westside Road, a Scenic Corridor. The project does not involve a specific development

proposal, however, the zoning of the property would allow for future residential development. Potential future residential development would be restricted to the proposed building envelopes shown in the Tentative Map, and a condition of approval incorporated into the project would limit any building construction (residential, agricultural, or otherwise) outside of said envelopes. By limiting all future site development to the proposed building envelopes, and given that the undeveloped envelopes are situated 200 feet into the depth of a parcel fronted by mature oak trees, the potential structures would be minimally visible from public vantage points along Westside Road. As a result, Visual Dominance for the project would be characterized as “Subordinate.” Therefore, using the Visual Assessment Guideline matrix below, the project would have a less than significant visual impact to the existing visual character and surrounding views.

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 Impact.

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

Comment:

The project does not propose any structures at this time, however reasonably foreseeable development in the proposed building envelopes include residential development and agricultural support structures that are permitted in the LIA Zoning District. Such structures, once built, may introduce new sources of light and glare. Lighting on future development will be required to be Dark Sky compliant or a similar certification.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

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

Note on Map: “Prior to issuance of building permits, an exterior lighting plan shall be submitted for review by Permit Sonoma Project Review staff. Exterior lighting shall be Dark Sky compliant, or otherwise low mounted, downward casting, full-cutoff, 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. For commercial uses, exterior lighting shall be shut off automatically after closing and any security lighting shall be motion sensor activated.”

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

be brought into compliance or initiate procedures to revoke or modify the permit.

2. AGRICULTURE AND FOREST RESOURCES:

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

Would the project:

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

Comment:

The Tentative Map identifies that the project parcel currently contains 68 acres of vineyard. The California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) maintains a database of Farmland Series Maps to record and report changes in the use of agricultural lands. Using the most current data for Sonoma County, the project parcel includes a mixture of farmland categories, the most predominant of which is Prime Farmland, but also includes Farmland of Local Importance, Farmland of Statewide Importance, Unique Farmland, Grazing Land, and Other Land.¹ The California DOC defines Prime Farmland as: "Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields."

The existing parcel includes residential development (within proposed lot 2, building envelope C), and is situated on land classified as Farmland of Local Importance. Building envelopes A and B on proposed lots 1 and 2 respectively are situated on land designated as Prime Farmland. No development is proposed as part of the project, nor would the project result in a change to the General Plan density or zoning of the resulting parcels. Reasonably foreseeable development within building envelopes A and B includes agricultural and residential uses permitted in the LIA Zoning District and would not result in a considerable conversion of Prime or Important farmland into non-agricultural uses. Building envelope A is approximately 1.64 acres, which represents 7% of proposed lot 1. Building envelope B is approximately 1.33 acres, which represents 2.6% of proposed lot 2. Note that while a secondary driveway may be created to serve building envelope B, this would primarily remove farmland not classified as Prime Farmland and was therefore omitted from this calculation. At maximum development, this conversion would represent a relatively small portion of the resulting parcels and would retain the remainder of the site for agricultural uses. Therefore, the project would not convert a significant amount of farmland to non-agricultural uses and resulting impacts would be less than significant.

Significance Level:

Less than Significant Impact.

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

Comment:

¹ California Department of Conservation, "California Important Farmland Finder" Map.
<https://maps.conservation.ca.gov/DLRP/CIFF/> Accessed July 14, 2026.

The project parcel is located within the LIA Zoning District and is currently subject to a Land Conservation (Williamson) Act contract. Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), which is a governing document for County administration of the Land Conservation Act, addresses allowances for subdivision of contracted land.²

Uniform Rules Section 10 stipulates that subdivisions of contracted land are allowed provided the resulting lots are consistent with the General Plan and Zoning Code, conform with the requirements of the Subdivision Map Act, and that each resulting parcel separately qualifies for and pursues applications to simultaneously rescind the existing Land Conservation contract to be replaced with new contracts. The result of said process would ensure that resulting lots would not either conflict with the existing contract restricting the land nor would the resulting lots be disqualified from future Land Conservation contracts because of the subdivision process.

Eligibility requirements for Land Conservation contracts in Uniform Rules Section 4.0 require properties to be agricultural or open space land that is devoted to qualifying agricultural or open space uses (i.e. a minimum of 50% of land is continuously used or maintained for agricultural uses, open space uses, or a combination of both). Parcels under Prime Land Conservation contracts must devote at least 50% of the land to "Prime" agricultural uses, which includes land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years. Additionally, individual farm operations on contracted land must meet minimum income requirements to verify the use as a commercial agricultural enterprise. For vineyard land, the minimum income requirement is a gross total annual income of not less than \$1,000.00 per planted acre.

The project parcel is 81.5 acres and is proposed to be subdivided into two parcels, lots 1 and 2. Lot 1 would be 22.7 acres in size with 17.6 acres currently planted in vineyard. Lot 2 would be 58.8 acres in size with 50.4 acres currently planted in vineyard. Compatible uses of the land must be listed in the Uniform Rules and collectively cannot occupy more than 15% of the total parcel size up to a maximum of 5 acres, whichever is less. Compatible uses do not include public roads, private access roads, and driveways. Other features utilized by onsite agricultural operations, such as barns and agricultural storage ponds, similarly do not count toward compatible use acreage. For each proposed lot, the 15% threshold would apply.

Reasonably foreseeable future residential development of the site permitted by the LIA Zoning District and the Uniform Rules compatible uses would be limited to the proposed building envelopes and septic areas delineated on the Tentative Map. The project parcel currently contains residential development and agricultural barns within proposed building envelope C. Future development of building envelopes A and B along their associated driveways would result in vineyard removal for each proposed lot, as detailed below:

Lot 1, Building Envelope A: Approximately 1.64 acres in size, of which approximately 1 acre is planted with vineyard. Lot is situated with frontage along Westside Road and will utilize existing entry point in the location of the existing orange grove (no acreage removed for driveway, grove not factored into prime acreage). Maximum buildout of the 1.64-acre envelope represents a loss of 5.6% of planted acreage and conversion of up to 7% of proposed lot 1.

Lot 2, Building Envelope B: Approximately 1.33 acres in size, all of which is planted in vineyard. Lot is situated along Westside Road and may require a new driveway to provide secondary access (existing primary driveway located near envelope C on lot 2). Assuming a 200 foot long, 20-foot-wide access road (per County Fire Code regulations), which would individually require conversion of 4,000 square feet or 0.09 acres, and maximum buildout of the 1.33-acre envelope, this would result in a loss of up to 2.8% of planted acreage on proposed lot 2.

² Sonoma County. "Uniform Rules for Agricultural Preserves and Farmland Security Zones." <https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/Archive/Planning/Documents/Uniform%20Rule%20for%20Agricultural%20Preserves%20and%20Farmland%20Security%20Zones.pdf> Accessed 7/14/26

Lot 2, Building Envelope C: Split into two locations totaling 1.27 acres in size. Lot is situated along Westside Road and would utilize an existing driveway. Both portions of the envelope are developed with a primary dwelling, carport, and two agricultural barns. A portion of the envelope associated with the primary dwelling includes planted vineyard totaling approximately 0.5 acres. Maximum buildout of the 1.27-acre envelope, which would only require new conversion of 0.5 acres, would result in a loss of up to 1% of planted acreage on proposed lot 3.

Consistency with Land Conservation Act:

Resulting lot 1 would retain 16.6 acres of planted vineyard, representing 73% of the total lot area, and could include up to 7% of the resulting lot area being converted to compatible uses. Resulting lot 2 would retain 48.47 acres of planted vineyard, representing 82% of the total lot area, and could include up to 4.6% of the resulting lot area being converted to compatible uses. For both resulting lots, the quantity of acres exceeds the minimum parcel size for Prime contracts (10 acres), exceeds the minimum acreage requirements for Prime acreage (50%), cannot be developed in a manner than exceeds the 15% compatible use threshold, and are individually anticipated to meet the minimum income requirements for their agricultural uses (vineyard). Therefore, the proposed project would not conflict with the agricultural zoning, use, or existing Land Conservation contract encumbering the parcel resulting in impacts that would be less than significant.

Significance Level:

Less Than Significant Impact.

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

Comment:

The project is not designated as forest land, is not located within the Timberland Production (TP) Zoning District, nor is it located near said forest land or lands zoned TP. Therefore, the project will not conflict with, or have any effect on, forest lands or lands zoned TP.

Significance Level:

No Impact.

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

Comment:

See the comment under section 2(c) above.

Significance Level:

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 the conversion of farmland to non-agricultural use or forest land to non-forest use.

Significance Level:

No Impact.

3. AIR QUALITY:

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

Would the project:

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

Comment:

The project is within the jurisdiction of the Bay Area Air District (BAAD), formerly known as and referred to as the Bay Area Air Quality District (BAAQMD) until January 22, 2025, which is currently designated as a nonattainment area for State and federal ozone standards, the State PM₁₀ standard, and State and federal PM_{2.5} standards. The District has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides [NO_x] and volatile organic compounds, also referred to as Reactive Organic Gases [ROG]). The project will not conflict with the District's air quality plans because the proposed use is well below the emission thresholds for ozone precursors (see discussion in 3(b) below).

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:

As described in the current BAAD CEQA Guidelines³, the BAAD has developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

If the project meets the screening criteria in Table 4-1 of the BAAD CEQA Guidelines, "Single Land Use Construction and Operational Criteria Air Pollutant and Precursor Screening Levels," the project will not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the Thresholds of Significance shown in Table 3-1 of the BAAD CEQA Guidelines. Additionally, operation of the proposed project would also result in a less-than-significant cumulative impact on air quality from criteria air pollutant and precursor emissions.

There is no land use screening category for agricultural uses, however there are thresholds for projects involving the construction of single family dwellings. Based on its proposed size of two total agricultural lots, the proposed project is significantly below the single-family land use construction-related screening size (254 dwelling units) and the operation criteria pollutant screening size (421 dwelling units). Following use of the project level thresholds of significance for ROG and NO_x, found in the BAAD Air Quality Guidelines Table 3-1, a detailed air quality study is not required, and emissions of criteria pollutants from the project would be less than significant. Furthermore, as the project would not result in a significant air quality impact, it would not result in a cumulatively considerable contribution to regional air quality impacts.

Although the project would generate some ozone precursors from new vehicle trips, the size of the project is small, and the project would not have a cumulative effect on ozone because it will not generate substantial traffic resulting in significant new emissions of ozone precursors (ROG and

³ Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." April 2022, Revised April 2023. <https://www.baagmd.gov/en/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines> Accessed July 15, 2026.

NOx).

Wood smoke from fireplaces and wood stoves are sources of fine particulate matter. Wood smoke is a major contributor to reduced visibility and reduced air quality on winter evenings in both urban and rural areas. Sonoma County building regulations limit new fireplaces to natural gas fireplaces, pellet stoves and EPA-Certified wood burning fireplaces or stoves. With the restriction on fireplace design, fine particulate emissions from this project would be a less than significant impact.

The project would have no long-term effect on PM2.5 and PM10, because all surfaces would be paved, gravel, landscaped, or otherwise treated to stabilize bare soils following construction, and dust generation would be minimal. However, there could be a significant short-term emission of dust (which would include PM2.5 and PM10) during construction. BAAD provides best management practices (BMPs) for construction-related fugitive dust emissions (see Table 5-2). By incorporating these BMPs into the project as Mitigation Measure AIR-1, potential impacts would be reduced to a less than significant level.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure AIR-1 Construction Dust and Air Quality Control: The following note shall be printed on the parcel map:

Note on Map: “The following BAAD recommended basic construction measures and air quality control measures shall be included in the construction contract specifications for all projects onsite and implemented during construction:

- a. A Construction Coordinator shall be designated by the project applicant, and a sign shall be posted on the site including the Coordinator’s 24-hour phone number for public contact regarding dust, trackout, and air quality complaints. The Coordinator shall respond and take corrective action within 48 hours. The Coordinator shall report all complaints and their resolutions to Permit Sonoma staff.
- b. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- d. All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- e. Vehicle speeds on unpaved areas shall be limited to 15 miles per hour.
- f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- h. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- i. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- j. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.”

Monitoring AIR-1: Permit Sonoma staff shall verify that the AIR-1 measures are noted on the subdivision map prior to recordation and on subsequent site alteration, grading, building, and subdivision improvement plans prior to issuance of permits

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment:

Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. Localized impacts to sensitive receptors generally occur when sources of air pollutants and sensitive receptors are located near one another. The project is not anticipated to generate substantial air pollutants as no development is proposed and reasonably foreseeable future development limited within the proposed building envelopes would consist of residential structures and accessory uses, which do not individually generate significant levels of criteria pollutants through ongoing occupation. Although there will be no long-term increase in emissions, during construction of future build-out there could be significant short-term dust emissions that would affect nearby residents. Dust emissions can be reduced to less than significant by Mitigation Measure AIR-1.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

See **Mitigation Measure AIR-1.**

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

Comment:

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

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

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

Significance Level:

Less than Significant Impact.

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.

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 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, whether or not those lands are occupied by the subject species. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard (which is applied to ensure that a federal action would not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of critical habitat).

Essential Fish Habitat (EFH)

Essential Fish Habitat (EFH) is regulated through the National Marine Fisheries Service (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 EFH as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" [16 USC 1802(10)]. NMFS further defines EFH as areas that "contain habitat essential to the long-term survival and health of our nation's fisheries" EFH 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).

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.

Other Special-Status Plants – California Native Plant Society

The California Native Plant Society (CNPS), a non-profit plant conservation organization, publishes and maintains an Inventory of Rare and Endangered Vascular Plants of California in both hard copy and electronic version (<http://www.cnps.org/cnps/rareplants/inventory/>).

The Inventory employs the California Rare Plant Ranking (CRPR) to assign plants to the following categories:

- 1A. Presumed extinct in California
- 1B. Rare, threatened, or endangered in California and elsewhere
2. Rare, threatened, or endangered in California, but more common elsewhere
3. Plants for which more information is needed – A review list
4. Plants of limited distribution – A watch list

Additional endangerment codes are assigned to each taxon as follows:

1. Seriously endangered in California (over 80% of occurrences threatened/high degree of immediacy of threat)
2. Fairly endangered in California (20-80% occurrences threatened)
3. Not very endangered in California (<20% of occurrences threatened, or no current threats known)

CRPR 1A, 1B, and 2 plants consist of individuals that may qualify for listing by state and federal agencies. As part of the CEQA process, such species should be fully considered, as they meet the definition of threatened or endangered under the NPPA and Sections 2062 and 2067 of the CFGC. CRPR 3 and 4 species are considered to be plants about which more information is needed or are uncommon enough that their status should be regularly monitored. Such plants may be eligible or may become eligible for state listing, and CNPS and CDFW recommend that these species be evaluated for consideration during the preparation of CEQA documents.

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.

Oak Woodland (OAK) and Valley Oak Habitat (VOH) Combining Districts

The OAK and VOH combining districts are established to protect, preserve, and enhance oak trees and oak woodlands in Sonoma County for the benefit of present and future generations and to implement Sonoma County General Plan Policies OSRC-7I, related to oak woodlands, and OSRC-7m, related to valley oak habitat. Where proposed valley oak or oak woodland removal is subject to a discretionary permit process, mitigation measures to address loss of trees would apply, such as measures to ensure no net loss of oak woodlands or, for the highest quality woodlands, would provide a unique public benefit equal to or greater than the value associated with removed oaks.

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.

Comment:

The project area was surveyed on February 25, 2026, by a professional biologist to develop information regarding general ecological conditions, vegetation stand identification, potential presence or absence of special status plant and animal species, and sensitive natural communities including aquatic resources. These studies/biological surveys are summarized below.

Charles A Patterson of Planet Ecologist conducted a biological resources survey within the project area including the proposed building envelopes.⁴ The survey was conducted from the vineyard edges and aisles and included walking surveys through the less developed areas. While the survey was not conducted during the primary spring blooming period (typically between March and May), the commonness of the local habitats in addition to the high level of site disturbance resulting from historic vineyard operations has developed a plant profile of non-native annual grasses and weedy forbs that were fully recognizable at that time. It was noted that while numerous rare plant species are known from the region's serpentine, herbaceous wetland, and chaparral habitats, there are no such habitats directly within or immediately next to the study area.

Project Area Context and Character

The site is substantially dominated by managed vineyard land, with 68 acres currently planted in block rows. The ongoing managed agricultural activity and vineyard maintenance has resulted in an abundance of ruderal habitat on the site resulting from frequent site disturbance and vegetation control. These managed areas include vineyard rows and access roads consisting of bare dirt, graveled work areas, and highly compacted soils. A portion of the project parcel, situated around building envelope A, is slightly elevated in topography and contains a number of old planted trees including olive, citrus, magnolia, bigleaf maple, and incense cedar. There were notable clusters of native oak trees along the western parcel boundaries near to the roadway. No significant occurrences of native grasses or wildflowers were noted in the study area.

The project parcel is bisected by a mapped drainage feature, currently designated as a Riparian Corridor under the *Sonoma County General Plan 2020* Open Space and Resource Conservation Element. This feature runs approximately north to south through the project parcel, extending in a southeasterly fashion through adjacent vineyards. The drainage serves as an artificially redirected channel to convey stormwater that collects in the floodplain toward the Russian River. As such, surveys of the site included specific wetland delineations using prescribed methodology from the US

⁴ Charles A. Patterson. "Biological Assessment of Proposed/Potential Vineyard Planting at 3714 Westside Road." March 30, 2026

Army Corps of Engineers. It was noted that the drainage, in conjunction with designation as a Riparian Corridor by the County, is similarly designated as an ephemeral blue-line stream by USGS, however it is no longer a "natural" feature due to its maintenance, with the nearest natural, perennial blue-line stream being the Russian River to the east. The ephemeral onsite drainage was determined to be unsupportive of riparian vegetation and only included minor herbaceous growth likely to be most evident during late summer. No significant other areas were identified that could facilitate or otherwise be characterized as wetlands during surveys, such as depressions or swales.

Special Status Plants

No special status plant species were identified in the project area during field surveys. Similarly, the site generally lacks habitats suitable for rare plant species, such as forest land, wetland, or undisturbed grasslands and meadows. As discussed above, a substantial amount of the site contains historically managed vineyard lands and only common plant species were observed, primarily consisting of non-native grasses and forbs. The property does contain several native oak species near the property frontage along Westside Road. These oak trees fall under the protection requirements of the County adopted Tree Protection Ordinances, which require construction standards to limit damage to protected trees, including oak trees (i.e. exclusionary fencing, avoiding exposed roots) and woodland, as well as compensatory mitigation for any trees proposed to be removed or accidentally damaged during construction activities (i.e. replanting based on arboreal value). These requirements apply to all protected trees in the County and, therefore, are not a project specific mitigation but rather a standard that applies to all grading, building, and similar permitting in the County. The project does not propose any new development; however, building envelope A and C are situated near onsite oak trees and, as such, any improvements (i.e. driveways) needed to develop building envelope B may impact said trees. If a new driveway is constructed to access building envelope B, tree removal is anticipated. Standards under the Tree Protection Ordinances will be required on all construction plans to address potential impacts to oaks and other protected trees.

Special Status Animals

No special status animal species were observed in the project area during field surveys. As described throughout this section, the site lacks suitable habitat for most rare or special status species such as wetlands, watercourses, or ponds. The project site is outside of the range of federally designated Critical Habitat for California Tiger Salamander and Red Legged Frog and, further, is not located within US Fish and Wildlife Services recovery plan areas for California Red Legged Frog. Similarly, while the site is located within the Russian River floodplain and near the river, the project area and substantial surrounding include managed vineyard that is frequently compacted and disturbed. Said agricultural activities include regular mowing and disking that deters upland habitat. The project biologist notes that previous and ongoing agricultural activities have forced species to adapt to the converted habitat, which is not suitable for sensitive species that have since left the project area.

The area may serve as foraging habitat for avian and raptor species, as well as nesting and roosting habitat among the trees more densely sited along Westside Road. The project does not propose new development; however, the proposed building envelopes are assumed to be developed and may result in short-term disturbances to foraging habitat onsite. This disturbance may cause minor disruption to foraging; however, the abundance of similarly situated agricultural land provides for alternative foraging habitat during construction phases. Given the location of the proposed building envelopes, project related construction activities may cause disturbances to roosting bats and nesting birds. Ground borne vibrations from construction vehicles could cause premature fledging of offspring or abandonment of active nests or bat roosts. These impacts would be potentially significant. However, **Mitigation Measures BIO-1 and BIO-2** for pre-construction surveys would reduce the potential impact to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

Mitigation Measure BIO-1. Conduct Pre-Disturbance Special Status Nesting Bird Surveys and

Establish Protective Buffers:

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

- (a) To minimize the potential for impacts on nesting raptors and other special status or migratory birds, project activities, including vegetation removal, ground disturbance, and use of heavy equipment, shall only occur during the nonbreeding season (September 1 through January 31), if feasible. If all nesting habitat is removed during the nonbreeding season, no further action under this measure shall be required.
- (b) If conducting project activities during the nonbreeding season is not feasible, then prior to removal of vegetation, ground-disturbing activities, or use of heavy equipment between February 1 and August 31, a qualified biologist shall conduct pre-disturbance surveys for nesting raptors and other birds and shall identify active nests within the project site and accessible areas adjacent to the project site. The survey radius shall include the proposed disturbance area and accessible surrounding areas to 0.25 mile. Inaccessible areas adjacent to the project site (e.g., private property) shall be surveyed using binoculars or spotting scopes. If no active nests are found during pre-disturbance surveys, no further action under this measure shall be required.
- (c) Impacts on nesting birds shall be avoided by establishing appropriate buffers around active nest sites identified during surveys to prevent disturbance to the nest. Activity shall not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. No-disturbance buffers shall be 0.25 mile for white-tailed kites, 500 feet for raptors, and at least 100 feet for other special-status and migratory birds.
- (d) The size of buffers for common native birds shall be determined by a qualified biologist and shall be of sufficient size to avoid disturbance to the nest based on the species, project activity, nest height, existing disturbance level, and other relevant factors. The buffer may be adjusted if a qualified biologist determines that such an adjustment would not be likely to adversely affect the nest. For white-tailed kite and other special-status birds, this determination shall be made in consultation with CDFW. Monitoring of the nest by a qualified biologist during and after construction activities shall be required if the activity has potential to adversely affect the nest.
- (e) Trees shall not be removed during the breeding season for nesting raptors unless a survey by a qualified biologist verifies that there is not an active nest in the tree.

Mitigation Monitoring BIO-1:

Prior to approval of the map for recordation, Permit Sonoma staff shall review the map to ensure that the note is shown correctly, and on the plans related to the development permits. Prior to issuance of building or grading permits, and before initiation of any ground-disturbing activities, staff shall verify that pre-disturbance surveys have been conducted. If surveys identify active nests and determine that protective buffers are necessary, ground-disturbing activities shall not be initiated until the applicant provides evidence that avoidance buffers have been installed, nest monitoring has been initiated, and any measures recommended by the biologist to avoid sensitive habitat or species have been complied with. A final monitoring report shall be submitted to the County within 30 days of the completion of ground-disturbing and tree removal activities.

Mitigation Measure BIO-2. Conduct Pre-Disturbance Special Status Bat Surveys and Establish Protective Buffers:

Note on Map and Improvement Plans: “The following measures shall be taken to avoid potential inadvertent disturbance of roosting bats on and near the project site as a result of construction-related vegetation removal and site disturbance:

- 1) Structures. A qualified bat biologist shall conduct a habitat assessment and surveys for special status species of bats prior to any structure removal. The survey methodology shall include an

initial habitat assessment and survey several months before project construction, to facilitate sufficient time to implement the exclusion plan described below, and the types of equipment used for detection.

If required, a bat exclusion plan shall be submitted to CDFW for approval if bats are detected within structures during the above survey. The plan shall be implemented prior to project construction and allow bats to leave the structures unharmed. The plan shall: (1) recognize that both the maternity and winter roosting seasons are vulnerable times for bats and require exclusion outside of these times, generally between March 1 and April 15 or September 1 and October 15 when temperatures are sufficiently warm, and (2) identify suitable areas for excluded bats to disperse or require installation of appropriate dispersal habitat, such as artificial bat houses, prior to project construction, and include an associated management and monitoring plan with implementation funding.

- 2) **Tree Removal.** Prior to any tree removal, a qualified bat biologist shall conduct a habitat assessment for bats. The habitat assessment shall be conducted a minimum of 30 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, or exfoliating bark for colonial species, and suitable canopy for foliage-roosting species). Trees without suitable habitat for bats can be removed. If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. Trees with suitable bat habitat may be removed only if: a) presence of bats is presumed, or documented during the surveys described below and removal using the two-step removal process detailed below occurs during seasonal periods of bat activity from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified bat biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or complete visual examination of roost features that establish absence of roosting bats.

If a two-step removal is used, two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under direct supervision and instruction by a qualified bat biologist with experience conducting a two-step methodology, tree removal limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed. If construction occurs during the non-breeding period (typically from June through February).

- 3) A final monitoring report shall be submitted to the County within 30 days of the completion of structure removal or tree removal activities.

Mitigation Monitoring BIO-2:

Prior to approval of the map for recordation, Permit Sonoma staff shall review the map to ensure that the note is shown correctly, and on the plans related to the development permits. Prior to issuance of any building or grading permit(s), staff shall ensure that the preconstruction survey for roosting bats has been completed, and the above measures, if applicable, have been complied with. Prior to issuance of any building or grading permit(s), staff shall verify that installation of exclusion measures from the exclusion plan and tree cavity monitoring, if applicable, have been conducted and that any measures recommended by the biologist to avoid sensitive habitat or species have been complied with. A final monitoring report shall be submitted to the County within 30 days of the completion of building demolition and tree removal activities.

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

Comment:

Based on record searches of the CNDDb, no sensitive natural communities were identified in the

project area. As discussed above in section (a), local regulations, including the County's Riparian Corridor Ordinance and Tree Protection Ordinances would apply; however, the project site does not contain riparian habitat nor is tree removal proposed as part of the project. In the event that protected trees may be impacted through removal or damage, construction standards and replacement planting requirements under Zoning Code Article 67 (Oak Woodland Combining District and Valley Oak Habitat Combining District) and Sec. 26-88-015 (Tree Protection Ordinance) will apply.

Significance Level:

Less than Significant 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:

As discussed above in section (b), the project area does not contain sensitive natural communities.

The unnamed ephemeral drainage that traverses the parcel is potentially subject to regulation by the U.S. Army Corps of Engineers under Section 404 of the federal Clean Water Act, the North Coast Regional Water Quality Control Board under the Porter-Cologne Water Pollution Control Act and the CDFW under Section 1602 of the California Fish and Game Code. Building envelope A is approximately 350 feet from the edge of the 50-foot creek conservation area. Envelope B is approximately 700 feet from the setback. Envelope C is separated into two areas, of which the 0.3 acre portion intersects with the setback in the eastern most corner, however this area is already developed with compacted areas and barns.

No primary or secondary impacts to the drainage channel is anticipated from the project. However, even in the event that wetlands were located on or proximate to the proposed building envelopes, all construction grading would be required to comply with County Code, Chapter 11 *Construction Grading and Drainage*, which include setbacks for wetlands (Sec 11-14-110). These setbacks include 100 feet from wetlands designated as biotic habitat and 50 feet from all other wetlands, unless a

wetlands report recommends a lesser or greater setback. Additionally, development for the site is protected by Riparian Corridor setbacks as required by County Code, Chapter 26, Article 65 (Sec 26-65-030).

Significance Level:

Less than Significant 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:

Several common bird species use the project site. Many common bird species (including their eggs and young), are given special protection under the Migratory Bird Treaty Act of 1918 (Migratory Bird Act). The mitigation measures recommended below would reduce any potential impacts to birds protected by the Migratory Bird Treaty Act to a less than significant level.

If feasible, remove vegetation and conduct ground-disturbing activities only between September 1 and February 15 to avoid bird-nesting season. If it is not feasible to remove vegetation outside of bird-nesting season, the following **Mitigation Monitoring BIO-1** will reduce impacts to a level that would be less than significant.

Bats have the potential to roost in existing vacant or underutilized buildings, other man-made structures, and could be present within structures. Mature trees may show evidence of cavities and/or exfoliating bark that could serve as roost sites for populations of bats or could harbor solitary bats. In general, significant impacts to bats prohibited under the Fish and Game Code could result from disruption of an occupied non-breeding bat roost or the loss of a maternity colony of bats. This may occur through direct disturbance from destruction of a roost site during removal or pruning of trees or an indirect disturbance causing behavioral alterations due to construction noise or vibration, or by increased human activity in the area. A future development project in the building envelopes could affect trees that could harbor bat populations. In addition, a future project could require removal of the existing house, barn, or other ancillary structures, which could provide suitable habitat for bats. A bat habitat assessment conducted by a qualified biologist prior to construction could determine if suitable habitat for bats exists on site and allow development of mitigation strategies to achieve humane removal of bat populations, if present. Implementation of **Mitigation Measure BIO-2** would reduce the impact to special status bat species to a less than significant level.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

See Mitigation Measure BIO-1

See Mitigation Measure BIO-2

- 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 or Sonoma County Tree Protection Ordinances. The parcel does have oak woodland along the property frontage along Westside Road and represents approximately one acre of the parcel. As a result, the property includes the Oak Woodland combining district and the entire parcel is also within the Valley Oak Habitat combining district. However, no development is proposed that would remove oak trees (building envelopes do not overlap with the described, mapped oak woodland on the parcel) and no formal oak woodland habitat

was identified in the biologic assessment, only the presence of one or more stands of scattered coastal live oak trees.

As described in previous sections, any future development on this parcel would be subject to the Sonoma County Tree Protection Ordinance (Sec. 26-88-015). Additionally, the ephemeral drainage that is mapped under the Riparian Corridor combining district requires a 50-foot minimum streamside conservation area and a 25-foot setback for agricultural cultivation from the top of bank. This setback extends on either side of the drainage through the parcel and abuts the eastern boundary of proposed lot 1. No development is proposed in this setback as it does not overlap with the prescribed building envelopes, with exception to the corner edge of the 0.3-acre portion of building envelope C.

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:

No Impact.

5. CULTURAL RESOURCES:

Would the project:

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

Comments:

A cultural resources assessment was prepared for the project by Brunzell Historical in April 2026.⁵ The study included a records search by the Northwest Information Center (NWIC) at Sonoma State University and a review of the Bult Environment Resource Directory (BERD). A field survey of the project site was conducted in March 2026, which included inspections of exposed soils and a survey of the existing built environment. The study area, specifically within and approximate to building envelope A, includes an old orchard and garage structure that indicate prior use as a homesite. Initial records searches by NWIC identified the property as the "Cuneo house." The subject property was previously a portion of the McClish Ranch, which was a prominent agricultural site and family between 1880 to 1934. The previous home site was occupied by Blain McClish, who lived in the then-existing residence and did not continue agricultural pursuits in the County. The subsequent owner, James Cuneo, was a local fruit grower but did not rise to historical significance in the region. The original, larger farmhouse is now nonexistent, and the remaining garage structure, which is constructed of wood-shingle siding and a galvanized metal roof, is poorly maintained with no distinct features indicating historic significance. Remaining structures on the property include an existing residence, carport, and barns associated with building envelope C. While the existing residence is characteristic of a farmhouse style home and dates to circa 1880, several features have been altered including windows and new additions. The residence represents one of many such early ranching homes, with some remaining decorative wood brackets at eave locations, but is ultimately not unique in character. In summary, the property does not contain structures that are associated with important events or people, display distinctive characteristics of a style and would not yield important

⁵ Brunzell Historical. "Cultural Resources Assessment Report 3714 Westside Road Project." April 2026

information that could not be obtained by other means, nor demonstrate the work of a master craftsman; therefore, these buildings would not meet criteria for inclusion on the NRHP or CRHR or would qualify as a County Historic Landmark.

Although structures on the property are greater than 100 years old, all have been altered or degraded over time such that none retain historic integrity. No structure, object, or other element meeting the definition of a historical resource was found; therefore, impacts to existing structures would not result in substantial, adverse changes to a historic resource.

Significance Level:

Less than Significant.

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

Comment:

As discussed above, Brunzell Historical conducted a records search for known archeological resources in conjunction with a field survey of soils that may indicate evidence of archeological resources. During field surveys no archaeological site indicators were observed in the project area or within the soil excavated by auguring. This is likely due to the frequent ground disturbance caused by historic agricultural activities across the parcel.

There are no known archaeological resources on the site, but the project could uncover such materials during future construction. 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.

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

Comment:

The project does not propose new development, however reasonably foreseeable future development may be constructed within the proposed building envelopes. The site has historically been utilized for farming activities, which are still active at present. The building envelopes are not located on known burial sites. In the unlikely event the site contains a burial site, compliance with Section 11-14-050 of the Sonoma County Construction Grading and Drainage Code and the accidental discovery standard condition noted above would ensure necessary steps are taken to protect the resource.

Significance Level:

Less than Significant.

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 proposed project includes a 2-lot subdivision and new residential development is not proposed at this time. Short-term energy demand would result from potential future construction activities, including energy needed to power worker and vendor vehicle trips, and construction equipment. Long-term energy demand would result from operation of potential new residential or agricultural structures, which would include activities such as lighting, heating, and cooling of structures. Although implementation of the project could result in a net increase in energy usage, the increase would not be wasteful nor inefficient because of energy-efficient building design required by Title 24 of the California Building Code.

Significance Level:

Less than Significant Impact.

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

Comment:

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

Significance Level:

Less than Significant Impact.

7. GEOLOGY AND SOILS:

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Comment:

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps. The nearest fault line is the Healdsburg Fault located approximately 3.5 miles to the east.⁶

Significance Level:

No Impact

ii. Strong seismic ground shaking?

Comment:

The subject parcel is located in an area with a ground shaking probability of Very Strong.⁷ All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults.

By applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which consider soil properties, seismic shaking and foundation type. Standard conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements.

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

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

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

Significance Level:

⁶ Sonoma County. Sonoma County General Plan 2020 Public Safety Element. Figure PS-1b "Earthquake Fault Hazard Areas" December 10, 2013.

⁷ Sonoma County. Sonoma County General Plan 2020 Public Safety Element. Figure PS-1a "Earthquake Ground Shaking Hazard Areas" December 10, 2013.

Less than Significant Impact.

iii. Seismic-related ground failure, including liquefaction?

Comment:

Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting in ground failure. According to the current Multi-Jurisdictional Hazard Mitigation Plan⁸, the project site has a designation that ranges from very low to moderate susceptibility to liquefaction. All new structures are subject to engineering standards of the California Building Code. Because engineering standards are required for all permitted construction activities, potential impacts would be less than significant.

Significance Level:

Less than Significant Impact.

iv. Landslides?

Comment:

Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials landslides are a hazard. The subject parcel is located in the Russian River floodplain and is relatively flat in topography. According to the Multi-Jurisdictional Hazard Mitigation Plan, the project site is located in an area with low susceptibility to landslides.⁹ All structures are required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which consider soil properties, seismic shaking and foundation type. Project conditions of approval require that building and grading permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements, therefore potential impacts from landslides are reduced to less than significant.

Significance Level:

Less than Significant Impact.

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

Comment:

Future project related construction could involve grading, cuts and fills which require the issuance of a grading permit. Improper grading, both during and post construction, has the potential to increase the volume of runoff from a site which could have adverse downstream flooding and further erosional impacts, and increase soil erosion on and off site which could adversely impact downstream water quality. Erosion and sediment control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code) and Building Ordinance (Chapter 7, Sonoma County Code) requires implementation of flow control best management practices to reduce runoff. The Ordinance requires treatment of runoff from the two-year storm event. Required inspection by Permit Sonoma staff ensures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential water quantity impacts at a less than significant level during and post construction.

In regard to water quality impacts, County grading ordinance design requirements, adopted County grading standards and best management practices (such as silt fencing, straw wattles, construction entrances to control soil discharges, primary and secondary containment areas for petroleum

⁸ Sonoma County. 2021 Sonoma County Multi-Jurisdictional Hazard Mitigation Plan. Figure 9-4 "Liquefaction Susceptibility."

⁹ Sonoma County. 2021 Sonoma County Multi-Jurisdictional Hazard Mitigation Plan. Figure 11-1 "Susceptibility to Deep-Seated Landslides."

products, paints, lime and other materials of concern, etc.), mandated limitations on work in wet weather, and standard grading inspection requirements, are specifically designed to maintain potential water quality impacts at a less than significant level during project construction.

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

For post construction water quality impacts, adopted grading permit standards and best management practices require that storm water to be detained, infiltrated, or retained for later use. Other adopted water quality best management practices include storm water treatment devices based on filtering, settling or removing pollutants. These construction standards are specifically designed to maintain potential water quality grading impacts at a less than significant level post construction.

The County adopted grading ordinances and standards and related conditions of approval which enforce them are specific, and also require compliance with all standards and regulations adopted by the State and Regional Water Quality Control Board, such as the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements, Low Impact Development and any other adopted best management practices. Therefore, no significant adverse soil erosion or related soil erosion water quality impacts are expected given the mandated conditions and standards that need to be met. See further discussion of related issues (such as maintenance of required post construction water quality facilities) refer to Section X Hydrology and Water Quality.

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 section 6(a)(ii), 6(a)(iii) and (6)(a)(iv), above. However, site specific geologic investigation will be conducted through the site development permitting process, which requires construction techniques that account for site specific conditions.

Significance Level:

Less than Significant Impact.

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

Comment:

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. According to the National Resources Conservation Service Soil Survey of Sonoma County soils on the project site primarily consist of two (2) different soil types.¹⁰ Soil types include Yolo loam, 0 to 10 percent slopes in the rear portion of the site dominated primarily by vineyard and Pleasanton gravelly loam, 2 to 5 percent slopes in the areas in the front of the parcel generally encompassing the building envelopes. The Pleasanton soil series has a liquid limit of 20-30 and plastic index of 5-15, indicating a low shrink-swell potential. The Yolo soil series has a liquid limit of 30-40 and plastic index of 5-15, indicating a lot to moderate shrink-swell potential.

¹⁰ United States Department of Agriculture. Natural Resources Conservation Agency "Web Soil Survey." <https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/> Accessed 7/31/2026

These soils are not considered expansive soils.¹¹ However, on site soils have not been tested for their expansive characteristics. As stated above, new structures are subject to engineering standards of the California Building Code, including standard seismic and soil test/compaction requirements. Therefore, the potential building failure impact related to expansive soils would be less than significant.

Significance Level:

Less than Significant 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:

Preliminary documentation provided by the applicant and reviewed by the Permit Sonoma indicates that the soils on site could support a septic system on the proposed lots.

Significance Level:

Less than Significant Impact.

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

Comment:

The cultural resources evaluation conducted by professional archaeologists in March 2026 did not discover any unique paleontological or geological features on the property, although paleontological features may be uncovered during project-related construction. Compliance with standard grading conditions related to accidental discovery will ensure potential impacts resulting from accidental discovery are 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

¹¹ United States Department of Agriculture. "Soil Survey Sonoma County California" May 1972.

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 BAAQMD 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 (Ref. Table 3-2) 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 Office of Land Use and Climate Innovation (formerly Office of Planning and Research) 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 criterion A above and discussed below.

Buildings:

The County does not limit the installation of new gas lines or appliances for new dwellings; however, energy efficient standards required under CalGreen and CBC do apply. While the project does not include new construction, reasonably foreseeable future development includes a new residence, residential accessory structures, and agricultural structures. The construction of a single new residence that may include new gas lines and fixtures would be unlikely to generate GHG emissions

at a level that constitute a significant impact.

Transportation:

The project does not include new construction. Reasonably foreseeable future development includes a new residence, residential accessory structures, and agricultural structures. Using the Institute of Traffic Engineers (ITE) *Trip Generation Manual 11th Edition*, single family detached dwellings are anticipated to generate an AM peak-hour rate of 0.75 trips per dwelling unit and a PM peak-hour rate of 0.99 trips per dwelling unit, with an average daily trip (ADT) count of 1.74 per dwelling unit.

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. the Office of Land Use and Climate Innovation's published *Technical Advisory on Evaluating Transportation Impacts in CEQA* provides 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. Given that the project does not directly propose new development, but may include a new primary residence within building envelope A. Conservatively applying the trip generation rate for single family detached residences, as outlined above, the project would be significantly below screening criteria for VMT impacts under CEQA.

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.

The project includes no new construction, however, the addition of reasonably foreseeable new development on the parcel would not be considered significant under BAAQMD guidelines for buildings or transportation related design elements. Therefore, impacts would be less than significant.

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's adopted goals and policies include GP Policy OSRC-14.4 to reduce greenhouse gas emissions 25% below 1990 levels by 2015. Sonoma County emissions in 2015 were 9% below 1990 levels, while the countywide population grew 4%. In May 2018, the Board of Supervisors adopted a Resolution of Intent to Reduce Greenhouse Gas Emissions that included adoption of the Regional Climate Protection Agency's goal to further reduce greenhouse gas emissions by 40% below 1990 levels by 2030 and by 80% below 1990 levels by 2050, consistent with SB32 and AB197 climate pollution reduction targets. The Resolution of Intent included specific measures that can further reduce greenhouse gas emissions. All new development is required to evaluate all reasonably feasible measures to reduce greenhouse gas emissions and enhance carbon sequestration.

The proposed project does not include new buildings. However, future development of the site could include new single-family dwellings, with a maximum of one dwelling unit per parcel. Development of a new single-family dwelling permitted by the DA Zoning District would not exceed BAAQMD threshold of significance, as outlined in 6.a above. Therefore, impacts would be less than significant.

Significance Level:

Less than Significant 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:

The project proposes to subdivide a single parcel of land into two lots. The routine use and transport of substantial quantities of hazardous materials will not result from subdivision or subsequent development of the parcels. Any subsequent development on the site would necessitate a building permit that would require minimization measures to alleviate the risk of hazardous materials used during construction. Building and grading permits are reviewed for compliance with state and local requirements for hazardous materials.

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:

Subsequent development of the two parcels may involve intermittent and small amounts of potentially hazardous materials such as fuel, lubricants, and cleaning materials during construction. Proper use of materials in accordance with local, state, and federal requirements, and as required by site development permits, will minimize the potential for accidental releases or emissions from hazardous materials. This will assure that the risks of the project impacting the human or biological environment will be reduced to a less than significant level.

Significance Level:

Less than Significant 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 the use or transport of hazardous materials, and the site is more than a mile from any existing or proposed school.

Significance Level:

Less than Significant Impact.

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

Comment:

There are no known hazardous materials sites within or adjacent to the project limits, based on a review of the following databases on July 31, 2026:

1. The State Water Resources Control Board Geotracker database¹²,

¹² State Water Resources Control Board. "Geotracker" <https://geotracker.waterboards.ca.gov/> Accessed July 31, 2026.

2. The Department of Toxic Substances Control EnviroStor database¹³ (formerly known as Calsites), and
3. The Calrecycle Solid Waste Information System (SWIS)¹⁴.

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 or 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.

Significance Level:

No Impact.

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

Comment:

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

Significance Level:

No Impact.

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

Comment:

The project would not impair implementation of, or physically interfere with, the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. Subsequent residential development of the proposed parcels would not change existing circulation patterns significantly, would not generate substantial new traffic, and therefore would have no effect on emergency response routes.

Significance Level:

No Impact.

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

Comment:

The project parcel includes lands designated as both "moderate" and "non-wildland" Fire Hazard Severity Zones (FHSZ) by CalFire and is located within the Local Responsibility Area (LRA). The site is currently served by the Northern Sonoma Fire Protection District.

As part of the County's planning referral process, the Permit Sonoma Fire Prevention Division provided conditions of approval to manage wildland fire risks. Construction of the project would be required to comply with applicable requirements included in the Board of Forestry Fire Safe Regulations as well as the California Fire Code with local amendments as adopted in Sonoma County Code Chapter 13, including but not limited to, installing fire sprinklers in buildings, providing emergency vehicle access, and maintaining a dedicated fire-fighting water supply on-site. Other code-required fire safe standards relate to fuel modification, defensible space, road naming, and

¹³ Department of Toxic Substances Control. "Envirostor" <https://www.envirostor.dtsc.ca.gov/public/> Accessed July 31, 2026.

¹⁴ CalRecycle. "SWIS Facility/Site Search" <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search> Accessed July 31, 2026.

addressing. Requirements to meet the County's Fire Safe Standards reduces the project's potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires to a less than significant level. See sections 17(d) and 20(a – d) below for additional discussion of wildfire.

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

Significance Level:

Less than Significant Impact.

10. HYDROLOGY AND WATER QUALITY:

Would the project:

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

Comment:

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

A construction project disturbing one or more acres of soil is required to obtain coverage under the State Water Resources Control Board (SWRCB) Construction General Permit Order 2009-0009-DWQ for Discharges of Storm Water Runoff Associated with Construction Activity.¹⁵ Construction activities subject to this permit include clearing, grading, stockpiling, excavation, and reconstruction of existing facilities involving removal and replacement. The General Permit requires submittal of a Notice of Intent (NOI) package, and development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) which, in addition to other requirements, must include Best Management Practices (BMPs) to protect the quality of stormwater runoff.

At the time of proposed construction, Sonoma County also requires project applicants to prepare a grading and drainage plan (Erosion Prevention and Sediment Control Plan) in conformance with Chapter 11 (Construction Grading and Drainage Ordinance) and Chapter 11A (Storm Water Quality Ordinance) of the Sonoma County Code and the Sonoma County Storm Water Low Impact Development Guide, all of which include performance standards and Best Management Practices for pre-construction, construction, and post-construction to prevent and/or minimize the discharge of pollutants, including sediment, from the project site. Required inspections by Permit Sonoma staff insure that all grading and erosion control measures are constructed according to the approved plans.

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

Significance Level:

Less than Significant Impact.

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

¹⁵ State Water Resources Control Board. "2009-0009-DWQ CONSTRUCTION GENERAL PERMIT" https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml Accessed 7/31/26

Comment:

The County uses a four-tier classification system to indicate general areas of groundwater availability: Class 1 = Major Groundwater Basin, Class 2 = Major Natural Recharge Areas, Class 3 = Marginal Groundwater Availability Area, and Class 4 = Low or Highly Variable Water Yield. The project site is located entirely within a Class 1 Groundwater Availability Area and is not located within a Priority Groundwater Basin. An existing well serves the residence in building envelope C and the onsite vineyard. Any future proposed wells will be subject to the Sonoma County Water Well Construction Standards under Section 25B of the Sonoma County Code, which applies water conservation requirements to all private well permits submitted after October 4, 2022.

The above requirements reduce potential impacts to sustainable groundwater management to a less than significant level

Significance Level:

Less than Significant Impact.

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

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

Comment:

Construction of potential new residential and agricultural structures as a result of this project would likely involve cuts, fills, and other grading. Unregulated grading during construction has the potential to increase soil erosion from a site, which could cause downstream flooding and further erosion, which could adversely impact downstream water quality. Construction grading activities shall comply with performance standards in the Sonoma County Grading and Drainage Ordinance. The ordinance and adopted construction site Best Management Practices (BMPs) require installation of adequate erosion prevention and sediment control management practices. These ordinance requirements and BMPs are specifically designed to maintain water quantity and ensure erosion and siltation impacts are less than significant during and post construction.

See section 7(b) for further discussion.

Significance Level:

Less than Significant Impact.

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

Comment:

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

Significance Level:

Less than Significant Impact.

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

Comment:

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

Significance Level:

Less than Significant Impact.

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

Comment:

The County used FEMA Flood Insurance Rate Maps to map flood hazard areas in General Plan 2020 in order to guide the placement of housing outside of flood and other natural hazard areas. These areas are designated as Floodways (F1) and Floodplains (F2). On July 31, 2024, revisions to mapped FEMA flood hazard areas become effective, and County mapping was subsequently updated accordingly with these maps. The property is located within the Russian River floodplain and, as a result is partially located within a mapped flood hazard area (Floodplain) which encompasses the southeastern corner of the parcel. This area is outside of all three designated building envelopes and is closest to the 0.3-acre portion of envelope C, which is approximately 350 feet to the west. As depicted on the Tentative Map, a majority of the parcel east of the redirected drainage channel is designated as an area that has a 0.2% chance to experience a flood hazard in a given year or has a 1% chance to experience a flood with an average depth of less than one foot or with a drainage area of less than one square mile.¹⁶ This area partially intersects with the northeastern corner of the 0.3-acre portion of building envelope C, which is already developed with agricultural structures and paved impervious surface. Additionally, standard grading and building permit requirements will reduce potential runoff impacts to a less than significant level as discussed in Section 7(b), 10(a), and 10(c)(i) and (ii). Therefore, the project would be unlikely result in new impacts that would impede or redirect flood flows.

Significance Level:

Less than Significant Impact.

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

Comment:

The project site is not located in an area subject to seiche or tsunami. Seiche is a wave in a lake triggered by an earthquake. Mudflow can be triggered by heavy rainfall, earthquakes or volcanic eruption. See discussion of landslide in 6.a.iv. above for areas with high potential for mudflow.

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

Significance Level:

Less than Significant Impact.

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

Comment:

The project is subject to Chapter 11 (Construction Grading and Drainage Ordinance) and Chapter

¹⁶ Federal Emergency Management Agency. FEMA Flood Map Service Center (MSC), GIS Maps. <https://msc.fema.gov/portal/home> Accessed 8/5/26

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

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. The project would not involve construction of a physical structure (such as a major transportation facility) or removal of a primary access route (such as a road or bridge) that would impair mobility within an established community or between a community and outlying areas. No impact would occur.

Significance Level:

No Impact.

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

Comment:

The Sonoma County General Plan 2020 designates the project site as Land Intensive Agriculture (LIA) with a 40-acre per dwelling unit density. The LIA designation was applied to lands that are best suited for permanent agricultural use and capable of relatively high production per acre of land. The current land uses implement the provisions of the LIA Land Use category of the General Plan and the policies of the Agricultural Resource Element. The proposed Minor Subdivision of the property would result in two lots sized 22.7 acres and 58.8 acres respectively. The minimum lot size for properties designated as LIA is 20 acres. Therefore, the proposed Minor Subdivision of the property is consistent with this designation.

Significance Level:

No Impact.

12. MINERAL RESOURCES:

Would the project:

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

Comment:

Sonoma County has adopted the Aggregate Resources Management (ARM) Plan that identifies aggregate resources of statewide or regional significance (areas classified as MRZ-2 by the State Geologist). The project site is not located within a known mineral resource deposit area, according to the Sonoma County Aggregate Resources Management Plan, as amended in 2010.

Significance Level:

No Impact.

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

Comment:

The project site is not located within an area of locally-important mineral resource recovery site and the site is not zoned MR (Mineral Resources). No locally-important mineral resources are known to occur at the site.

Significance Level:

No Impact.

13. NOISE:

Would the project:

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

Comment:

The Noise Element of the Sonoma County General Plan sets forth and requires standard compliance with noise related performance standards to regulate noise affecting residential and other sensitive receptors. The proposed project would result in a two-parcel subdivision and likely the development of an additional single-family home, and potentially accessory dwelling units. Noise associated with single-family homes is expected to be similar to the noise levels experienced at the site currently. No substantial permanent increase in ambient noise levels in the vicinity of the project is anticipated with the occupation of an additional single-family residence and accessory dwelling unit.

Short-term construction activities would periodically increase ambient noise levels at the project site and vicinity and would subside once construction of the proposed project is completed. As a standard practice for all projects involving construction, the County requires certain standards specifically to reduce ambient noise related to construction. This includes, at minimum, no idling construction vehicles, limiting regular construction hours to between 7:00am to 5:00pm, and avoiding storage of construction materials near adjacent sensitive receptors. The construction site will be required to advertise the availability and contact information for a project manager, which will be placed in a conspicuous location at the site. Through the implementation of these standard construction noise requirements as a condition of the project, impacts would be less than significant.

Significance Level:

Less than Significant with Impact.

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

Comment:

The project does not propose construction. The project may, in the future, require 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 limited to daytime hours. There are

no other activities or uses associated with the project that would expose persons to or generate excessive groundborne vibration or groundborne 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:

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

Significance Level:

No Impact.

14. POPULATION AND HOUSING:

Would the project:

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

Comment:

The parcel has an assigned General Plan density of 1 dwelling unit per 40 acres of land (LIA B6 40). The project parcel's density currently allows for two residences and accessory structures.

The project would create one additional lot, which would permit one single-family residence per the assigned density. Therefore, there is no difference between the existing density conditions and those that would be created from the proposed subdivision, resulting in impacts on population growth that are less than significant.

Significance Level:

Less than Significant Impact.

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

Comment:

The existing residence on the property would not be displaced by the project.

Significance Level:

No Impact.

15. PUBLIC SERVICES:

Would the project:

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered**

governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

Comment:

The creation of two new agricultural parcels, as discussed in Section 14(a), and the lack of change in maximum development potential resulting from the proposed project would not require or facilitate the provision of new public facilities or services that could result in substantial adverse physical impacts. Further, any impacts associated with population growth because of the assigned density of the parcel would have been examined at the time of designation.

Significance Level:

Less than Significant Impact.

i. Fire protection?

Comment:

The Northern Sonoma County Fire Protection District (FPD) will continue to serve this area. There will be no increased need for fire protection resulting from the project. Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13), which includes fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases. These standards are imposed on new development specifically to reduce potential impacts to less than significant.

Significance Level:

Less than Significant Impact.

ii. Police?

Comment:

The Sonoma County Sheriff will continue to serve the project area. There will be no significant increased need for police or other public services resulting from the creation of one new residential lot as discussed in section 14(a) and section 15(a).

Significance Level:

Less than Significant Impact.

iii. Schools?

Comment:

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

Significance Level:

Less than Significant Impact.

iv. Parks?

Comment:

Sonoma County Code, Chapter 23 requires payment of parkland mitigation fees for all new residential development for acquisition and development of added parklands to meet General Plan Objective OSRC-17.1 to “provide for adequate parkland and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population...”. Development fees collected by Sonoma County are used to offset potential impacts to public services, including park mitigation

fees. The project should not result in the need for any new park facilities, and generally the demand for parks is addressed through fees.

Significance Level:

Less than Significant Impact.

v. Other public facilities?

Comment:

The creation of one new residential lot, as described in section 14(a) would not require or facilitate the provision of new public facilities or services that could result in substantial adverse physical impacts. Further, any impacts associated with population growth because of the assigned density of the parcel would have been examined at the time of the designation. Development fees associated with individual building permits for any future development also offset potential impacts to public services.

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

Significance Level:

Less than Significant 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 involve the construction or expansion of recreational facilities.

Significance Level:

No Impact.

17. TRANSPORTATION:

Would the project:

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

Comment:

The project does not conflict with any adopted plans, ordinances, or policies in regards to the circulation system of Sonoma County or the local community. There are no existing bicycle or pedestrian facilities in the immediate vicinity of the project. While a Class 2 bikeway is proposed for Westside Road, this project will not interfere with that proposal. In accordance with the County's guidelines for Traffic Impact Studies, the project's trip generation would be insignificant and does not necessitate a traffic impact study. As conditions of approval, Sonoma Public Infrastructure (SPI) requires the payment of Traffic Mitigation Fees, and that all existing and proposed driveways serving the potential future development be upgraded to meet Board of Forestry Fire Regulations and county standards.

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:

Pursuant to CEQA Guidelines Section 15064.3, subdivision (b), and applicable starting July 1, 2020, Vehicle Miles Traveled (VMT) is now the appropriate metric to evaluate transportation impacts of land use projects, superseding use of the measure of traffic congestion (i.e. Level of Service). To assist with implementation of the new CEQA practice, the Sonoma County Transportation Agency (SCTA) is in the process of developing screening and modeling tools for local jurisdictions. In the interim, the Technical Advisory provided by the Governor's Office of Land Use and Climate Innovation (formerly Office of Planning and Research) offers a threshold to screen out smaller projects from further analysis. Absent substantial evidence otherwise or inconsistency with a general plan, 110 daily vehicle trips may be assumed to have a less than significant transportation impact¹⁷.

The density of the existing project site, as designated in the General Plan and Zoning Code, allows for two single family residences. Currently, lot 2 is developed with a single family residence. The resulting lot 2 could be developed with a new dwelling. The proposed subdivision would not increase the allowable density of the site or increase the number of potential residences.

As discussed in Section 8.b, the Institute of Traffic Engineers (ITE) *Trip Generation Manual 11th Edition*, single family detached dwellings are anticipated to generate an AM peak-hour rate of 0.75 trips per dwelling unit and a PM peak-hour rate of 0.99 trips per dwelling unit, with an average daily trip (ADT) count of 1.74 per dwelling unit. Total trip generation would remain well below the small project screening threshold; therefore, the project is assumed to be consistent with CEQA Guidelines Section 15064.3, subdivision (b), and is expected to have a less than significant impact on VMT.

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 due to geometric design features since it maintains the existing alignment of the public roadway. The project does not propose incompatible uses that would increase traffic-related hazards.

Significance Level:

Less than Significant Impact.

d) Result in inadequate emergency access?

¹⁷ Governor's Office Land Use and Climate Innovation "Technical Advisory on Evaluating Transportation Impacts in CEQA." December 2018

Comment:

Access to the proposed lots will be from existing and proposed driveways off Westside Road. The project has been conditioned to comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements. Project development plans are required to be reviewed by Permit Sonoma Fire Prevention services Fire Inspector during the building permit process to ensure compliance with emergency access, including driveways depths and widths.

Construction activities may result in traffic delays, possibly slowing emergency response vehicles or restricting access to residences or nearby businesses. Improvements to driveways where it intersects with a public road are subject to an encroachment permit, which requires appropriate standards for traffic calming during construction activities. Any such short-term construction related impact that will cease upon project completion, and is therefore insignificant.

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.

Comment:

California Native American tribes were notified according to Public Resources Code section 21080.3.1 on January 27, 2026. Permit Resource Management Department (PRMD) staff referred the project application to Native American Tribes within Sonoma County to request consultation under AB52. Notifications were sent to the following tribes:

Cloverdale Rancheria of Pomo Indians
Dry Creek Rancheria Band of Pomo Indians
Gudiville Rancheria of California
Mishewal-Wappo Tribe of Alexander Valley
Middletown Rancheria Band of Pomo Indians
Lytton Rancheria
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Federated Indians of Graton Rancheria
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
Pinoleville Pomo Nation
Robinson Rancheria of Pomo Indians

Acknowledgements of receipt with no project concerns were received from Middletown Rancheria Band of Pomo Indians, Lytton Rancheria, and the Kashia Band of Pomo Indians of the Stewarts Point Rancheria. No requests for consultation were received for the project.

Although no impacts are anticipated, the County standard "Accidental Discovery" Condition of Approval applies to previously undiscovered TCR's or unique archaeological resources that may be accidentally encountered during project implementation.

Significance Level:

Less than Significant.

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:

Any future development would utilize individual domestic wells and private onsite septic systems. Septic areas have been identified on the Tentative Map for this project. Therefore, the project will not require the expansion of a water or wastewater treatment system.

Additionally, new development would also be subject to Sonoma County Construction Grading and Drainage regulations, including erosion prevention and sediment control measures, and not result in the relocation or construction of new or expanded storm water drainage.

Development withing proposed building envelope C is existing and would not require expanded utilities. In the event that new development requires expanded utility services such as electric power, natural gas, and telecommunications services for building envelopes A and B (i.e. new electric lines and meters), those extensions would be evaluated as part of the permitting process for future development at that time.

Significance Level:

Less than Significant Impact.

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

Comment:

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

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 project does not involve new sources of sewage that would require treatment by an off-site provider. New septic systems would be constructed for future development on the proposed lots and reserve areas are indicated on the Tentative Map.

Significance Level:

No Impact.

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

Comment:

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

agricultural lot would not create solid waste in excess of the capacity of the County's solid waste system.

Significance Level:

Less than Significant Impact.

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

Comment:

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

Significance Level:

Less than Significant Impact.

20. WILDFIRE:

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

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

Comment:

As discussed in the Initial Study and Section 9(g), the project parcel includes lands designated as both "moderate" and "non-wildland" Fire Hazard Severity Zones (FHSZ) by CalFire and is located within the Local Responsibility Area (LRA). The site is currently served by the Northern Sonoma Fire Protection District.

Sonoma County currently does not have an adopted emergency response plan or an emergency evacuation plan for this area with which the project could conflict.

Significance Level:

No Impact.

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

Comment:

The project site is within Wildland Urban Interface (WUI) areas designated as "Non-Wildland Urban Interface," which applies to the eastern portion of the parcel consisting primarily of vineyard, and "Influence," which applies to the western portion with frontage along Westside Road.¹⁸ Primary factors in each determination include residential density and vegetation cover. Influence zones are areas of low residential density but sited within Moderate, High, or Very High FHSZs and within 1.5 miles from more densely parcelized and vegetated "Intermix" and "Interface" zones.

Topography, weather, and fuel (vegetation or structures) contribute to wildfire risk and behavior. Potential wildfire fuel sources include vegetation (grasslands, trees) and structures (residential, agricultural). As discussed in Section 9, application of County and State fire safe standards, including

¹⁸ CalFire. "Wildland Urban Interface, Intermix, and Influence Zones" GIS Map, July 23, 2026.
<https://gis.data.ca.gov/content/CALFIRE-Forestry:wildland-urban-interface-intermix-and-influence-zones-wui25-1/about> Accessed 8/10/26.

requirements related to vegetation management and defensible space, will offset any increased wildfire risk presented by prevailing winds or onsite fuel to a less than significant level.

Significance Level:

Less than Significant Impact.

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

Comment:

The proposed two lot subdivision does not include plans for construction. Building envelope C on lot 2 is already developed, while building envelope A (on lot 1) and B (on lot 2) are vacant and may be developed with future residential or accessory structures. Said future development may necessitate the construction of emergency water sources and other utilities, in accordance with Sonoma County Code and state law. Infrastructure improvements for future site development will require building permits, which impose standards related to fire safety and are reviewed by Sonoma County Fire Prevention. With the application of fire safe standards, any required access improvements will have a less than significant impact on fire risk.

Significance Level:

Less than Significant Impact.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Comment:

For discussion related to flooding and runoff, refer to Section 10. For discussion related to landslides, refer to Section 7.

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 animal species and onsite habitats are addressed in Section 4. Implementation of the required mitigation measures (Mitigation Measures BIO-1 and BIO-2) would reduce potential impacts to biological resources, including oak woodland, nesting birds, and roosting bats, to a less than significant level. Potentially significant impacts to aesthetics, air quality, and noise are reduced to a less than significant level through implementation of Mitigation Measures VIS-1 (Exterior Lighting Plan) and AIR-1 (construction dust control and air quality standards).

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation Measures:

See **Mitigation Measures and Monitoring VIS-1, AIR-1, and BIO-1 and 2.**

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

Comment:

No project impacts have been identified in this Initial Study that are individually limited but cumulatively considerable. The project involves a two-lot subdivision that would not increase residential density beyond what is allowed by the underlying General Plan Land Use density and parcel size. Future development on the resulting parcels may contribute to impacts related to aesthetics, air quality, biological resources, and noise, but any such impacts would be limited in duration to short-term construction related impacts that would be reduced to less than significant levels through implementation of the above discussed mitigation measures.

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:

As discussed, the proposed project has the potential to cause adverse impacts on human beings both directly and indirectly. However, all potential impact and adverse effects on humans were analyzed and would be less than significant with the mitigation measures incorporated into the project.

Significance Level:

Less than Significant Impact.

References

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2. Sonoma County. "Uniform Rules for Agricultural Preserves and Farmland Security Zones." https://permitsonoma.org/Microsites/Permit%20Sonoma/Documents/Archive/Planning/_Documents/Uniform%20Rules%20for%20Agricultural%20Preserves%20and%20Farmland%20Security%20Zones.pdf Accessed 7/14/26
3. Bay Area Air Quality Management District. "California Environmental Quality Act, Air Quality Guidelines." April 2022, Revised April 2023. <https://www.baaqmd.gov/en/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines> Accessed July 15, 2026.
4. Charles A. Patterson. "Biological Assessment of Proposed/Potential Vineyard Planting at 3714 Westside Road." March 30, 2026.
5. Brunzell Historical. "Cultural Resources Assessment Report 3714 Westside Road Project." April 2026.
6. Sonoma County. Sonoma County General Plan 2020 Public Safety Element. Figure PS-1b "Earthquake Fault Hazard Areas" December 10, 2013.
7. Sonoma County. Sonoma County General Plan 2020 Public Safety Element. Figure PS-1a "Earthquake Ground Shaking Hazard Areas" December 10, 2013.
8. Sonoma County. 2021 Sonoma County Multi-Jurisdictional Hazard Mitigation Plan. Figure 9-4 "Liquefaction Susceptibility."
9. Sonoma County. 2021 Sonoma County Multi-Jurisdictional Hazard Mitigation Plan. Figure 11-1 "Susceptibility to Deep-Seated Landslides."
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17. Federal Emergency Management Agency. FEMA Flood Map Service Center (MSC), GIS Maps. <https://msc.fema.gov/portal/home> Accessed 8/5/26.
18. Governor's Office Land Use and Climate Innovation "Technical Advisory on Evaluating Transportation

Impacts in CEQA." December 2018.

19. CalFire. "Wildland Urban Interface, Intermix, and Influence Zones" GIS Map, July 23, 2026.
<https://gis.data.ca.gov/content/CALFIRE-Forestry::wildland-urban-interface-intermix-and-influence-zones-wui25-1/about> Accessed 8/10/26.

Attachments

Cort L. Munselle, PE. "Proposed Tentative Map," Munselle Civil Engineering. January 15, 2024.

Charles A. Patterson. "Biological Assessment of Proposed/Potential Vineyard Planting at 3714 Westside Road." March 30, 2026.

Charles A. Patterson
PLANT ECOLOGIST
1806 Ivanhoe Avenue, Lafayette, CA 94549
ph: (925) 938-5263 (925 'wetland')

March 30, 2026

Cort Munselle
Munselle Civil Engineering
513 Center Street
Healdsburg, CA 95448

Re: Biological assessment of proposed/potential vineyard planting at 3714 Westside Road.
Sonoma County A.P.N. 110-090-006

Dear Cort:

As requested, I have examined the study site at 3714 Westside Road (Figures 1 and 2), documenting the area's biological conditions, and looking for any features of biotic importance or regulatory significance, particularly any "wetlands", "other waters", or potential/suitable habitats for (or actual occurrences of) sensitive species. The study area is one legal lot of approximately 81.5 acres, and is already essentially fully developed into about eleven established vineyard blocks, plus several residences and outbuildings, planted landscaping, dirt and gravel roads and vineyard aisles. I completed a recent onsite survey, and evaluated the potential impacts to biological resources from the proposed lot split and any associated future development in the area.

Background and Methods

The site is located near the western edge of the greater historic Russian River floodplain, just off (on the east side of) Westside Road. Much of this floodplain land here (and nearby) is already developed as vineyards.

I completed a detailed field examination of the site was made on February 25, 2026, during which I documented current onsite conditions, and sought any significant natural biotic features, habitats, or native species. The study area was examined from the vineyard edges and aisles, plus walking surveys through the less developed areas. Notes and photographs were taken as the site was walked, with the extent of any wetland conditions, sensitive habitats, and/or species mapped on a recent air photo.

I specifically sought evidence for, and mapped potential jurisdictional "Wetlands" (dominated by vegetation) and/or "Other Waters" (generally unvegetated), both of which are potentially subject to the jurisdiction of and/or regulation by the U.S. Army Corps of Engineers (Corps), as well as the State of California, including the California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Wildlife (CDFW). I applied the Army Corps' standard (1987) wetland delineation procedures (as amended by the "Arid West" update in 2008), examining the three pertinent parameters: soil, vegetation, and hydrology at numerous points in the study area. I also looked for any habitats that could be potentially suitable for regionally known sensitive plant or animal species. All plants encountered were identified to at least the level necessary to ascertain rarity or commonness, as well as their 'wetland status' according to the National Wetland Inventory (NWI, 2016). Plant taxonomy used here in the text (and in field notes) follows Munz and Keck, 1968, but has been translated into the newer names (Jepson, 2012; NWI, 2016) for analysis of hydrophytic (i.e., "wetland") status and/or identifying sensitive species. The site visit was not conducted during the primary spring blooming period (March to May) for the region's rare plant taxa, and was thus not appropriate for completing a full

‘protocol’ botanical survey. However, because of the commonness of the local (weedy grassland and vineyard) habitats, plus the high degree of historic disturbance, the remaining uncultivated ground supports vegetation that is fully recognizable, with virtually all plants present (almost exclusively non-native annual grasses and weedy forbs, plus planted and escaped landscaping) still being identifiable.

Both ‘wetlands’ and ‘other waters’ are typically subject to the jurisdiction of (and are potentially regulated by) the federal Corps of Engineers, as well as the state of California, including CDFW and the RWQCB. Any such feature that would fall under the jurisdiction of any of these agencies, that occurs in or near the study site was specifically sought, described, and mapped. For purposes here (i.e., in order to meet all jurisdictions), the basic Corps of Engineers’ definitions and mapping were used to identify any such features in this study area or immediately nearby.

I reviewed the relevant data bases and lists of sensitive species compiled by the California Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS), U.S. Fish and Wildlife Service (USFWS), and the CDFW sensitive plant lists for potential rare species known or expected in the region. Appendix A is a master list of rare plants known or expected in the region (and used here as a ‘search’ list), and Appendix B is a list of the most likely sensitive wildlife known or expected in the region. These tables include a brief assessment of the potential for each species to actually occur at the site. While there are numerous rare plants known from the region’s serpentine, herbaceous wetland, and chaparral habitats, there are no such habitats directly within or immediately next to the study area here. Uncommon species of natural meadow and native grasslands are not expected here because of the long history of disturbance and exotic species invasions. Figure 3 shows the site and vicinity’s vegetation cover and any significant biotic elements.

I have also reviewed the applicant’s proposed new lot layout and environmental precautions (BMPs), as well as other pertinent topographic and soils maps, plus numerous historic air photos. Appendix C includes photos of the site, and Appendix D summarizes the professional qualifications and experience of this investigator.

Figures 1 and 2 show the site in regional and local perspectives, while Figure 3 shows the property in greater detail. Figure 4 shows the study area on the local USGS quadrangle sheet, and Figure 5 shows the study site in an oblique aerial view. This letter report summarizes my findings for the site, and evaluates the potential for impacts to biotic resources from the proposed lot split, plus any additional development (e.g., new homesites) in this area.

Setting

The surrounding landscape includes extensive existing vineyards to the north, east, and south, and a mosaic of gently rolling hills covered by a mix of open annual grassland (pastures, hayfields) and pockets of oak woodland to the west of the adjacent road. The Russian River is about 3000 feet to the east. There are ditches through the nearby vineyards, and one main ditch (a straightened ephemeral creek) that runs through the middle of this study area (see Figure 3). While this drainage feature, in its current configuration, is wholly man-made (and is maintained with minimal vegetation), it conveys seasonal surface waters from the adjacent hills to the west, draining to the Russian River, and would be considered “waters of the U.S.” (as well as the State). There are, however, no natural drainage courses remaining in the study area, and the remnant creek traces across the floodplain have long ago been captured and largely shunted into nearby vineyard reservoirs.

There are numerous dirt ranch/vineyard roads and fences that cross the floodplain landscape, as well as scattered rural residences, farm buildings, and other improvements (wells, pumps, small reservoirs) in the general area.

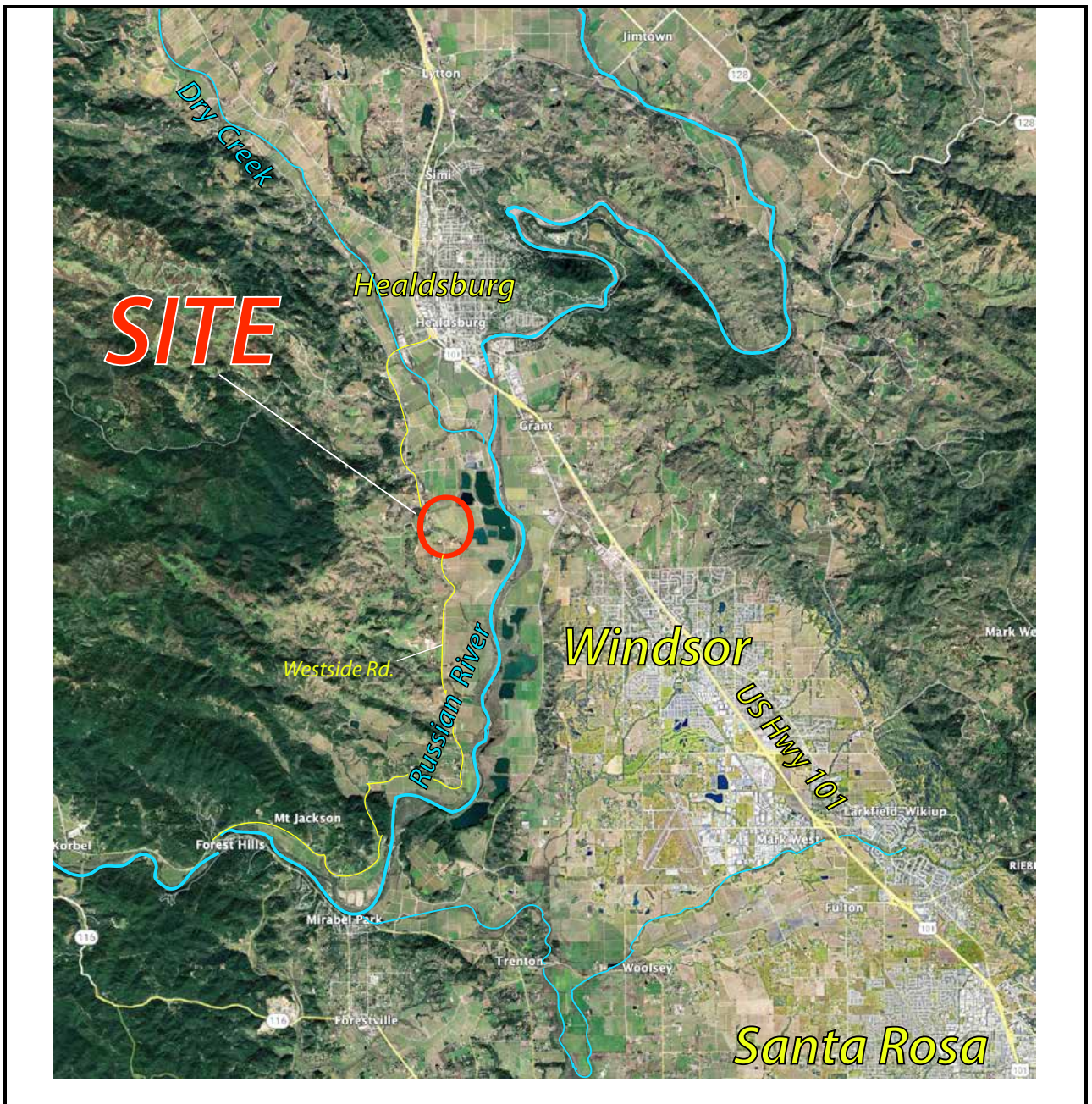


Figure 1. Regional Location

Proposed lot split at 3714 Westside Road

NORTH 	Source/Prepared by: C. Patterson; March, 2026	Applicant: Munselle Civil Engineering, 513 Center St. Healdsburg, CA 95448	Sonoma County
	Basemap: Google Earth Air Photo No Scale		Approx. 81.5 ac
Biological Assessment Report			

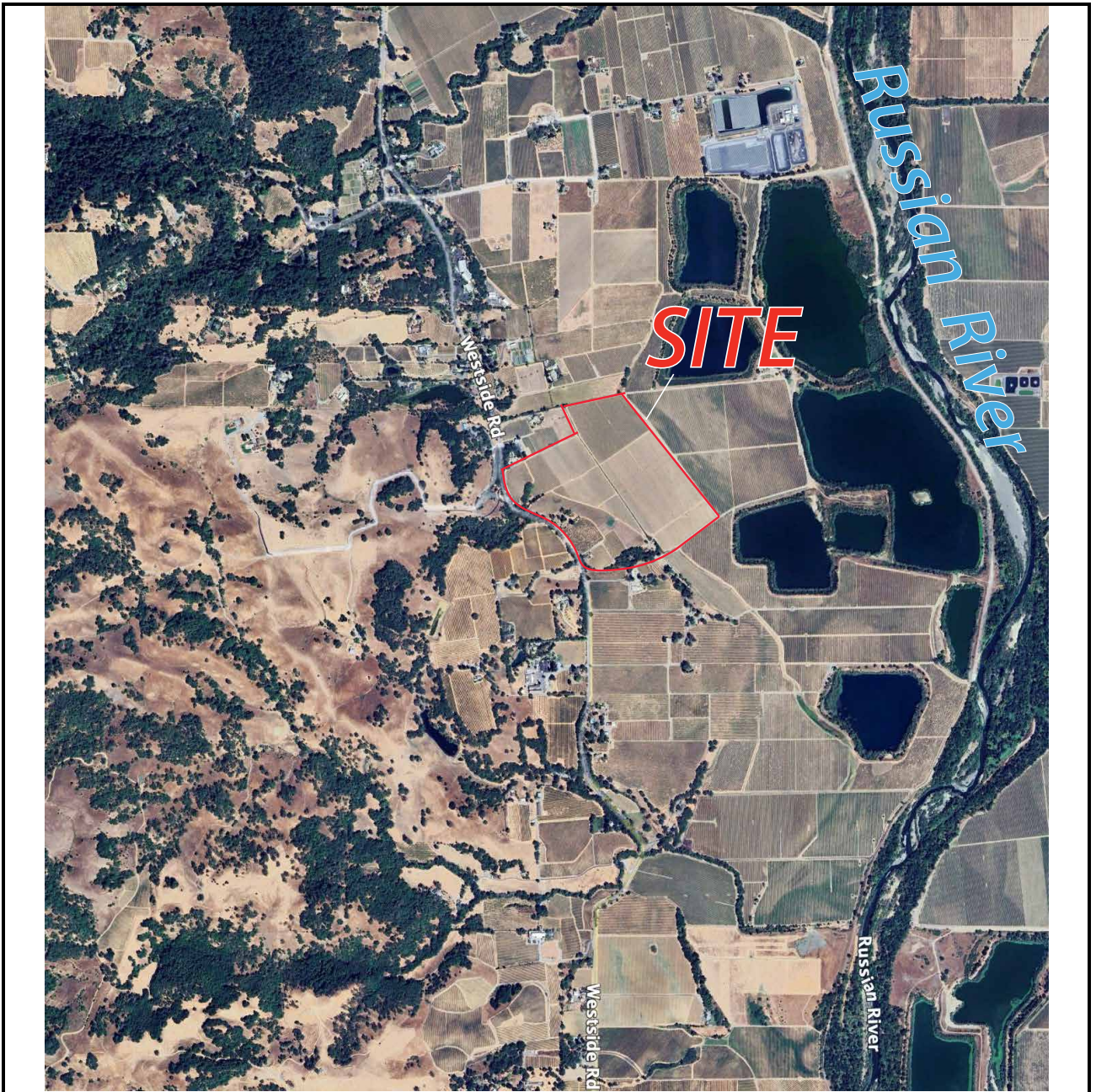


Figure 2. Local Setting

Proposed lot split at 3714 Westside Road

NORTH 	Source/Prepared by: C. Patterson; March, 2026	Applicant: Munselle Civil Engineering, 513 Center St. Healdsburg, CA 95448	Sonoma County
	Basemap: Google Earth Air Photo No Scale		Approx. 81.5 ac

Biological Assessment Report



Figure 3. Site Detail

Proposed lot split at 3714 Westside Road

NORTH 	Source/Prepared by: C. Patterson; March, 2026	Applicant: Munselle Civil Engineering, 513 Center St. Healdsburg, CA 95448	Sonoma County
	Basemap: Google Earth Air Photo No Scale		Approx. 81.5 ac

Biological Assessment Report



Figure 4. Site On USGS Topo Map

Proposed lot split at 3714 Westside Road

NORTH 	Source/Prepared by: C. Patterson; March, 2026	Applicant: Munselle Civil Engineering, 513 Center St. Healdsburg, CA 95448	Sonoma County
	Basemap: USGS 1:24,000 scale topo map; Healdsburg quad No Scale		Approx. 81.5 ac

Biological Assessment Report

Existing Conditions and Vegetation

Most of the study area (81.5 acres total) is on the actual flat floodplain, and includes approximately 68 acres of existing vineyards. As such, with cultivation and maintenance, much/most of the ground in the study area has been altered, worked, cultivated for years, and with such continued uses, there is appreciable bare dirt and graveled work areas. The ground has been leveled even more through long term cultivation. The study area also contains several buildings, a few clusters of native oak trees, and a small ‘undeveloped’ (area perched on higher ground on the west side next to the main road) that may have been an old homesite. This latter area is a small flattened ‘ridge’ that is elevated well above the adjoining floodplain, and extends a short distance eastward from the main road (at road level, which was originally situated above the routinely flooded valley bottom just below). This small area (about two acres) contains a number of very old planted trees (olive, citrus, magnolia, bigleaf maple, incense cedar) and has a small shed. This area was also surveyed in 2023.

Most of the study area (the level, depositional floodplain) is underlain by “Yolo silt loam, 0-2% slopes”, while the slightly higher ground is mapped as “Pleasanton gravelly loam, 2-5 % slopes”, both of which are relatively well drained depositional soil on benches and fans.

Between rows of vines (and in corners, along fences, etc.), there is a meager herbaceous ground cover of typical weedy (mostly annual) ‘grassland’ composed of sparse introduced weeds (*Hypochaeris*, *Chenopodium*, *Carduus*, *Plantago lanceolata*, *Erodium*, *Geranium*, *Anagallis*, *Lactuca*, *Convolvulus*) and non-native grasses (*Avena*, *Lolium*, *Vulpia*, *Aira*, *Bromus*, *Hordeum*). There are no significant remaining occurrences of native grasses or wildflowers in the study area, and native tree cover is limited to several small clusters of coast live oaks near the homes and along the main road (see Figure 3).

Wetlands and Other Waters

As shown on Figure 3, there are no significant “wetland” areas, nor any natural “other waters” (i.e., seasonal creeks) within the study area, although the straightened ditch through the middle is likely still “jurisdictional” (at least according to the State, but not the Army Corps) as it conveys considerable seasonal runoff from a native drainageway above (in the hills to the west). This drainage, however, has been artificially straightened, and is kept clear of most vegetation as part of the vineyard maintenance program. This ephemeral drainage does not support any woody (nor any other significant) riparian vegetation or ‘habitat’, and generally only provides a minor local seasonal surface water source (when there are numerous other such spots throughout the region), and minor late season (early summer) herbaceous growth.

There are no significant other opportunities (i.e., depressions, swales, low places) in the study area where wetlands could form, nor any defined or discernible drainage features or runoff flow routes. As a floodplain deposit, the study area’s soil is relatively coarse and well drained, and without a buried hardpan or other argillic horizon that would retard downward percolation (which often fosters wetland formation), the site is generally well drained once the seasonal flooding and saturation recede. Much of the study area, however, is likely underlain by a seasonally perched water table due to the proximity of the nearby Russian River. There are several vineyard reservoirs built into the nearby floodplain, capturing seasonal runoff.

While the onsite section of straightened drainage/ditch is actually a USGS designated (ephemeral) “blue-line stream”, the nearest natural(and/or perennial) blue-line stream is the Russian River proper, about 3200 feet to the east (with extensive vineyards, fencing, etc. in between).

Sensitive Species

Plants

Based on its geographic location, the study area has the potential to support any of numerous rare or otherwise sensitive plant taxa. Most of the region's known rare plants occur on some kind of uncommon substrate (i.e., serpentine, sandstone, alkali, clay) or in a relatively specialized (and hence restricted) habitat, such as wetlands (seasonal and perennial), old growth forest, cliffs or other rocky places, seeps and springs, native meadow. While some of these types of habitats may occur in the surrounding landscape, no habitats that represent potentially suitable habitat for such species are present in the study area.

The study area is composed of mostly existing vineyard, with common introduced and native oak trees around the residences, grasses and weeds in the vineyard aisles, and extremely low potential to support any rare native species. No significant native species occurrences were observed in or near the study area. The site survey here found only common plant species and disturbed conditions throughout. The rare species that would be most likely to occur in the study area are plants typically found in vernal pools or other seasonal and/or perennial wetlands, natural/undisturbed grasslands, and meadows. However, none of these habitats occur within or very near the site, and the local vegetation is thoroughly dominated by non-native species, and the existing conditions here offer little-to-no (potential) habitat value for sensitive species.

Rare plants of dense forest or woodland, rocky 'barrens', serpentine, and/or chaparral habitats (e.g., *Arctostaphylos*, *Ceanothus*, *Streptanthus*) are not at all likely to occur here as all of these require those specific habitat conditions (e.g., rockland, deep forest, uncommon substrates) that are not present within or near the study area. As indicated in Appendix A, many of the other regionally known rare plants can also be dismissed outright here for simple lack of potentially suitable habitat. The study area contains no significant wetlands with the potential to support sensitive plants, and no such habitats have been observed nearby. Potentially suitable habitats for sensitive plant species are essentially lacking, and the natural wooded areas (with a slight potential for rare plants, and certainly of greater value to wildlife) in the vicinity would not be affected.

No rare, endangered, unusual, or otherwise sensitive plants were found in the study area, and based on the common degraded upland conditions (and lack of historic records), none are expected here.

Wildlife

Given the study area's past agricultural use and heavily degraded condition (including ongoing vineyard activities and extensive peripheral fencing), the study area here provides a very minor level of resources (e.g., foraging, resting) for wildlife in general, and nothing of high value for sensitive wildlife. The study area is essentially fully developed, contains no significant potentially suitable (i.e., preferred or critically required, as with aquatic species) habitat for any regionally known sensitive wildlife species, and receives frequent human disturbance. While nearby areas of grassland and woodland may well be visited by a number of animal species, potentially including rare, endangered, or otherwise protected species (these would be primarily avian species that are highly mobile), the site per se has no valuable resource aspects, is surrounded by actively cultivated vineyard, and has busy Westside Road on one side. Appendix B is a list of sensitive wildlife species known or potentially expected in this region, along with brief assessments of the likelihood of local occurrence for each.

The site is outside of the designated Critical Habitat range of the endangered California tiger salamander (occurring on the west side of the Russian River), and while the rare (and partially protected) California red-legged frogs have been reported historically from many North Coast Range drainages in the general region, they are primarily of regulatory concern to the south around the immediate San Francisco Bay watersheds (not the Russian River watershed). While the study area's general location likely supports related frogs, it is not

anywhere near any of the U.S. Fish and Wildlife Service's recovery plan core areas for this species (e.g., Putah Creek, Pt. Reyes Peninsula, primary S.F. Bay watersheds), and any such frogs in this sub-region are generally not of significant regulatory import. This general area has suitable habitat for frogs along the Russian River (and its tributaries), and also potentially in any/all of the man-made (stock, irrigation) ponds in the region. However, there is no significant suitable frog or other amphibian habitat directly within the study area, and even if present, such species would be able to continue using the area after any additional future development.

Other aquatic species of potential regional concern (e.g., salmonids and the Pacific freshwater shrimp) would not be affected as there are no suitable habitats onsite, and the valuable aquatic habitats of the Russian River are far enough away as to be unaffected by proposed development here. Wildlife species that may utilize the local drainage corridors will still be able to do so, as these drainages will not be affected.

A number of different raptors, bats, and other protected birds (e.g., selected waterfowl, tri-colored blackbirds, etc.) probably move through this area periodically, and may forage or rest here temporarily. However, there is a lack of natural habitats onsite, and the surrounding landscape contains an abundance of grassland and wooded slopes available to wildlife. The site offers some resting and foraging value, mainly for common species, but there are no highly significant habitats or other resources present that are of high value for any sensitive wildlife species. The open grassy areas in the region are likely used for occasional foraging by any of several sensitive or protected species (hawks, eagles, bats, owls), and any such use should still occur undiminished with the project here. Such avian species, however, are able and likely to move extensive distances, and use of this study area is undoubtedly not critical for any sensitive species of wildlife.

As the study area has been farmed in the past, and there are active vineyards all around, most wildlife has long ago adjusted and adapted to the ranch activities and converted habitats, with any sensitive species having left the area long ago or also adapted. There are no habitats here, however, that are of any particularly significant value to any sensitive wildlife species. While a number of planted trees could potentially someday be removed, there are only common ornamental species and native live oaks, and any such work would not include significant native 'snags' or sensitive species or exemplary specimens. Depending on season of any future tree removal or other major potentially disruptive work (e.g., major new grading, building construction), pre-work bird and/or bat nesting surveys could be warranted (and should be addressed in coordination with CDFW).

Areas of Special Biological Significance

The study area sits on the edge of the historic Russian River floodplain, which has become in modern times, a vast acreage of vineyards. Historically, much of this landscape was contained in large ranches, with scattered areas having been cleared for grazing pastures. Little remains of the dense riparian woodlands that filled the prehistoric floodplain, with none present in the study area here or immediately nearby. Seasonal tributaries that fed into the floodplain have mostly been tamed, straightened, and largely cleared of their pre-existing natural riparian vegetation. Concomitantly, a number of what are now regarded as rare or endangered species (mostly birds dependent on riparian communities, such as the yellow billed cuckoo) have been locally extirpated.

While the nearby seasonal creeks are regarded as at least somewhat valuable generic semi-riparian habitats, locally they are highly ephemeral, generally lacking in significant true riparian vegetation (now mostly just oaks), and not considered here to represent areas of (formal) special biological significance or value. They have some value and will be fully avoided, and do not warrant any extra precautions or extraordinary set-backs.

Any wildlife species of concern (e.g., raptors, waterfowl) that might occur in the general area would likely utilize numerous other neighboring habitats and undeveloped lands (including the local creek corridors), with the site here not providing any critical or highly significant resources. The site could be used occasionally by such species, but these ruderal, heavily used areas are not at all suitable for or attractive to the region's sensitive

species. There are no conditions within the planting footprint that qualifies as an ‘area of special biological significance’, and the riparian and other wooded pockets that occur nearby (that may potentially so qualify) would be fully avoided.

Based on the commonness of the habitats to be affected and very high degree of disturbance in this study area, however, no rare, endangered, or otherwise sensitive plants (or natural plant communities) would be affected by the proposed planting. All of the nearby areas of some significance, i.e., the drainage corridors/creeks, Russian River riparian, will be left as is. No rare, endangered, or otherwise sensitive plants are known, have been observed, or are expected here.

Other Potentially Significant Biotic Issues

No parts of the study area have any appreciable potential to support sensitive species, and based on records at the CNDDDB, no such species have been reported or observed from this site or nearby. No significant native vegetation or natural habitats are present or would be affected here. Numerous trees and wooded areas occur in the region surrounding the site, reducing the importance of any one tree or small cluster. The loss of a few local trees (especially non-natives) in the study area would not be considered significant, either botanically or ecologically (pending possible seasonal nesting activity); standard permitting and/or tree mitigation will be followed for any significant or qualifying trees to be removed.

As is always a concern with potential new development, water quality is an important consideration in the vicinity (and downstream) of any new significant ground disturbing project(s). While new ground disturbance is not specifically proposed or addressed here, any future work should adhere to the standard prescriptions for erosion control, revegetation, and/or other BMPs that protect water quality.

No other potentially significant biological issues or concerns have been identified.

Potential Impacts, Recommended Setbacks and Mitigation Measures

The proposed lot split here (and most reasonable foreseeable future development) would not directly affect any sensitive or otherwise notable natural habitats or species occurrences, and if/when such a project occurs, the likely impacts would be to common non-native grassland and planted ornamental trees (and/or vineyards), and would avoid any nearby habitats of concern (i.e., the drainages, clusters of oaks). Loss (or conversion) of the disturbed habitat here would not represent a significant adverse impact, either as a loss of (minor) habitat, nor as a botanical resource. No significant natural biotic habitats, native species, or important general ecologic values would be lost or compromised by the proposed vineyard planting here. The ephemeral drainage/ditch that crosses the property has only meager resource values, but would likely still be subject to state regulation as “waters of the state” (although the Corps of Engineers would not regulate it), and hence would likely require compensatory mitigation if the ditch were to be moved, filled, or otherwise significantly altered. On the other hand, however, since this small waterway has been subject to historic maintenance (and re-alignment) as part of the long term and ongoing local ranch/vineyard operations, it may well also be exempt from certain state provisions as an integral ‘feature’ or ‘facility’ of the agricultural business. If this drainage were to be proposed for future alterations (something more extensive than the current maintenance program), coordination with CDFW would likely be required.

No wetlands or sensitive species would be adversely affected, and with implementation of standard BMPs, additional future development here would have minimal adverse impacts to significant biotic habitats or species. Other than potentially consulting CDFW regarding possible nesting survey requirements (in relation to

potential tree removal), no other significant mitigation measures are recommended with regard to biological resources here.

I hope this evaluation provides the information needed for this project. Please contact me if you (or the County) have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, reading "Charles A. Patterson", is written over a horizontal line.

Charles A. Patterson

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

PLANT TAXON	COMMON NAME	CNPS LIST	USFWS	CDFW	HABITAT	Likely In Study Area ? (Westside Road)
SPECIES OF PRIMARY CONCERN:						
Trifolium amoenum	showy Indian clover	1A	E	-	low rich fields, swales; serpentine	No; no good habitat; presumed extinct in wild
Agrostis blasdalei	Blasdale's bent grass	1B	C2	R in part	coastal prairie	No; poor habitat quality; none seen *
Alopecurus aequalis var. sonomensis	Sonoma alopecurus	1B	E	-	low wet places, marsh, riparian scrub	No; no suitable habitat; none seen
Arctostaphylos canescens ssp. sonomensis	Sonoma manzanita	1B		-	chaparral	No; no good habitat; none seen
Astragalus clarianus	Clara Hunt's milkvetch	1B	E	T	grassy hillsides, cismontane woodland	No; poor habitat quality
Blennosperma bakeri	Baker's blennosperma or Sonoma sunshine	1B	E	E	low wet places; valley grassland, vernal pools	No; no suitable habitat; out of range?
Campanula californica	swamp harebell	1B	SC	-	freshwater marshes, bogs, closed cone pine, wet meadow, seeps	No; no suitable habitat; none seen
Carex albida	white sedge	1B	E	E	open marshy places; Pitkin Marsh	No; no suitable habitat; none seen
Ceanothus confusus	Rincon Ridge ceanothus	1B	SC	-	foothill woodland, chaparral	No; no good habitat; none seen
Ceanothus divergens	Calistoga ceanothus	1B	SC	-	chaparral, woodland; serpentine	No; no good habitat; none seen
Ceanothus foliosus var. vineatus	Vine Hill ceanothus	1B	SC	-	chaparral	No; no good habitat; none seen
Ceanothus sonomensis	Sonoma ceanothus	1B	SC	-	chaparral, Hood Mountain region	No; no good habitat; none seen

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

<i>Chlorogalum pomeridianum</i> var. minus	dwarf soaproot	1B		-	chaparral; serpentine	No; no good habitat; none seen
<i>Cordylanthus tenuis</i> ssp. capillaris	Pennel's bird's-beak	1B		R	closed cone pine, woodland, grass.; serpentine	No; out of range?; no suitable habitat
<i>Delphinium bakeri</i>	Baker's larkspur	1B	C1	R	low brush and fencerows; coastal prairie	No; no good habitat
<i>Delphinium luteum</i>	yellow larkspur	1B	C1	R	sea bluffs, coastal scrub	No; no good habitat; out of range?
<i>Dirca occidentalis</i>	western leatherwood	1B		-	wet rocky hills, coast. decid. forest, chaparral	No; no suitable habitat; none seen
<i>Erigeron angustatus</i>	narrow-leaved daisy	1B		-	chaparral; serpentine	No; no suitable habitat; none seen
<i>Eriogonum nervulosum</i>	Snow Mtn. buckwheat	1B	C2	-	chaparral, barrens, rocks; serpentine	No; no suitable habitat; none seen
<i>Fritillaria liliacea</i>	fragrant fritillary	1B	SC	-	heavy adobe soils, coastal grassland and scrub	No; no good habitat
<i>Hesperolinon bicarpellatum</i>	two carpellate western flax	1B	SC	-	chaparral, rockland, serpentine	No; no good habitat
<i>Horkelia tenuiloba</i>	thin-lobed horkelia	1B		-	mesic chaparral	No; no suitable habitat
<i>Lasthenia burkei</i>	Burke's goldfields	1B	E	E	vernal pools, wet swales	No; no suitable habitat
<i>Layia septentrionalis</i>	Colusa layia	1B		-	woodland, grassland; sandy, serpentine	No; poor habitat quality
<i>Legenere limosa</i>	legenere	1B	SC	-	vernal pools; valley grassland	No; no suitable habitat
<i>Lilium maritimum</i>	coast lily	1B	C1	-	coastal scrub, prairie, forest	No; no suitable habitat
<i>Lilium pardalinum</i> ssp. pitkinense	Pitkin Marsh lily	1B	E	E	wet marshy ground, Pitkin Marsh	No; no suitable habitat; none seen

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

<i>Limnanthes vinculans</i>	Cunningham Marsh or Sebastopol meadowfoam	1B	E	E	vernal pools, wet meadows	No; no suitable habitat
<i>Lupinus sericatus</i>	Cobb Mt. lupine	1B	C3c	-	chaparral, woodland, forest	No; no good habitat; none seen
<i>Monardella villosa</i> ssp. <i>globosa</i>	robust monardella	1B		-	foothill woodland, clearings in chaparral	No; no good habitat; none seen
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>	Baker's navarretia	1B		-	vernal pools, wet swales, mesic grassland?	No; no suitable habitat
<i>Navarretia leucocephala</i> ssp. <i>plieantha</i>	many- flowered navarretia	1B	E	E	edges of vernal pools, meadows	No; no suitable habitat; out of range?
<i>Penstemon newberryi</i> var. <i>sonomensis</i>	Sonoma beard tongue	1B		-	rocky chaparral	No; no suitable habitat; none seen
<i>Pleuropogon hooverianus</i>	Hoover's or North Coast semaphore grass	1B	SC	R	meadows, coastal decid. forest, wet places	No; no suitable habitat; none seen; out of range?
<i>Rhynchospora californica</i>	California beaked rush	1B	SC	-	bogs, swamps, freshwater marsh	No; no suitable habitat; none seen
<i>Sidalcea hickmanii</i> ssp. <i>viridis</i>	Marin checkerbloom	1B	C2	-	chaparral	No; no suitable habitat
<i>Sidalcea oregana</i> ssp. <i>valida</i>	Kenwood Marsh checkerbloom	1B	E	E	freshwater marsh	No; no suitable habitat; none seen
<i>Streptanthus brachiatus</i> ssp. <i>brachiatus</i>	Socrates Mine jewelflower	1B	C1	-	serpentine	No; no suitable habitat
<i>Streptanthus brachiatus</i> ssp. <i>hoffmanii</i>	Freed's jewelflower	1B	C1	-	serpentine	No; no suitable habitat
<i>Streptanthus glandulosus</i> ssp. <i>hoffmanii</i>	secund jewelflower	1B	C2	-	chaparral, barrens; serpentine	No; no suitable habitat
<i>Streptanthus morrisonii</i> ssp. <i>elatus</i>	Three Peak's jewelflower	1B	C1	-	chaparral, barrens; serpentine	No; no suitable habitat
<i>Streptanthus morrisonii</i> ssp. <i>kruckebergii</i>	Kruckeberg's jewelflower	1B	C2	-	chaparral, barrens; serpentine	No; no suitable habitat

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

<i>Streptanthus morrisonii</i> ssp. <i>morrisonii</i>	Morrison's jewelflower	1B	C2	-	chaparral, barrens; serpentine	No; no suitable habitat
<i>Tracyina rostrata</i>	beaked tracyina	1B	C3c	-	woodland, grassland	No; poor habitat quality
SPECIES OF SECONDARY CONCERN:						
<i>Calamagrostis crassiglumis</i>	Thurber's reed grass	2	C2	-	freshwater marsh, wet meadow, coast. scrub	No; no suitable habitat; none seen
<i>Carex californica</i>	California sedge	2		-	coastal flats and prairie	No; no suitable habitat; none seen
<i>Downingia pusilla</i>	dwarf downingia	2		-	vernal pools; valley grassland	No; no suitable habitat
<i>Cardamine pachystigma</i> var. <i>dissectifolia</i>	dissected-leaved toothwort	3		-	chaparral, meadow; serpentine	No; poor habitat quality
<i>Erigeron biolettii</i>	streamside daisy	3		-	riparian zone in woodland, broad- leaved forest	No; no suitable habitat; none seen
<i>Hemizonia congesta</i> ssp. <i>leucocephala</i>	hayfield tarplant	3		-	coastal scrub, prairie, grassland	No; poor habitat quality; none seen
<i>Lessingia hololeuca</i>	woolly-headed lessingia	3		-	grassland, barrens, scrub; serpentine, clay	No; poor habitat quality
<i>Pogogyne douglasii</i> ssp. <i>parviflora</i>	Douglas' pogogyne	3		-	vernal pools, low seas. wet places	No; no suitable habitat; none seen
<i>Amsinckia lunaris</i>	bent- flowered fiddleneck	4		-	valley and foothill grassland	No, poor habitat quality
<i>Antirrhinum virga</i>	tall snapdragon	4		-	chaparral	No; no suitable habitat; none seen
<i>Arabis blepharophylla</i>	coast rock cress	4		-	rocky places, cliffs, coastal scrub, prairie	No; no suitable habitat; none seen
<i>Asclepias solanoana</i>	serpentine milkweed	4		-	serpentine rockland, chaparral	No; no suitable habitat; none seen
<i>Astragalus breweri</i>	Brewer's milkvetch	4		-	chaparral, woodland, grassland	No; poor habitat quality

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

<i>Calamagrostis bolanderi</i>	Bolander's reed grass	4		-	freshwater marsh, scrub, meadows	No; no suitable habitat; none seen
<i>Calandrinia breweri</i>	Brewer's calandrinia	4		-	chaparral, coastal scrub; burns	No; no good habitat
<i>Calochortus umbellatus</i>	Oakland star tulip	4		-	dry wooded or barren hills; serpentine; meadows	No; no good habitat
<i>Calyptridium quadripetalum</i>	four-petaled pussy-paws	4		-	chaparral; sand/gravel, serpentine	No; no suitable habitat
<i>Calystegia collina</i> ssp. <i>oxyphylla</i>	Mt. St. Helena morning-glory	4	C2	-	chaparral, serpentine	No; no good habitat; none seen
<i>Cirsium andrewsii</i>	Fransiscan thistle	4		-	broadleaved up. forest, coastal bluffs; serpentine	No; no good habitat; none seen
<i>Cordylanthus tenuis</i> ssp. <i>brunneus</i>	serpentine bird's-beak	4		-	chaparral, woodland, rocks; serpentine	No; no good habitat
<i>Cypripedium montanum</i>	mountain lady's slipper	4		-	lower coniferous forest	No; no suitable habitat
<i>Cypripedium fasciculatum</i>	clustered lady's-slipper	4	C2	-	open rocky woods, redwd. to yellow pine	No; no suitable habitat
<i>Elymus californicus</i> (<i>Hystrix</i> c.)	California bottlebrush grass	4		-	coastal, shaded woods and forest	No; no good habitat; none seen
<i>Erythronium helenae</i>	St. Helena fawn lily	4		-	chaparral, woodland, grassland; volcanic or serpentine	No; poor habitat quality onsite
<i>Hemizonia congesta</i> ssp. <i>congesta</i>	white seaside tarweed	4			coastal prairie, grassland, scrub	No; poor habitat onsite; none seen
<i>Lilium rubescens</i>	redwood lily	4		-	mixed evergreen forest, chaparral	No; no suitable habitat
<i>Linanthus acicularis</i>	bristly linanthus	4		-	chaparral, woodland, prairie	No; poor habitat quality onsite

APPENDIX A. SENSITIVE PLANTS POTENTIALLY IN CENTRAL SONOMA COUNTY

Lomatium repostum	Napa lomatium	4		-	shaded woods, chaparral	No; poor habitat onsite; none seen
Micropus amphibolus	Mt. Diablo cottonweed	4		-	foothill woodland, upland forest, rocky grassland	No; no good habitat
Monardella undulata	curly-leaved monardella	4		-	coastal dunes, scrub, chaparral	No; no suitable habitat; none seen
Monardella viridis ssp. viridis	green monardella	4		-	chaparral, woodland, upland forest	No; no good habitat; none seen
Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	4	SC	-	moist places, marshes, woodland	No; no suitable habitat; none seen
Pityopus californicus	California pinefoot	4	C3c	-	deep shade, mixed evergreen forest	No; no suitable habitat
Ranunculus lobbii	Lobb's aquatic buttercup	4		-	shallow vernal ponds & pools	No; no suitable habitat
Rhynchospora alba	white beaked rush	4		-	bogs, freshwater marsh	No; no suitable habitat
Rhynchospora globularis var. globularis	round headed beaked rush	4		-	bogs, freshwater marsh	No; no suitable habitat
Ribes victoris	Victor's gooseberry	4		-	broadleaved up. forest, chaparral	No; no good habitat; none seen
						* none seen = indicates species would have been identifiable if present

APPENDIX B. Sensitive wildlife potentially in north-central Sonoma County.

Animal Species	Status * fed./state	Habitat	Likely to occur onsite ?
MAMMALS			(near Healdsburg)
Pallid bat <i>Antrozous pallida</i>	--/CSC	Roosts in cracks in cliffs, rock outcrops, old buildings, under bridges	Could potentially forage in area, but no significant roosting habitat onsite or to be disturbed
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	--/CSC	Roosts in old buildings, caves	Could forage in area, but no significant roosting habitat onsite
Western red bat <i>Lasiurus blossevillei</i>	--/CSC	Roosts in trees of forest, woodland	Not likely; could conceivably be in the area, but no prime habitat to be lost
American badger <i>Taxidea taxus</i>	--/CSC	Open habitats with friable soils	Could conceivably forage onsite or nearby, but no burrows seen; not likely so close to homes, fenced vineyards, & busy adjacent roadway
Sonoma tree vole <i>Arborimus pomo</i>	--/CSC	Moist coastal conifer forests	No; no suitable habitat onsite or nearby; may be out of range?
North American porcupine <i>Erethizon dorsatum</i>	--/--	Woodlands and forests	Possible in surrounding (wooded) areas to the west, but no prime habitat onsite or nearby
Fisher <i>Pekania pennanti</i>	--/CSC	Woodlands and forests	Possible (but unlikely) in surrounding wooded areas, but no prime habitat onsite or to be lost; could still use area post-project; probably out of range (too far south)
BIRDS			
Northern goshawk <i>Accipiter gentilis</i>	--/CSC	Temperate forests and woodlands	Could forage onsite or nearby occasionally, but no roosting or other significant habitat to be disturbed; could still use area post-project; none seen
Osprey <i>Pandion haliaetus</i>	--/--	Lives around lakes and larger streams	No; no particularly suitable habitat onsite; likely forages along Russian R.; none seen
White-tailed kite <i>Elanus leucurus</i>	--/CFP	Forages in grasslands, meadows; nests in solitary trees	Could occasionally forage onsite or nearby, but no prime habitat to be affected; none seen
Northern harrier (marsh hawk) <i>Circus cyaneus</i>	--/CSC	Forages and nests in grasslands, meadows, marshes	Could occasionally forage onsite or nearby, but no significant nesting habitat onsite; none seen

APPENDIX B. Sensitive wildlife potentially in north-central Sonoma County.

Vaux's swift <i>Chaetura vauxi</i>	--/CSC	Nests in large hollow trees; forages primarily in riparian	Could forage onsite or nearby, but no nesting habitat to be affected
Purple martin <i>Progne subis</i>	--/CSC	Woodlands; nests in snags	Could potentially forage onsite or nearby, but no prime habitat onsite
Yellow warbler <i>Dendroica petechia</i>	--/CSC	Riparian woodlands, thickets	Not likely; could conceivably forage onsite or nearby, but no significant riparian habitats present onsite
Loggerhead shrike <i>Lanius ludovicianus</i>	--/CSC	Dense brush or trees; forages in scrub, grasslands	Probably forages in area; no prime habitat to be lost; none seen
Yellow-breasted chat <i>Icteria virens</i>	--/CSC	Riparian woodlands, thickets	Could potentially forage onsite or nearby, but no prime habitat onsite
Tricolored blackbird <i>Agelaius tricolor</i>	--/CSC	Nests in dense vegetation near open water; forages in grasslands, ag land	Could move through the area, but no good aquatic or riparian (or foraging) habitat onsite; none seen
Short-eared owl <i>Asio flammeus</i>	--/CSC	Open treeless habitats; nests in dense vegetation	Not likely; could move through the area in winter, but does not breed in this region
Western burrowing owl <i>Athene cunicularia hypugea</i>	--/CSC	Nests in ground burrows of other animals; grasslands	Could forage here on occasion, but doesn't breed in this region; no owls or suitable burrows seen
Northern spotted owl <i>Strix occidentalis caurina</i>	FT/CT	Dense old growth coastal forests	Could conceivably forage onsite or nearby occasionally, but no roosting or other significant habitat onsite; could still use area post-project; outside primary range
AMPHIBIANS			
California tiger salamander <i>Ambystoma californiense</i>	FE/CT	Breeds in vernal pools and other ponds	No; no suitable habitat onsite; out of primary range
California red-legged frog <i>Rana draytonii</i>	FT/CSC	Pools in streams, ponds, marshes	Not likely; no good habitat onsite; species not protected in this area
Red-bellied newt <i>Taricha rivularis</i>	--/CSC	Smaller creeks and streams; adjacent woodlands	No; no especially suitable habitat onsite; no prime habitat to be affected
Foothill yellow-legged frog <i>Rana boylei</i>	--/CSC	Rocky banks of clean creeks; breeds in backwaters, pools	No; no suitable habitat onsite or nearby

APPENDIX B. Sensitive wildlife potentially in north-central Sonoma County.

REPTILES			
Pacific pond turtle <i>Actinemys marmorata</i>	--/CSC	Ponds, perennial creeks; nests and forages in adjacent grasslands	Could possibly wander/forage onto the site from Russian R., but no especially good habitat directly in study area; none seen
Coast horned lizard <i>Phrynosoma coronatum</i>	--/CSC	Open sunny habitats; feeds on ants	No; no suitable habitat onsite or nearby; not known in area
FISH			
Coho salmon (central CA pop.) <i>Oncorhynchus kisutch</i>	FE/CE	Low gradient perennial streams of the central California coast	No suitable stream habitat onsite or to be affected; nearby fish to be protected via water quality BMPs
Chinook salmon (CA coast) <i>Oncorhynchus tshawytscha</i>	FT/	Low gradient perennial streams of the central California coast	No suitable stream habitat onsite or to be affected; nearby fish to be protected via water quality BMPs
Steelhead trout (central CA coast) <i>Oncorhynchus mykiss</i>	FT/	Low gradient perennial streams of the central California coast	No suitable stream habitat onsite or to be affected; nearby fish to be protected via water quality BMPs
INVERTEBRATES			
Crotch's bumblebee <i>Bombus crotchii</i>	--/CSC	valley and foothill grasslands, Central Valley	No; no good habitat to be lost or adversely affected; no historic reports; out of natural range?
Obscure bumblebee <i>Bombus californicus</i>		Coastal valley and foothill grasslands	No; no good habitat to be lost or adversely affected
Western bumblebee <i>Bombus occidentalis</i>	-/CE	coastal grasslands, prairie	No; no good habitat to be lost or adversely affected
Pacific freshwater shrimp <i>Syncaris pacifica</i>	FE/CE	Low gradient perennial streams of Marin, Napa, & Sonoma Counties	No suitable stream habitat onsite; closest habitat more than 3000 feet away

* FE = federally listed as 'Endangered'

* CT = State listed as 'Threatened'

* CFP = State listed as 'Fully Protected'

* CSC = State species of 'Special Concern'

Appendix C

Selected Photographs

**Biological Resources Assessment
Prepared For**

Proposed Lot Split

3714 Westside Road, Healdsburg

Charles A. Patterson

February, 2026



Plate 1. Looking north (left) to east (right) across the main part of the study area (almost all vineyard) from the higher ground on the west side, 3714 Westside Road, Healdsburg, February, 2026.



Plate 2. Looking SE across area of higher ground, showing maples (at left) and citrus (in shadows).



Plate 3. Looking east across higher part of the site from area of planted trees; olives visible.



Plate 4. Looking west across higher ground; citrus in foreground and rear left, with olives in background.

Appendix D

Investigator's Qualifications

Charles A. Patterson

**Biological Resources Assessment
Prepared For**

Proposed Lot Split

3714 Westside Road, Healdsburg

Charles A. Patterson

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PLANT ECOLOGIST, WETLAND SPECIALIST, RESOURCE MANAGER, NATURALIST

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EDUCATION

M.S. in Range Management & Wildland Ecology, 1974, University of California at Davis

B.S. in Renewable Natural Resources, 1972, UC Davis

Undergraduate coursework in Mechanical Engineering, 1968-1970, UC Santa Barbara

American Graduate University, trained in Proposal Preparation and Source Selection, 1980

WORK HISTORY

Mr. Patterson is a professional plant ecologist and wetland specialist with 47 years of work experience, including 40 years as an independent consultant in California and other western states. He has participated in over 700 environmental assessments, EIRs/EISs, rare plant surveys, restoration plans, and related studies. He has completed rare plant surveys for the 19,000 acre Marin Municipal Water District, the 15,000 acre "Flying 'M' Ranch" in Merced County, and numerous smaller properties around northern California. With an emphasis on rare plant and seasonal wetland ecology, Mr. Patterson has designed, implemented, and monitored seven wetland mitigation banks (and many other wetland mitigation projects) in Sonoma County. He is a long time and ongoing contributor to California's Natural Diversity Data Base, past/historic CNPS rare plant mapping, and CalPhoto's photographic plant database.

1983 - present: Self-employed Consulting Ecologist. Conducted or participated in several hundred environmental studies, including numerous wetland delineations, sensitive species surveys, and project site evaluations. Other work has involved wetland mitigation and revegetation design, implementation and monitoring; habitat (including wetland) restoration plans; specialized botanical and wetland related studies (e.g., rare plant propagation, pest species treatments, violation investigations); surveys/reports for large power transmission lines (Geysers to Williams, Kern County, Arizona), hydro-electric and reservoir proposals in Kern, Merced, Sonoma, Ventura, and Riverside counties, and seven ongoing wetland mitigation banks on the Santa Rosa Plain. Mr. Patterson was a congressional appointee (as an independent wetland and vernal pool expert) to the Sonoma County Vernal Pool Task Force, 1989-1994. He acted as fill-in technical specialist for six months reviewing mine reclamation and revegetation plans for the Calif. Division of Mines and Geology.

1977 - 1982: Western Ecological Services Company (WESCO), Marin County. Associate and Senior Plant Ecologist. Directed vegetation, rare plant, and wetland studies for over 200 projects; prepared technical and cost proposals for both botanical and interdisciplinary studies; hired and supervised botanical subcontractors (including a team of ten botanists to survey the 'Geothermal Public Power Line' – Geysers to Williams); project management and staff supervision; technical (and full report) writing, editing, and production. Over 50 wetland delineations; expert witness for three court cases involving wetland JDs.

1974 - 1976: The Nature Conservancy, Western Regional Office, San Francisco. Research Ecologist. Prepared vegetation inventories for 10 nature preserves in California and Washington; hired and supervised interdisciplinary study teams for preparation of inventories and master plans for 15 preserves in Calif.; completed natural resources reference study of Santa Cruz Island (cover article in 'Fremontia' April, 1978); evaluated potential site acquisitions.

1973 - 1974: U.S. Forest Service, Riverside Fire Lab. Graduate Research Assistant. Studied the effectiveness of Angora goats in fuel break establishment and/or maintenance in the Sierra Nevada foothills.

1982 - 1985: ECHO - The Wilderness Company, Oakland, CA. After being laid off in the 1982 recession, I worked part time as a professional whitewater river guide and naturalist in California, Oregon, Idaho.

1971 - 1991: Northern California Volleyball Officials Association. Part time professional volleyball referee for collegiate and professional leagues in northern California.

CAPABILITIES AND WORK EXPERIENCE

Plant Taxonomy: Firsthand experience with the flora of most western states, including California, Nevada, Oregon, Washington, Arizona, New Mexico, Utah, Colorado, and Idaho. Taught informal wetland botany field classes to Army Corps of Engineers staff.

Vegetation Mapping: Plant community and habitat mapping utilizing topographic maps, air photos, stereoscope interpretation; soil-veg correlations and range site descriptions; delineation of 'wetlands and other waters'; wildlife habitat assessments; and physically demanding ground surveys. Have mapped the vegetation of the Desolation and Mokelumne Wilderness areas (USFS), conducted rare plant surveys and mapping of the 19,000 acre Marin Municipal

Water District, cataloged and mapped the riparian vegetation of the Sacramento and San Joaquin riverbanks (Redding to Verona, Friant to Stockton), coordinated the vernal pool and rare plant surveys and mapping of the 15,000 acre “Flying ‘M’ Ranch” in Merced County (1983), and surveyed and mapped numerous ranches and development sites in Sonoma, Marin, Lake, Napa, Contra Costa, Alameda, San Mateo, Placer, Eldorado, and other California counties.

Quantitative Sampling: Documentation and descriptions of plant communities using transect, quadrat, releve, and/or permanent plot methods. Range condition and forage production estimates; technical wetland data (soil, vegetation, hydrology) collection and interpretation; restored vegetation and sensitive species monitoring; constructed wetland monitoring via fixed transects.

Rare and Endangered Plant Species: Literature/herbaria searches, ‘ID’ and historic mapping research, detailed field surveys, expert and agency coordination, management and recovery plans, habitat suitability determinations, rare plant impact assessments and mitigation plans, sensitive species use in revegetation, and preserve design. Firsthand experience with over 300 of California's rare and endangered plant taxa, familiarity with many of the state's centers of endemism. Past and ongoing contributor to the California Native Plant Society, Natural Diversity Data Base, and CalPhotos data files; expert reviewer of proposed state and federal plant listings and status reports. Personally discovered many listed plant locations in Sonoma, Lake, and Marin counties. Lead author of “Inventory of Rare Plant Locations and Sites Surveyed for Wetland Resources on the Santa Rosa Plain”, prepared for the Calif. Dept. of Fish and Game, 1994; with Betty Guggolz and Marco Waaland).

Wetlands: Wetland delineation and mapping, including full coordination with the U.S. Army Corps of Engineers; habitat evaluations; wetland management and restoration. Experience with salt and freshwater wetlands, coastal and estuarine, riparian and floodplains, wet meadows, alpine meadows, bogs and hot springs, vernal pools and other seasonal wetlands, ephemeral and perennial stream systems. Have completed over 500 wetland delineations and surveys throughout the state. Have worked closely with the Corps, San Francisco, Sacramento, Ventura districts. Preparation of wetland fill (Section 404) permit applications (including Pre-Discharge Notifications, Nationwide Permits, Individual Permits, Alternatives Analyses), State 401 Certification; wetland mitigation feasibility, design, implementation, and monitoring. I began mapping (“delineating”) wetlands in 1978, prior to the USACE’s now-standard 1987 delineation manual, and have spent several hundred person-hours in the field (in the 1980s, 1990s, and 2000s), with Mr. Dan Martel of the Corps, their (at the time) pre-eminent and nationally known “Wetland Specialist”. Under his technical direction, I completed close to 100 JDs. I completed a training course in “The Unified Federal Method” in 1989, an attempt by the Corps to upgrade the 1987 manual, but which was never adopted.

Revegetation and Restoration: Basic revegetation planning and implementation; site evaluations and revegetation design; species palettes and planting specifications; range improvement, restoration, and conversion; weed assessment; specialty consignment growing (e.g., native grasses, rare species); wildlife habitat enhancement; riparian restoration.

Fire Ecology: Basic wildfire hazard assessment; botanical input for fire management plans; conceptual burning plans for habitat enhancement and fuel reduction.

Environmental Regulations: Interpretation and coordination with state and federal environmental regulations, CEQA, NEPA, Clean Water Act, state and federal Endangered Species Acts, Wild and Scenic Rivers Act, EIR and EIS requirements, FERC (small and large) hydro-electric projects, and Corps of Engineers (404) permits; coordination with city and county departments, general plans and policies.

Other: Considerable experience with energy/utility facility siting and development (power plants, access roads, steam lines, penstocks, pipelines, reservoirs, transmission lines); 30+ small hydroelectric projects. Rare plant photography and propagation; urban landscaping with native plants.

REFERENCES

Charlie Traboulsi, TDG Engineers, Santa Rosa (707) 494-0425

Larry Wasem, Patrick Imbimbo, Airport Business Center, Santa Rosa, (707) 578-5344

Christopher Desmond, Mitigation Bank Owner, Sebastopol (415) 308-1000

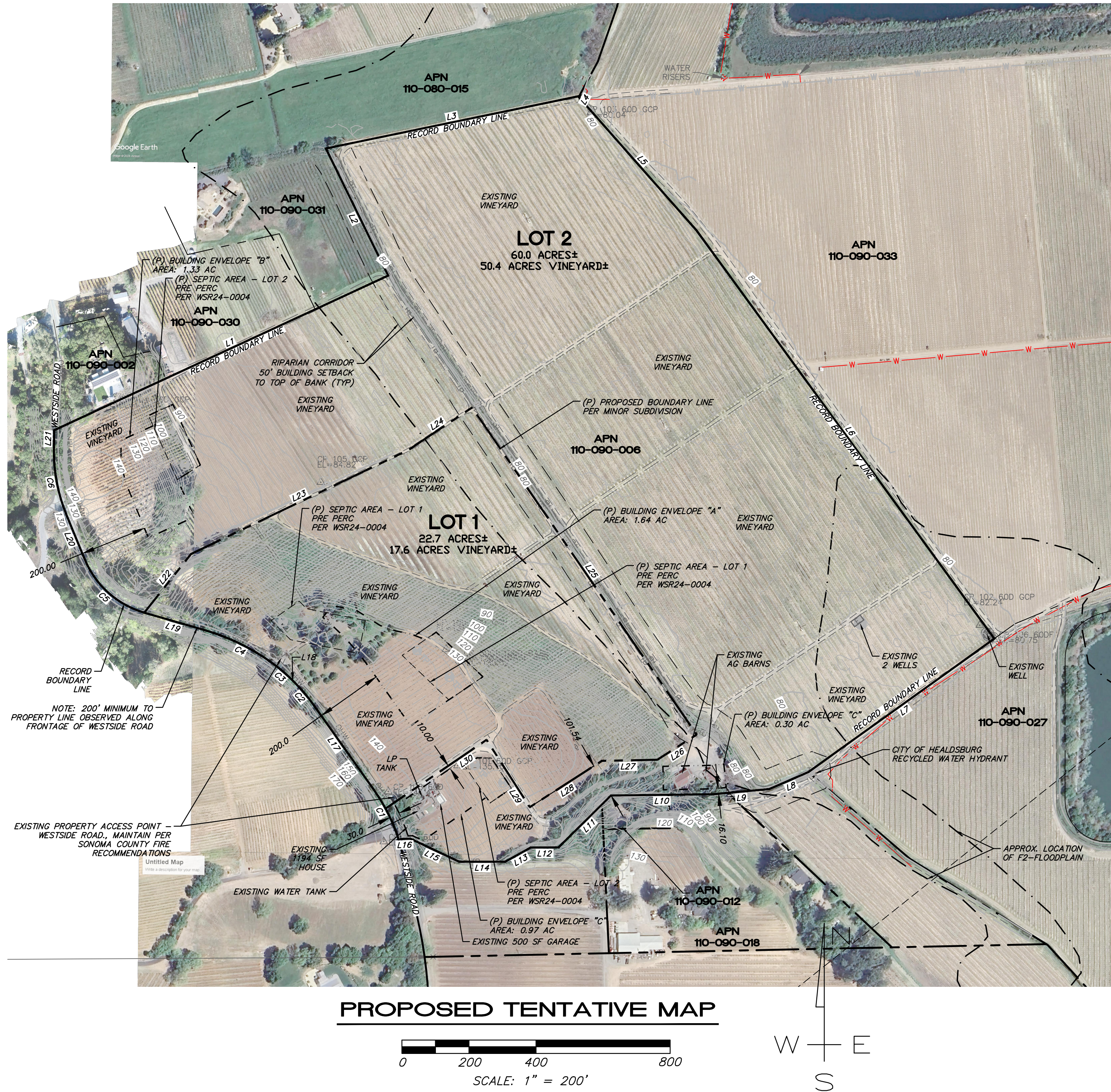
Jean Kapolchok, Planner/Principal, J. Kapolchok & Associates, Santa Rosa (707) 526-8939

Cort Munsell, Civil Engineer, Healdsburg (707) 395-0968

PARTIAL LIST OF CLIENTS

The Nature Conservancy; AT&T; California Coastal Conservancy; PG&E; Calif. Dept. of Fish and Wildlife; U.S. Forest Service (Inyo, Eldorado, Toyabe, Stanislaus); Bureau of Land Management; U.S. National Park Service; Jackson Family Wines, Chalk Hill Winery, Dry Creek Winery, Hirsch Winery, Aubert Wines, Kutch Wines; Sonoma County Dept. of Public Works, Sonoma Co. Water Agency, Sonoma Co. Ag. Preservation and Open Space District; East Bay Municipal Utility District; Marin Municipal Water District; Sacramento Municipal Utility District; Calif. Div. of Mines and Geology; Wetland Research Associates, San Rafael; LSA Associates, Point Richmond; QUESTA Engineers, Point Richmond; Munselle Civil Engineering, Healdsburg

P:\MCE JOBS\2023\283-23 3714 WESTSIDE SUBDIVISION-SORA\CCO\DWGS\283-23 TMDWG 10/5/2026 3:10 PM SA



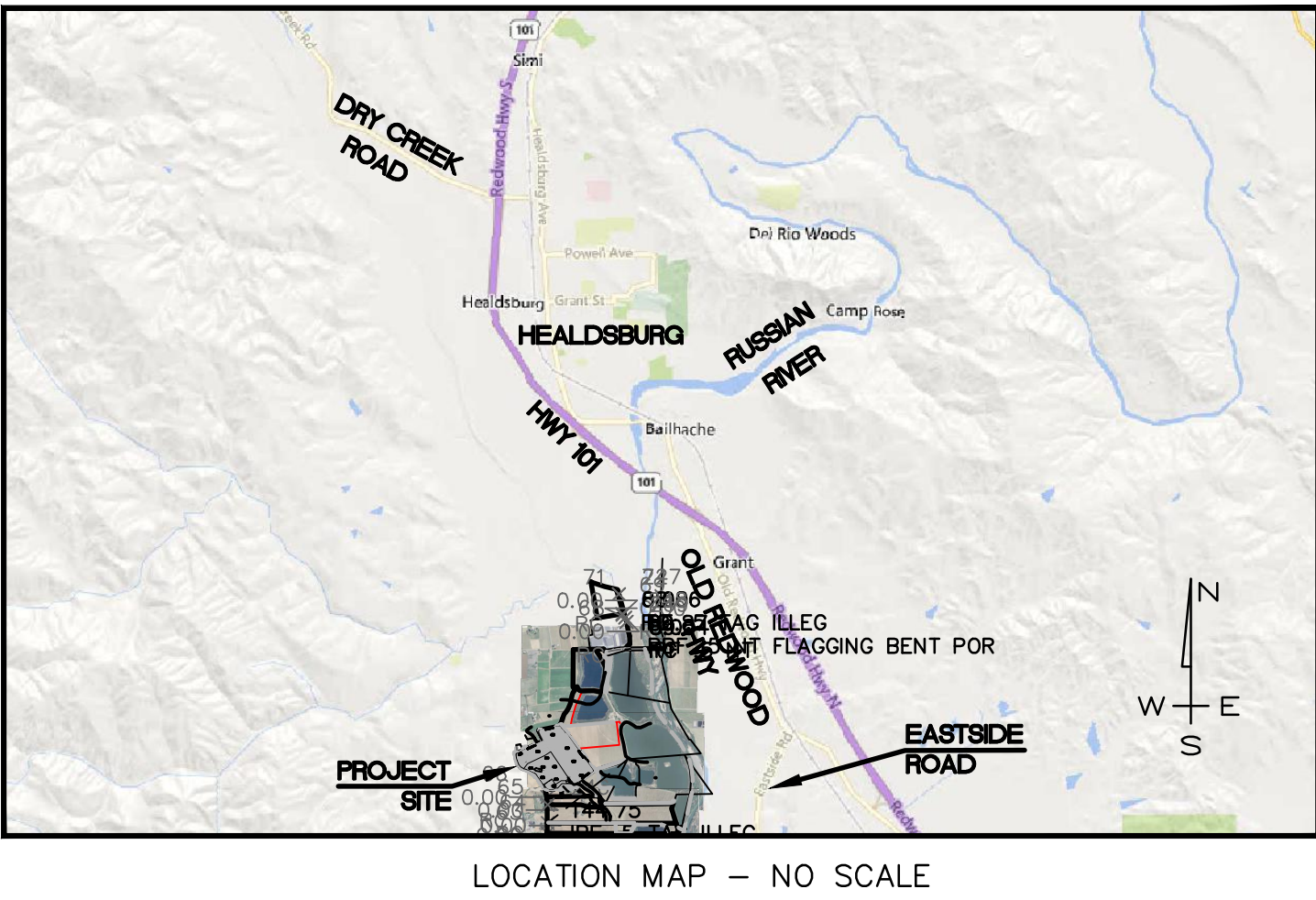
Line Table		
Line #	Length	Direction
L1	1097.21	N65° 10' 00"E
L2	422.20	N26° 05' 20"W
L3	773.52	N78° 19' 47"E
L4	5.02	S28° 11' 18"W
L5	530.44	S41° 26' 15"E
L6	1505.30	S36° 06' 07"E
L7	682.78	S54° 20' 42"W
L8	127.38	S66° 35' 42"W

Line Table		
Line #	Length	Direction
L9	168.96	S84° 47' 34"W
L10	303.08	S89° 18' 42"W
L11	220.18	S45° 18' 42"W
L12	82.50	S89° 48' 42"W
L13	87.78	S61° 03' 42"W
L14	137.28	N89° 56' 18"W
L15	160.18	N64° 41' 18"W
L16	35.67	S88° 18' 42"W

Line Table		
Line #	Length	Direction
L17	311.41	N35° 21' 32"W
L18	16.86	N45° 01' 24"W
L19	188.83	N73° 52' 21"W
L20	143.00	N22° 18' 20"W
L21	52.47	N01° 08' 48"E
L22	223.60	N38° 32' 37"E
L23	719.24	N64° 25' 26"E
L24	227.53	N56° 16' 42"E

Line Table		
Line #	Length	Direction
L25	1183.17	S34° 29' 06"E
L26	139.28	S57° 25' 18"W
L27	165.28	S88° 49' 47"W
L28	255.59	S57° 17' 37"W
L29	238.72	N32° 42' 23"W
L30	364.36	S55° 45' 59"W

Curve Table			
Curve #	Length	Radius	Delta
C1	163.856	523.569	017°55'52"
C2	87.377	518.000	009°39'53"
C3	52.905	412.000	007°21'26"
C4	243.064	648.000	021°29'30"
C5	247.504	275.000	051°34'01"
C6	204.659	500.000	023°27'08"



PROPOSAL STATEMENT
FOR MINOR SUBDIVISION:

LOT A (APN 110-090-006, SINGLE LEGAL LOT) IS TO BE
SUBDIVIDED PER MINOR SUBDIVISION INTO (2) LOTS AS
FOLLOWS: LOT "1": 22.7-ACRES± AND LOT "2": 58.8 ACRES±.

OWNERS:	PROPOSED PROPERTY INFO:
LOTS 1 AND 2 C AND F COMPANY LLC 3714 WESTSIDE ROAD HEALDSBURG, CA 95448	LOT "1" 22.7-ACRES± LOT "2" 60.0-ACRES±

EXISTING ZONING:	LAND USE DESIGNATION
LOTS 1 AND 2 LIA B6 40Z, F2 RC 50/25, SR, VOH	LOTS 1 AND 2 LIA40

SURVEY NOTES

BOUNDARY LINES SHOWN HEREON WERE DETERMINED BY MUNSELLE CIVIL ENGINEERING AND
WILL BE SHOWN ON A RECORD OF SURVEY TO BE FILED WITH THE SONOMA COUNTY SURVEYOR.
THE BEARINGS SHOWN HAVE BEEN ROTATED FROM RECORD TO NORTH AMERICAN DATUM OF 1983
(NAD83) ZONE 3 GRID NORTH. THIS MAP IS NOT INTENDED TO PROVIDE A BOUNDARY
RESOLUTION FOR THE SUBJECT PROPERTY.

UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF
THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR
NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED
APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A
SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).

BASIS OF BEARINGS: GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL
POINTS POST PROCESSED USING DPUS (ONLINE POSITIONING USER SERVICE).

ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD 88). BENCHMARK CONTROL POINT #5000 SET 60D NAIL CONTROL POINT.
ELEVATION = 130.52' NAVD 88

PROPOSED TENTATIVE MAP

COUNTY OF SONOMA
STATE OF CALIFORNIA

CORT L. MUNSELLE
RCE 69941

MUNSELLE CIVIL ENGINEERING

CIVIL ENGINEERING & LAND PLANNING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

APN: 110-090-006

FILE No.283-23

DATE: JANUARY 15, 2024

SHEET No. OF

1

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