



Initial Study Mitigated Negative Declaration

Publication Date: March 27, 2020
Public Review Period: March 27, 2020-
April 28, 2020
State Clearinghouse Number:
Permit Sonoma File Number: PLP17-0052
Prepared by: Georgia McDaniel
Phone: 707-565-4919

Pursuant to Section 15071 of the State CEQA Guidelines, this Initial Study, recommended permit conditions of approval and Categorical Exemption, constitute the environmental review conducted by the County of Sonoma as lead agency for the proposed project described below:

Project Name: Hawkes Winery Use Permit Modification

Project Applicant/Operator: Cort Munselle

Project Location/Address: 6738 Highway 128 Healdsburg, CA 95448

APN: 131-170-043

General Plan Land Use Designation: Land Intensive Agriculture (LIA) 20 acres per dwelling unit (DA/20)

Zoning Designation: LIA (Land Intensive Agriculture) B6 20 acre density, Z, SR (Scenic Resource), VOH (Valley Oak Habitat)
The property is located within a Scenic Landscape Unit (SLU).

Decision Making Body: Board of Zoning Adjustments (BZA).
Action by BZA is appealable within 10 calendar days.

Appeal Body: Sonoma County Board of Supervisors

Project Description: **Modification of an existing Use Permit (UPE05-0005) for Hawkes Tasting Room to allow remodel and expansion of existing tasting room by increasing 1,450 square-foot building to 7,600 square feet in size, including a commercial kitchen, small public tasting room and private tasting rooms; relocating the existing parking area; addition of unpaved overflow parking; addition of evening agricultural promotional events plus Industry-wide event days annually; food and wine pairings; new landscaping; rebuilding of new septic field; and enhancement of stormwater collection and**

management system on a 1.15 acre parcel.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Environmental factors listed below were considered by evaluating the project. 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:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Table 1. Initial Study

Topic Area	Abbreviation	No Impact	Less than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant or Significant Impact
Aesthetics	VIS		X		
Agricultural & Forest Resources	AG	X			
Air Quality	AIR		X		
Biological Resources	BIO	X			
Cultural Resources	CUL	X			
Energy	ENE	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	TRAF		X		
Tribal Cultural Resources	TCR	X			
Utility and Service Systems	UTL	X			
Wildfire	WILD	X			

Mandatory Findings of Significance		X			
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RESPONSIBLE AND TRUSTEE AGENCIES

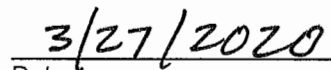
The following lists other public agencies whose approval is required for the project, or who have jurisdiction over resources potentially affected by the project.

Agency	Activity	Authorization
Caltrans Encroachment	Activities within a state highway	California transportation department authorities
Northern Sonoma County Air Pollution Control District (NSCAPCD)	Stationary air emissions	Emissions thresholds from BAAQMD Rules and Regulations (Regulation 2, Rule 1 – General Requirements; Regulation 2, Rule 2 – New Source Review; Regulation 9 – Rule 8 – NOx and CO from Stationary Internal Combustion Engines; and other BAAQMD administered Statewide Air Toxics Control Measures (ATCM) for stationary diesel engines

ENVIRONMENTAL FINDING:

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


Prepared by: Georgia McDaniel


Date: 3/27/2020



Initial Study

I. INTRODUCTION:

Permit Sonoma, (Sonoma County Permit and Resource Management Department) has prepared an Initial Study for a modification of an existing Use Permit (PLP05-0005) and Design Review to 1) remodel and expand an existing tasting room by increasing the 1,450 square foot building to 7,600 square feet in size, 2) relocate the existing parking area, and 3) include agricultural promotional events and add pre-prepared "small bites" for food and wine pairings in the tasting room on a 1.15-acre parcel located on a Scenic Corridor and in a Scenic Landscape Unit. The construction of a new residence and detached carport is a separate permit application (ADR18-0011).

A referral letter was sent to the appropriate local, state and federal agencies and interest groups who may wish to comment on the project. Assembly Bill 52 Project Notifications were sent to the Lytton Rancheria of California, Middletown Rancheria Band of Pomo Indians, Mishewal Wappo Tribe of Alexander Valley, the Federated Indians of Graton Rancheria, Cloverdale Rancheria Band of Pomo Indians and Kashia Pomos Stewarts Point Rancheria.

This report is the Initial Study prepared pursuant to the California Environmental Quality Act (CEQA). Georgia McDaniel, Project Review Planner III and John Mack, Natural Resources Manager, for the Sonoma County Permit and Resource Management Department, Project Review Division (Permit Sonoma) prepared this report with technical assistance. Qualified Consultants provided the attached technical studies attached to this Initial Study to support the conclusions. Other reports, documents, maps and studies referred to in this document are available for review at the Permit and Resource Management Department (Permit Sonoma) or on the County's website at: <http://www.sonoma-county.org/prmd/divpages/projrevdiv.htm>

II. ENVIRONMENTAL SETTING

The 1.15-acre project site is a previously developed parcel located at 6738 Highway 128 (APN 131-170-043) approximately five miles northeast of the Town of Healdsburg. The site is outside of the Town of Healdsburg City limits and is in a small, unincorporated community called Jimtown (**Figure 1**) (Note: All figures are located at the end of the Initial Study). The project site is located in Alexander Valley in the west Healdsburg environs. The surrounding land uses are heavily agricultural (vineyard) with some rural residential uses (**Figure 2**). Several commercial uses (Jimtown Store, a grocery store, a feed store) and public uses (Alexander Valley Elementary School, the Alexander Valley Community Center), and the Alexander Valley Community Church are located adjacent to or near the parcel in Jimtown (**Figure 3**). Surroundings parcels on both sides of Highway 128 include the Jimtown Store, vineyards, and residences are also zoned Land Intensive Agricultural (LIA) B6 20 acre density, Scenic Resource (SR) Z.

Existing Uses: The parcel is presently developed for use as a commercial tasting room and a single family residence (**Figure 4A**). The existing tasting room was established in 2006 in accordance with a use permit (PLP05-0005) issued to Hawkes Winery to convert the then existing 1,440 square foot garage/shop into a wine tasting room. The current tasting room facility includes the existing tasting room building, an outdoor patio area in front of the building, several small storage structures on the west side of the tasting room building, a septic field, an entrance from Highway 128 and a parking area behind the tasting room, representing about 20,000 square feet (**Figure 4A**). Also on the parcel is a house and yard

(approximately 10,000 square feet) and some residual unbuilt, mowed areas at the back of the parcel (Figure 4A). The existing use permit allows the tasting room to be open seven days a week. Hours of operation allowed are 10:00 am to 5:00 pm. Two full time employees and two part time employees are allowed.

Topography and Soils: The existing site is flat with slopes ranging from 0 to 4%. The soils are mapped as Yolo loam, 0 to 10 percent slopes, a deep alluvial soil derived from weathered sandstone and shale characteristic of the Alexander Valley (NRCS Web Soil Survey). All surface soils on the site have been altered by grading and placement of aggregate for the existing residence and tasting room.

Drainage and Stormwater: The southern two-thirds of the parcel (the area with built structures) drains to a sump in the middle of the parcel and then is pumped via a three inch pipe to the northeast corner of the parcel and off-site to the next parcel and thence eventually to Sausal Creek (Figure 5). Runoff from the rear one-third infiltrates or sheet flows to vineyards to the north. No water quality of volume retention best management practices are presently located on the parcel.

Vegetation, Habitats, and Biological Resources: Vegetation on the site consists of commercial and residential landscaping. No protected valley oaks or other oak species are present. No natural or biological resources are located within or near the project site as all natural habitats have been previously converted to developed land uses in the past. No streams, riparian corridors, or wetlands are located within or near the project site. No sensitive habitats and no rare, special status, or listed species are located within or near the project site.

Cultural Resources: Historical research and an evaluation of the existing house at 6738 Highway 128 was conducted by Tom Origer & Associates. The house does not appear eligible for inclusion on the California Register of Historical Places and there are no known cultural resources at the location.

Noise: Existing ambient noise on the parcel is from Highway 128, a busy rural highway, conversation and music from indoor and outdoor seating of customers at the tasting room, and customer parking (engine starts, door closing) during day light business hours from 10:00 am to 5:00 pm.

Traffic and Parking: Highway 128 which fronts the parcel is an existing 2-lane state highway. There are no turn lanes or a center lane in the vicinity of the parcel. Left turns into the existing tasting room entrance are made from the eastbound lane of Highway 128; right turns into the entrance are from the westbound lane of Highway 128. The tasting room is presently open for business during normal day light hours (10:00 am to 5:00 pm) with an existing new and repeat customer base. No events are presently allowed under the current use permit. There are 13 on-site parking spaces for the tasting room (one handicap accessible, 12 standard/compact) and one covered parking space for the single-family dwelling.

Air Quality and Greenhouse Gas Emissions: Current conventional pollutant and greenhouse gas (GHG) emissions are predominately from customer vehicle emissions and electricity consumption for the existing tasting room facility.

Scenic corridors and landscapes: Highway 128 is designated a scenic corridor by the Sonoma County General Plan and the parcel. From Highway 128 at the project parcel, looking south the view is flat terrain looking out over vineyards. Looking north at the project parcel, the view shed is interrupted by the commercial and residential structures located along the north side of Highway 128 (Figures 3, 6 to 8). The existing scenic characteristics at the parcel as well as parcels to the east and west in Jintown is one to two story commercial and residential structures located near north side of the Highway 128 right-of-way. The overall scenic character is a small, rural hamlet or village. Current development on the parcel is similar to the rural commercial-residential-community structures along Highway 128 in the Jintown vicinity (Figures 6 to 8).

Water, Wastewater, and Waste Disposal: The entire parcel (tasting room facility and residence) is served by the same on-site private well and septic system (on-site mound septic system). Existing water use

from the on-site well was estimated by the Applicant to be 0.5 acre-feet per year¹. There are presently no kitchen facilities on-site. A trash enclosure is located behind the tasting room building. All solid waste is removed by a local waste hauler.

III. PROPOSED PROJECT

Proposed Physical and Operational Changes: The proposed project involves 1) a physical reconfiguration of the existing parcel and 2) operational changes in the type of uses allowed to support the applicant's overall agricultural and winemaking business in the area². Specifically, the applicant proposes the following physical changes:

1. Remodel and expand the existing tasting room facility into a two-story building with a wrap around deck on the west and south side (Figure 4B, 9). The tasting room was approved by the County in 2006. This Use Permit would expand the existing winery use to include agricultural promotional events as described below. The existing tasting room consists of a 1450 sq. ft. building containing a tasting area, restrooms and office/storage area. The remodel of the building will increase the square footage of the footprint to 3620 and the overall square footage with the second story to 7600+- sf ft. The remodeled building will be designed to accommodate the changing nature of the Hawkes Family's business. It will include a small tasting room and reception area for the public, a handful of private tasting rooms, a small commercial kitchen, offices, storage areas, a lab and bathrooms. According to the applicant, the aim of the remodel is to accommodate the new direction of the family business – intimate tastings of reserve wines in a private setting. The proposed work will occur entirely within the approximately 4,000 square foot area of the existing tasting room facility;
2. Landscape the existing entrance driveway and part of the existing parking lot with lawn, paths and patios, landscaping and trees (Figure 4B, 10);
3. Relocate the existing parking area to the front of the parcel within the footprint of the existing residence and yard (Figure 4B, 11);
4. Add an unpaved overflow parking behind the main parking area and located in the area where the existing mound septic field is located (Figure 4B, 11);
5. Rebuild a new septic field in the northwest corner (rear) of the parcel in a presently mowed area (Figure 4B, 11);
6. Enhance the stormwater collection and management system in accordance with current low impact development standards (Figure 4B, 11).

The applicant proposes to continue its walk-in wine tasting room use under its current use permit while adding the following uses:

7. Add food and wine pairings in the tasting room during normal tasting room hours (10:00 am to 5:00 pm);
8. Add private food and wine pairings and events in the tasting room outside regular business hours during events listed in Table 2.

¹ Water use report prepared by Munselle Engineering dated April 25, 2018.

² Project description and event types and numbers from Hawkes Tasting Room Minor Use Permit Modification Proposal Statement, Use Permit, Revised, June 22, 2018.

Table 2. Proposed events. All events to end no later than 10pm.

Type of Event	Number per year	Max guests per event	Max total guests per year	Type of Guests	Type of Event	Purpose of Event
Direct Sales Activities	12	100	1200	customers, wine club members	evening seminars and suppers containing small plates – food & wine pairing	local agricultural education
Trade Marketing Activities	12	50	600	sales staff, other tasting room staff, buyers	evening suppers with small plates – food & wine pairing, socials and mixers	encourage local business to buy Hawkes wines and grapes
Association Sponsored (Industry-wide) Events	5 (10 event days)	200 (100 per event day)	1000	event attendees	Examples: barrel tasting, Food & Wine Affair, Experience Alexander Valley	encourage overall wine business of Alexander Valley
Agricultural Promotional Events	8 (2 per quarter)	100	800	local farmers, neighbors, trade partners, wine club members	wine tasting, catered pre-prepared food – food & wine pairing	local community building
TOTALS	37		3600			

Topography and Soils: The proposed project would require new surface grading and minor excavation to install the septic and drainage system of the existing previously graded and disturbed parcel. This would be performed in accordance with existing County grading regulations and under the terms of a grading permit issued prior to construction commencing.

Drainage and Stormwater: The project would substantially improve drainage and stormwater management by adding low impact development water quality and volume detention features for the parcel (Figure 11). The project is subject to Sonoma County building and grading ordinances and will be required to obtain and implement an Erosion and Sediment Control Plan for project construction which is a standard permit condition of approval. The project is also subject to state and federal stormwater and sediment control requirements and permits, e.g., the State Water Resources Control Board Construction General Permit.

Vegetation, Habitats, and Biological Resources: The site is currently developed with the existing tasting room building, outdoor patio, single-family residence, landscaping, parking lot and septic system. The proposed improvements are located within already-affected areas. The existing commercial and residential landscaping would be replaced with new, more extensive, landscaping plan (Figure 10). The one oak and one large maple tree on the parcel would be retained in the new landscaping plan. No sensitive habitats or species exist presently on the parcel and nothing in the current proposal would change this situation.

Cultural Resources: The parcel is located in an area of deep alluvial soils in the Russian River Valley.

Unique paleontological or geological resources are not generally known from locations with this geology. Archeological resources are also not known from this area and past development and surface grading would have obscured or covered any surface features that could have existed. Historical research and an evaluation of the existing house to be demolished at 6738 Highway 128 was conducted by Tom Origer & Associates. The house does not appear eligible for inclusion on the California Register of Historical Places.

Noise: The project proposes to expand operations by adding food and wine pairings during normal business hours and holding up to 37 events per year after normal business hours (5:00 pm to 10:00 pm) (Table 2). Event attendees would usually be limited to 50 to 100 people except for Association Sponsored, also known as Industry-wide Events, which would allow for a maximum of five 200-person events per year. Illingworth & Rodkin, Inc. performed a noise and vibration assessment to evaluate the temporary construction and potential permanent noise effects of the project³.

For permanent impacts from the expanded use of the tasting room facility, the noise assessment recommended a noise barrier along the northeast property line in order to gain the additional noise attenuation needed to meet the noise level threshold (Figure 12). The recommended noise barrier will be constructed as part of the project.

Traffic and Parking: With the addition of event traffic, right or left turn lanes are not warranted along Highway 128 at the project driveway. The proposed site plan would accommodate the expected parking demand, provided employees park off-site during promotional events. Emergency access and site distances are adequate.”

Scenic Corridors and Landscapes: The physical changes proposed by the project include expanding the existing tasting room building to encompass the proposed facility footprint, moving and expanding the existing parking lot, improving the site landscaping and stormwater management (Figures 4B, 9, 10, 11).

The exterior of the building is designed to have as little impact of the rural character or the neighborhood as possible. The proposed tasting room remodel will maintain the current traditional, agricultural look of the existing tasting room – un-treated board and batten siding, white frame windows, and a pre-weathered tin roof. The existing and proposed façades are largely masked by an arbor of rusted steel, overgrown by wisteria and by extensive gardens, ranging from grasses and agave to poppies and lavender, depending on the season. The proposed parking scheme uses existing trees and additional plantings to screen the parking lot from the road; low, steel planters/water features are proposed to form a barrier between the highway and outdoor areas. The existing parking area and tasting room cover 26% of the site. The proposed and expanded tasting room and parking area will cover 36% of the site.

Pursuant to the County's Visual Assessment Guidelines, the project parcel is in a location characterized by rural or urban development similar to sites with “moderate sensitivity.” While the site is in a designated scenic corridor that would suggest a “high sensitivity” location, the property is not in a vicinity characterized by a natural setting that forms a scenic backdrop for the scenic corridor. Therefore, it is a “moderate sensitivity” location. One and two story rural development characterizes the Jintown area, therefore the scenic vistas include repeating forms, colors, textures, and lighting associated with the low-density architecture. The Site Sensitivity table from the County's Visual Assessment Guidelines is provided below for reference.

³ Hawkes Tasting Room Noise and Vibration Assessment APN 131-170-043, PLP17-0052, 6738 Highway 128, Sonoma County, California, April 11, 2019. Prepared for Gillian Hayes, Operations Manager Munselle Civil Engineering, Healdsburg, CA. Prepared by Michael S. Thill, Illingworth & Rodkin, Inc., Cotati, CA.

Site Sensitivity Table from Sonoma County Visual Assessment Guidelines

Sensitivity	Characteristics
Low	The site is within an urban land use designation and has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by urban development or the site is surrounded by urban zoning designations and has no historic character and is not a gateway to a community. The project site terrain has visible slopes less than 20 percent and is not on a prominent ridgeline and has no significant natural vegetation of aesthetic value to the surrounding community.
Moderate	The site or portion thereof is within a rural land use designation or an urban designation that does not meet the criteria above for low sensitivity, but the site has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by rural or urban development but may include historic resources or be considered a gateway to a community. This category includes building or construction sites with visible slopes less than 30 percent or where there is significant natural features of aesthetic value that is visible from public roads or public use areas (i.e. parks, trails etc.).
High	The site or any portion thereof is within a land use or zoning designation protecting scenic or natural resources, such as General Plan designated scenic landscape units, coastal zone, community separators, or scenic corridors. The site vicinity is generally characterized by the natural setting and forms a scenic backdrop for the community or scenic corridor. This category includes building and construction areas within the SR designation located on prominent hilltops, visible slopes less than 40 percent or where there are significant natural features of aesthetic value that are visible from public roads or public use areas (i.e. parks, trails etc.). This category also includes building or construction sites on prominent ridgelines that may not be designated as scenic resources but are visible from a designated scenic corridor.
Maximum	The site or any portion thereof is within a land use or zoning designation protecting scenic resources, such as General Plan designated scenic landscape units, coastal zone, community separators, or scenic corridors. The site vicinity is generally characterized by the natural setting and forms a scenic backdrop for a designated scenic corridor. This category includes building or construction sites within the scenic resource designation on or near prominent ridgelines, visible slopes greater than 40 percent or where there are significant natural features of aesthetic value that are visible from a designated scenic corridor.

Water, Wastewater, and Waste Disposal: The proposed project would continue to be served by the existing on-site private well, a rebuilt on-site septic system and solid waste disposal using a local waste hauler.

The Applicant estimated an additional 1.0 acre-feet of water use per year from the increased water use from the remodeled tasting room and expanded event use⁴ for a total water use of 1.5 acre-feet per year and is classified as a “large” commercial/industrial project⁵. The project is located within a Class 1 Major Groundwater Basin and is not located in a priority groundwater basin and a site specific hydrogeologic study is not required.

Under the Applicant’s current proposal, the Applicant plans to size the reconstructed septic system to handle 50 guests per day and two full time employees on an average day and 100 guests per day, 2 full time employees and 2 part time employees on a peak day. Final system sizing will be in accordance with PRMD Policy 9-2-31 and in accordance with the septic system permit. See Table A at <http://sonomacounty.ca.gov/PRMD/Policies-and-Procedures/#well-septic>.

IV. ISSUES RAISED BY THE PUBLIC OR AGENCIES

On July 27, 2018, Permit Sonoma circulated a referral packet to inform and solicit comments from selected relevant local, state and federal agencies and special interest groups anticipated to take interest in the proposed project. The following issues were raised:

- Potential traffic impacts
- Potential noise impacts
- Wastewater system capacity
- Consistency of size and scope of the permit modification with surrounding neighbors and wineries of Alexander Valley
- Inconsistency of number of proposed events with the current practices of other wineries in Alexander Valley
- Potential increase in number of visitors

Except for noise, standard County conditions of approval shall be incorporated into the project as presented in the Initial Study and will substantially reduce potential impacts to a level of less than significant. A noise mitigation measure requires a noise barrier or other noise attenuation method in one location that provides sufficient noise attenuation to meet the County limit of 45 dBA L₅₀ at the project parcel property line.

V. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County’s implementing ordinances and guidelines.

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 less than significant

⁴ Water use report prepared by Munselle Engineering dated April 25, 2018.

⁵ Policy and Procedure Number 8-1-3 located at

<http://sonomacounty.ca.gov/PRMD/Policies-and-Procedures/#planning> states: All commercial and industrial projects which rely on water wells and require a Use Permit shall include a proposed groundwater use estimate prepared by a civil engineer or registered geologist as part of the project application. The following categories are to be applied to projects for purposes of determining water well monitoring requirements. Projects using less than 0.5 acre-feet/year are “Small Commercial and Industrial Projects.” Projects using greater than 0.5 acre-feet/year, but less than 5 acre-feet/year, are “Large Commercial and Industrial Projects.” Projects using greater than 5 acre-feet/year are “Very Large Commercial and Industrial Projects.”

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 applicant, Cort Munselle, 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.

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: A scenic vista is defined as a scene, view or panorama that includes natural scenery (such as mountains, hills, valleys, etc.).

The County Visual Assessment Guidelines indicate the site is in a moderate sensitivity location and the visual landscape includes low-density development with regular one and two-story architectural features. The project includes architecture and structural siting consistent with the development in the Jimtown area, therefore the visual dominance is subordinate per the County Visual Assessment Guidelines. The project includes a minimum 7 foot high, 185 foot long noise barrier along the northeast property line in the approximate location shown in Figure 12 which would have a solid face and base with no cracks or gaps at the base of the barrier and be constructed of materials having a minimum surface weight of 3 lbs per square foot (e.g. 1 inch nominal wood fence boards, masonry block, or concrete). The color and texture of the noise barrier will be consistent with the surrounding environment. Non-reflective surfaces and darker colors will be utilized to avoid glare and contrast. The noise barrier will be natural wood color or painted a medium-dark or dark natural earth color.

Based on the project design and siting, which includes vernacular structural form, vegetated screening, muted colors, lot coverage of 36%; and the scenic setting, which is characterized by moderate sensitivity and subordinate visual dominance, the project would not have a substantial adverse effect 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 state scenic highway. However, it is located within a Scenic Corridor and a Scenic Landscape Unit. The project includes a minimum 7 foot high, 185 foot long noise barrier along the northeast property line as described in Section 5.1.a above. The noise barrier will be perpendicular to Highway 128. The color and texture of the noise barrier will be consistent with the surrounding environment. Non-reflective surfaces and darker colors will be utilized to avoid glare and contrast. The noise barrier will be natural wood color or painted a medium-dark or dark natural earth color. When travelling in an easterly direction on Highway 128 towards the mountains, the noise barrier will be screened by buildings in Jimtown plus the tasting room building, trees and landscaping located on the property. When travelling in a westerly direction on Highway 128 towards Jimtown, the majority of the noise barrier closest to Highway 128 will be screened by residences, trees and landscaping on the properties to the east of the project site. Therefore, the proposed project will not substantially damage scenic resources.

Significance Level: Less than significant 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: Based on the discussion in Section 5.1.a above regarding scenic resources, the project does not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Significance Level: Less than significant.

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

Comment: The project will involve hosting events at the tasting room between 5:00 pm and 10:00 pm, which could involve modest amounts of additional light from building windows and patio areas. However, the project is located in an area of existing commercial and residential structures where some artificial light is already occurring at night. It is standard requirement that an exterior lighting plan be submitted for review and that all exterior lighting be low mounted, downward casting, and fully shielded to prevent glare such that lighting does not wash out structures or any portions of the site, is not located at the periphery of the property, and does not spill over onto adjacent properties or into the night sky. Flood lights are not permitted and parking lot and street lights must be full cut-off fixtures. Lighting is required to shut off automatically after closing and security lighting must be motion sensor activated. It is a standard permit condition of approval that Building Permits are not issued until an exterior night lighting plan has been submitted that is consistent with the approved plans and County standards and final occupancy on the Building Permit is not approved until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions.

Significance Level: Less than significant impact.

2. AGRICULTURE AND FOREST RESOURCES:

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 Farmland designation for the site is Other Land.

Significance Level: No impact.

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

Comment: The site is zoned for agriculture and is not subject to a Williamson Act Contract.

Significance Level: No impact.

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

Comment: No forest land is present and the site is not zoned for Timberland Production.

Significance Level: No impact.

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

Comment: No forest land is present on the site.

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 propose or include the conversions identified herein.

Significance Level: No impact.

3. AIR QUALITY:

Where applicable, the significance criteria established by the applicable air quality management district 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 located in the Northern Sonoma County Air Pollution Control District (Air District). The main source of additional conventional air pollutant and greenhouse gas (GHG) emissions was assumed to be the additional vehicle trips generated by the after-hours and weekend events. Current daily visitation and trip generation during normal business hours is the baseline and is not expected to change. The Northern Sonoma County Air Pollution Control District has not published emission guidelines for conventional and GHG emissions, hence, published guidelines developed by the Bay Area Air Quality Management District were used. Conventional air pollutants represented only incremental increases and were well below published guidelines. Standard conditions for avoiding or reducing dust and conventional air pollutant emissions are included as conditions of approval. As such, the project would not conflict with or obstruct implementation of an applicable air quality plan.

Significance Level: No Impact

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

Comment: State and Federal governments have established standards for six criteria air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, and particulates with a diameter of less than 10 and 2.5 microns (PM₁₀ and PM_{2.5}, respectively). In addition to criteria air pollutants, there are other, secondary pollutants that can lead to the formation of criteria air pollutants. For example, nitrogen oxides (NO_x) and volatile organic compounds (VOC) react with sunlight and can lead to the formation of ground level ozone.

Since the geographic area under the Air District's jurisdiction is in attainment for all criteria air pollutants, meaning there have been no violations of State or Federal air quality standards, no CEQA thresholds of significance have been set for the Air District. The Air District does, however, suggest the use of the Bay Area Air Quality Management District (BAAQMD) CEQA thresholds and mitigation measures.

Project construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod, v. 2016.3.2). Criteria air pollutant emissions were estimated for all project

components, including:

- Demolition of the existing residence;
- Grading for new drainage management areas, parking lot, and general site preparation; and
- Remodel and expansion of existing tasting room and construction of new parking lot.

Construction Emissions

Project construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Ground disturbing activities, such as demolition, site preparation, grading, as well as on- and off-site travel could generate dust and particulate matter. CalEEMod default assumptions for construction phases, duration, equipment, and deliveries were used in the modeling. Estimated construction emissions, evaluated against the BAAQMD CEQA thresholds, are presented below in Table A1.

As shown in Table A1, potential construction emissions would be well below all BAAQMD significance thresholds; however, for all projects, the County requires the BAAQMD construction best management practices (BMPs) to be incorporated into the a project to minimize construction fugitive dust emissions levels. The County implements these BMPs by incorporating them into standard conditions of approval for projects (Table A2).

Significance Level: Less than Significant Impact

Operational Emissions

Following construction, operational activities would generate air pollutant emissions from the following sources: mobile (i.e., vehicle trips), energy (building electricity and natural gas usage), and area (consumer products, periodic architectural coating, and landscape maintenance activities). Similar to the construction emissions modeling conducted for the project, default parameters contained in CalEEMod were used to estimate construction emissions. The project's unmitigated operational emissions are summarized below in Table A3, the proposed project's operational emissions are well below the BAAQMD's recommended CEQA significance thresholds.

Significance Level: Less than Significant Impact

TABLE A1: Estimated Unmitigated Project Construction Emissions

Scenario	Pollutant Emissions (Tons Per Year)						
	ROG	NOx	CO	PM ₁₀		PM _{2.5}	
				Dust	Exhaust	Dust	Exhaust
Hawkes Winery Modification ^(A)	0.14	0.53	0.47	0.01	0.03	<0.00 ^(B)	0.03
Scenario	Pollutant Emissions (Average Pounds per Day) ^(C)						
	ROG	NOx	CO	PM ₁₀		PM _{2.5}	
				Dust ^(D)	Exhaust	Dust ^(D)	Exhaust
Hawkes Winery Modification ^(A)	2.32	8.57	7.57	0.09	0.49	0.03	0.48
BAAQMD CEQA Threshold ^(E)	54	54	--	BMPs	82	BMPs	82
Potential Significant Impact?	No	No	No	No	No	No	No
<p>Source: MIG, 2019.</p> <p>(A) Construction emission estimates assume CalEEMod default assumptions for construction phasing and type and amount of equipment. The emission modeling assumes demolition of approximately 1,940 square feet of existing building space.</p> <p>(B) Estimated PM_{2.5} dust emissions are less than 0.0045 tons per year.</p> <p>(C) Average daily emissions assume 123 total active construction days (approximately 5.5 months x 22 days per month)</p> <p>(D) For all projects, the BAAQMD recommends implementing eight basic construction best management practices (BMPs) to control fugitive dust from construction activities. These BMPs have been incorporated into the project and are not considered mitigation measures (see Table A2).</p> <p>(E) Bay Area Air Quality Management District (BAAQMD) CEQA significance thresholds from BAAQMD's CEQA Air Quality Guidelines (2017), Table 2-1.</p>							

TABLE A2: BAAQMD Best Management Practices for Controlling Fugitive Dust

For all projects, the County requires the BAAQMD construction best management practices (BMPs) to be incorporated into a project to minimize fugitive dust emissions levels. The County implements these BMPs by incorporating them into standard conditions of approval for projects. Therefore, the Applicant shall implement the following basic construction measures listed in Table 8-2 of the BAAQMD's 2017 CEQA Air Quality Guidelines:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations. Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. A publicly visible sign shall be posted with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48

hours. The Air District's phone number shall also be visible to help ensure compliance with applicable regulations.

TABLE A3: Estimated Unmitigated Project Operational Emissions

Pollutant Source ^(A)	Pollutant Emissions (Tons Per Year)				
	ROG	NOx	CO	Total PM ₁₀	Total PM _{2.5}
Area	0.04	-	<0.00 ^(B)	-	-
Energy	0.01	0.08	0.07	0.01	0.01
Mobile	0.34	1.37	3.59	0.59	0.17
Total Operational Emissions ^(C)	0.39	1.45	3.66	0.60	0.17
BAAQMD CEQA Threshold ^(D)	10	10	-- ^(E)	15	15
Potential Significant Impact?	No	No	No	No	No

Source: MIG, 2019.

- (A) Operational emission estimates are based on a 7,600 square foot "quality restaurant" type land use, which was the closest similar land use type available in CalEEMod. Emissions estimates are based on the first full year of operation (anticipated to be 2021) and default CalEEMod assumptions, with the following exceptions: 1) The project's net increase in trips (3,448 trips/year, as estimated in the March 18, 2019 Traffic Impact Study (TIS) prepared for the project by W-Trans was modeled; and 2) Default trip distances were doubled to account for a greater travel distance to the project sites.
- (B) Estimated CO area source emissions would be less than 0.0045 tons per year.
- (C) Totals may not equal due to rounding.
- (D) Bay Area Air Quality Management District (BAAQMD) CEQA significance thresholds from BAAQMD's CEQA Air Quality Guidelines (2017), Table 2-1.
- (E) According to BAAQMD screening criteria (BAAQMD, 2017, Section 3.3), a project does not result in significant CO impacts if it would be consistent with the congestion management program and not increase traffic volumes to more than 44,000 vehicles per hour at impacted intersections. Based on the March 18, 2019 TIS prepared for the project by W-Trans, the project would be consistent with these criteria and would not result in a significant CO impact.

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment: The project is located more than 1,200 feet from the nearest off-site residence and is not located near any other sensitive receptor or population (school, hospital, nursing facility, etc.). The project also will not emit a substantial pollutant concentration based on analysis above.

Significance Level: Less than Significant Impact

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

Comment: The project is not expected to result in other emissions, including odors.

Significance Level: No impact.

4. BIOLOGICAL RESOURCES:

Would the project:

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

Comment: The parcel is presently developed for use as a commercial tasting room and a single family residence. The current tasting room facility includes the existing tasting room building, an outdoor patio area in front of the building, several small storage structures on the west side of the tasting room building, a septic field, an entrance from Highway 128 and a parking area behind the tasting room, representing about 20,000 square feet. Also on the parcel is a house and yard (approximately 10,000 square feet) and some residual unbuilt, mowed areas at the back of the parcel. The proposed improvements are located within already-affected areas. The environmental baseline for the site is a fully developed parcel of land where all natural habitats have been converted to developed land uses and no sensitive, listed, or special status species are present.

Significance Level: Less than significant impact.

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

Comment: Based on the discussion in Section V.4.a above, the environmental baseline for the site is a fully developed parcel of land where all natural habitats have been converted to developed land uses and no riparian or other sensitive natural communities are present within or near the project parcel.

Significance Level: No impact.

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

Comment: Based on the discussion in Section V.4.a above, the environmental baseline for the site is a fully developed parcel of land where all natural habitats have been converted to developed land uses and no wetlands are present within or near the project parcel.

Significance Level: No impact.

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

Comment: Based on the discussion in V.4.a above, the environmental baseline for the site is a fully developed parcel of land where all natural habitats have been converted to developed land uses and the project cannot interfere 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 usage of native wildlife nursery sites.

However, there is a possibility that a native bird may nest in some of the non-native olive trees proposed to be removed and replaced as part of the project landscaping plan (Figure 10). Standard conditions of approval will be included that if trees are being removed during nesting season, a pre-construction survey for nesting birds will be need to be performed.

Significance Level: No impact.

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

Comment: Based on the discussion in Section V.4.a above, the project will not conflict with any local policies or ordinances protecting biological resources including, but not limited to, the Sonoma County riparian corridor, valley oak habitat or tree protection ordinance. One native oak and one maple tree were identified in the project plans but these trees will be retained and included in the landscaping for the reconfigured project site.

Significance Level: No impact.

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

Comment: No such plans are applicable to the property.

Significance Level: No impact

5. CULTURAL RESOURCES:

On October 6, 2017, Assembly Bill 52 Project Notifications were sent to the Lytton Rancheria of California, Middletown Rancheria Band of Pomo Indians, Mishewal Wappo Tribe of Alexander Valley, the Federated Indians of Graton Rancheria, Cloverdale Rancheria Band of Pomo Indians and Kashia Pomo Stewarts Point Rancheria. These Native American tribes were invited to consult on the project pursuant to Public Resources Code sections 21080.3.1 and 21080.3.2.

Would the project:

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

Comment: Historical research and an evaluation of the existing house at 6738 Highway 128 was conducted by Tom Origer & Associates. The house does not appear eligible for inclusion on the California Register of Historical Places. In determining the importance of these resources, each of the California Register criterion was considered. Tom Origer & Associates found that the house is part of a rural community hub that was important to the area during the late 19th and early 20th centuries which meets Criterion I. However, because of the modifications made over the past 60 years, the house has poor historical integrity and is not eligible for the California Register.

Research found no historically important people associated with this property (Criterion 2), the buildings are not architecturally distinctive (Criterion 3), and they possess no intrinsic qualities that will yield important information (Criterion 4) so Criteria 2 through 4 were rejected. A copy of the Tom Origer & Associates letter, dated April 11 2017, with the Primary Record are attached.

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

Comment: There are no known archaeological resources on the site, but the project could possibly uncover such materials during construction. A standard condition of approval requires the following language be printed on the map: **NOTES ON PLANS:** "If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and Permit Sonoma staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or house

floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice."

Significance Level: Less than significant impact.

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

Comment: There are no known archaeological resources on the site, but the project could uncover such materials during construction. A standard condition of approval requires the following language be printed on the map: **NOTES ON PLANS:** "If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated."

Significance Level: Less than significant impact.

6. ENERGY

Would the project:

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

Comment: The project will not result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Standard construction practices will be used. Both the remodeled and expanded tasting room structure and the rebuilt residence will use modern energy efficient materials, lighting, and appliances replacing the existing older structures on the project parcel.

Significance Level: No impact.

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

Comment: There is no state or local plan for renewable energy or energy efficiency. However, both the remodeled and expanded tasting room structure and the rebuilt residence will use modern energy efficient materials, lighting, and appliances replacing the existing older structures on the project parcel.

Significance Level: No 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 is located on alluvial terraces in the Alexander Valley. The Maacama fault traces are several miles to the east and the Healdsburg fault traces several miles to the west. The project site is not located in or near a zone mapped in the Alquist-Priolo Earthquake Fault Zoning Map or in an area with other substantial evidence of a known fault based on published fault maps.

Significance Level: No impact.

- ii. **Strong seismic ground shaking?**

Comment: All areas of Sonoma County could be subject to strong ground shaking during earthquakes. The environmental baseline for the project site is a fully developed parcel with a commercial structure, residence, parking lots and septic system. The building construction proposed in the project will require building permits and be subject to current building code standards as they relate to seismic safety in order to replace or modify the existing structures on the site. The proposed project activities will not significantly increase and may decrease adverse effects, including risk of loss or injury or death from strong seismic ground shaking by the application of current building standards.

Significance Level: Less than significant impact.

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

Comment: Yolo loam soils are not known to be prone to seismic ground failure or liquefaction.

Significance Level: Less than significant impact.

- iv. **Landslides?**

Comment: The project site is located on relatively flat, alluvial plains and not in an area of known landslides or otherwise prone to landslides.

Significance Level: Less than significant impact.

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

Comment: Currently, the project site is developed with buildings, parking areas, landscaping and a septic field. The post-project site will also be fully developed in the same manner. So, the project once it is completed should not directly or indirectly cause potential substantial adverse effects due to erosion or loss of topsoil given the project landscaping and low impact development water quality treatment features.

Erosion can also occur during project construction activities. The project is subject to Sonoma County building and grading ordinances and will be required to obtain and implement an Erosion and Sediment Control Plan for project construction which is a standard permit condition of approval. Objective standards contained in the Sonoma County building and grading ordinances, as well as state and federal permits, ensure that erosion-related project impacts will be less than significant.

Significance Level: Less than significant impact.

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,**

subsidence, liquefaction or collapse?

Comment: See discussion in subparagraph (a), above.

Significance Level: No impact.

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

Comment: See discussion in subparagraph (a), above.

Significance Level: No 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: Septic systems are common in the area of the project and functional septic system is presently serving uses on the project site. It is expected that soils on site will be capable of supporting a rebuilt septic system near the location of the current system. The applicant will be required to comply with current Sonoma County On-Site Wastewater Treatment System (OWTS) requirements and to obtain a permit for the construction and operation of the system.

Significance Level: No impact.

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

Comment: The alluvial plains and terraces of the Alexander Valley region are not generally known for unique paleontological resources or geological features. Alluvial soil deposits can be very deep with bedrock located tens to hundreds of feet below the ground surface. The current site is fully developed and any features that could have been present on the surface have been removed or covered. The proposed changes will only require surface grading and will not further disturb natural soils below areas already disturbed.

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: Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). Many chemical compounds found in the earth's atmosphere exhibit the GHG property. GHGs allow sunlight to enter the atmosphere freely. When sunlight strikes the earth's surface, it is either absorbed or reflected back toward space. Earth that has absorbed sunlight warms up and emits infrared radiation toward space. GHGs absorb this infrared radiation and "trap" the energy in the earth's atmosphere. Entrapment of too much infrared radiation produces an effect commonly referred to as "Global Warming", although the term "Global Climate Change" is preferred because effects are not just limited to higher global temperatures.

GHGs that contribute to climate regulation are a different type of pollutant effect than criteria or hazardous air pollutants because climate regulation is global in scale, both in terms of causes and effects. The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific

GHGs – carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These are the primary GHGs emitted into the atmosphere by human activities. Although the U.S. was not a signatory of the Kyoto Protocol, the Protocol established the primary GHGs emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

The California Air Resources Board (CARB) is the lead agency for implementing Assembly Bill (AB) 32, the California Global Warming Solutions Act adopted by the Legislature in 2006. AB 32 requires the CARB to prepare a Scoping Plan containing the main strategies that will be used to achieve the states GHG emissions reductions targets, which in general are:

- Reduce statewide GHG emissions to 1990 levels by 2020;
- Reduce GHG emissions to 40 percent below 1990 levels by 2030; and
- Reduce GHG emissions to 80 percent below 1990 levels by 2050

CARB prepares an annual statewide GHG emissions inventory using regional, state, and federal data sources, including facility-specific emissions reports prepared pursuant to the State's Mandatory GHG Reporting Program. The statewide GHG emissions inventory helps CARB track progress towards meeting the State's AB 32 GHG emissions target of 431 million metric tons of CO₂ equivalents (MTCO₂e), as well as to establish and understand trends in GHG emissions. According to CARB's GHG emissions inventory (2018 edition), GHG emissions have generally decreased over the last decade, with 2016 levels (429 million MTCO₂e) approximately 12 percent less than 2005 levels (486 million MTCO₂e). The transportation sector (165 million MTCO₂e) accounted for more than one-third (approximately 37.5%) of the State's total GHG emissions inventory (440 million MTCO₂e) in 2015, while electric power generation accounted for approximately one-fifth (19%) of the State's total GHG emissions inventory.

The BAAQMD have developed guidelines for GHG emissions from various categories of sources. The County concurs that these guidelines are supported by substantial evidence for the reasons stated by BAAQMD staff. For projects other than stationary sources the GHG significance threshold is 1,100 MTCO₂e or 4.6 metric tons of CO₂e per service population (residents and employees) per year. BAAQMD's staff's analysis is found in the document titled *California Environmental Quality Act Air Quality Guidelines May 2017* which is a publicly available document that can be obtained from the BAAQMD website or from the County.⁶

The proposed project would generate GHG emissions from the same sources described in Section 3, Air Quality, as well as the following additional sources that are specific to GHG emissions:

- Energy use and consumption includes GHG emissions generated from purchased electricity and natural gas.
- Solid waste disposal includes GHG emissions generated from the transport and disposal of landfilled waste.
- Water/wastewater includes emissions from electricity used to supply water to land uses, and treat the resulting wastewater generated

Project emissions were modeled using CalEEMod, Version 2016.3.2 (Table A4 below). In GHG Table A4, default trip distances were doubled to account for a greater travel distance to the project site. For the modeled land use type, CalEEMod assumes 6.6 miles per trip for visitors and workers and 14.7 miles per trip for deliveries. These default assumptions were not representative for the project given its location, particularly for visitors, so the trip distances were doubled to provide a conservative estimate of emissions. Project emissions are still less than the thresholds of 1,100 MTCO₂e in the BAAQMD guidelines. Significance Level: Less than Significant Impact.

⁶ California Environmental Quality Act, Air Quality Guidelines, Bay Area Air Quality Management District, May 2017, http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

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. 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 following greenhouse gas emission reduction measures were incorporated into the project by the applicant and are included as a condition of approval: Electric Vehicle charger installation, bicycle parking installation, waterless urinals, LED lighting, no till soils at adjacent vineyards owned by the applicant, and reduction in fertilizer use onsite.

Significance Level: Less than Significant Impact

TABLE A4: Estimated Unmitigated Project GHG Emissions				
GHG Emissions Source^(A)	GHG Emissions (Metric Tons/Year)			
	CO₂	CH₄	N₂O	Total MTCO₂e^(B)
Average Construction Emissions ^(C)	64.57	0.02	-	65.03
Operational Emissions				
<i>Area</i>	<0.00	-	-	<0.00
<i>Energy</i>	98.74	0.01	<0.00	99.42
<i>Mobile</i>	738.97	0.04	-	740.06
<i>Waste</i>	1.41	0.08	-	3.49
<i>Water</i>	0.75	0.52	<0.00	14.39
<i>Subtotal</i>	839.87	0.66	<0.00	857.36
Total Project GHG Emissions	904.44	0.68	<0.00	922.39
BAAQMD Threshold ^(D)	--	--	--	1,100
Exceeds BAAQMD Threshold?	--	--	--	No
<p>Source: MIG, 2019.</p> <p>(A) Operational GHG emission estimates are based on a 7,600 square foot "quality restaurant" type land use, which was the closest similar land use type available in CalEEMod. Emissions estimates are based on the first full year of operation (anticipated to be 2021) and default CalEEMod assumptions, with the following exceptions: 1) The project's net increase in trips (3,448 trips/year, as estimated in the March 18, 2019 Traffic Impact Study (TIS) prepared for the project by W-Trans was modeled; 2) Default trip distances were doubled to account for a greater travel distance to the project sites; and 3) water emissions assume on-site wastewater system.</p> <p>(B) The reference gas for measuring global climate change impacts is CO₂, which has a global warming potential of one. By comparison, CH₄ has a global warming potential of 25, which means that one molecule of CH₄ has 25 times the effect on global warming as one molecule of CO₂, and N₂O has a global warming potential of 298. Multiplying the estimated emissions for non-CO₂ GHG by their global warming potential determines their CO₂ equivalent (CO₂e), which enables a project's combined global warming potential to be expressed in terms of mass CO₂ emissions. In this table, emissions are evaluated in terms of metric tons of carbon dioxide equivalents (MTCO₂e)</p> <p>(C) Construction activities would cease to emit GHG upon completion, unlike operational emissions that would be continuous year after year until the Project is decommissioned. Accordingly, the BAAQMD recommends amortizing construction GHG emissions over a 30-year period. This normalizes construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. Thus, the construction emissions presented in this table have been averaged over a 30-year period.</p>				

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 uses do not involve the routine transport, use, or disposal of hazardous materials.

Significance Level: No impact.

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

Comment: The project uses do not involve the routine transport, use, or disposal of hazardous materials and are not expected to otherwise create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

Significance Level: No 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 uses do not involve the routine transport, use, or disposal of hazardous materials.

Significance Level: No impact.

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

Comment: The project is not located on any list of sites containing hazardous materials.

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 is not located within an airport land use plan or within two miles of a public airport or public use airport, Therefore the project would not result in a safety hazard or excessive noise for people residing or working in the project area.

Significance Level: No impact.

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

Comment: Not applicable.

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 is located well away from the mountain front to the east and is embedded in an agricultural matrix of vineyards. During a wind-driven ember event from a wildfire in the mountains to the east, it is possible that embers could fall onto the project parcel, potentially igniting vegetation or structures that are not properly maintained or fire-hardened. However, this is the situation presently, and nothing inherent in the project creates additional or new significant risk of loss, injury or death from wildland fires. Reconstruction of the current project structures in accordance with current building standards should decrease the risk to structures on the project parcel.

Significance Level: Less than significant impact.

10. HYDROLOGY AND WATER QUALITY:

Would the project:

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

Comment: The project is located in the Sausal Creek watershed, a tributary of the Russian River but streams or wetlands are not located in or near the project parcel. Currently, the project parcel is fully developed with built features. Stormwater from parking areas or roof drains is collected in sump in the middle of the property and pumped to drainage features (ditches, culverts) off-site (Figure 5) where it can infiltrate or proceed through culverts or roadside ditches and swales, eventually to Sausal Creek. Water on the back of the parcel infiltrates or sheet flows to lands to north. There are presently no low impact development water quality or volume retention features on the parcel.

The proposed project will comply with current Sonoma County stormwater management standards and install several bioretention features on site to treat, infiltrate, or store stormwater prior to excess water being discharged from the parcel (Figure 11). This will be an improvement over current conditions. These requirements will be included in standard conditions of approval for the project.

Significance Level: Less than significant impact.

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

Comment: The project site is located in the Alexander Valley groundwater basin which is not classified as a priority basin for sustainable groundwater management. The project will result in an incremental increase in ground water use from the existing on-site private well.

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 or through the addition of impervious surfaces, in a manner which

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

Comment: The project improves the within site drainage pattern by installing several low impact development features for treating and detaining stormwater before water exits the project parcel. The project represents an overall reduction in the amount of impervious surface on the project parcel. The LID features will reduce the opportunity erosion or siltation. In addition as discussed in paragraph 7(b), above, the project will be required to comply with local, state, and federal standards for erosion and sediment control during active construction which will avoid or limit the chances of substantial erosion or siltation on- or off-site.

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: As discussed in subparagraph (a) above, the project would decrease the rate and amount of surface runoff from the project parcel.

Significance Level: No impact.

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

Comment: As discussed in subparagraphs (a) and (c) above, the project will add water quality and quantity low impact development features and is expected to reduce the quantity and improve the quality of any excess water that leaves the project parcel.

Significance Level: Less than significant impact.

iv. impede or redirect flood flows?

Comment: The project is not in a landscape position near a stream or river where it could impede or redirect flood flows.

Significance Level: No impact.

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

Comment: Not applicable.

Significance Level: No impact.

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

Comment: The project is aligned with the applicable basin plan by upgrading stormwater management on the site to include on-site bioretention features. The project is not located in a priority basin for the Sustainable Groundwater Management Act.

Significance Level: No impact.

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment: The project does not physically divide an established community.

Significance Level: No impact.

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

Comment: All applicable land use policies and regulations were applied and any potential significant environmental effects, especially with regards to scenic resources, noise, stormwater, and traffic, were addressed in the project design and conditions of approval.

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: There is no known mineral resource of value to the region and the residents of the state located on the property.

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: There is no locally-important mineral resource recovery site located on the property that is delineated on a local general plan, specific plan or other land use plan.

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: For permanent impacts from the expanded use of the tasting room facility, the Noise Assessment conducted by Illingworth & Rodkin, Inc. analyzed noise from added vehicle trips on Highway 128, noise from parking of vehicles on the parcel (e.g. engine starts, car door closings, etc.), human voices (guest conversations), and non-amplified music in relation to the three residences (R1, R2, and R3) nearest the project. For all but residence R1, the noise assessment concluded that noise from the new event uses would be in compliance with existing Sonoma County General Plan Noise Policy NE-1c. For residence R1, the noise assessment concluded, "The predicted noise level would be 48 dBA L₅₀ at

the property line of R1 and [this] would exceed the adjusted daytime noise level threshold of 45 dBA L₅₀... (p. 7)." The noise assessment recommended a noise barrier along the northeast property line in order to gain the additional noise attenuation needed to meet the noise level threshold (Figure 12).

Temporary increases in ambient noise during project construction were not found to be significant provided standard conditions of approval for construction noise were included in the permit.

Significance Level: Potentially significant unless mitigated.

Mitigation Measure: A noise barrier or other noise attenuation method that provides sufficient noise attenuation to meet the limit of 45 dBA L₅₀ at the project parcel property line between the project and Residence R1. The Noise Assessment recommended a minimum 7 foot high, 185 foot long noise barrier be installed along the northeast property line in the approximate location shown in Figure 12 which would have a solid face and base with no cracks or gaps at the base of the barrier and be constructed of materials having a minimum surface weight of 3 lbs per square foot (e.g. 1 inch nominal wood fence boards, masonry block, or concrete). The color and texture of the noise barrier shall be consistent with the surrounding environment. Non-reflective surfaces and darker colors shall be utilized to avoid glare and contrast. The noise barrier shall be natural wood color or painted a medium-dark or dark natural earth color.

Mitigation Monitoring: Permit Sonoma will not issue the building permit for the project until project plans include a noise barrier or other noise attenuation method as specified above sufficient to attenuate noise at the project parcel boundary to 45 dBA L₅₀ or less.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Comment: The Illingworth & Rodkin, Inc. Noise Assessment concluded that construction methods or equipment that could cause excessive ground borne vibration or noise would not be needed to construct the project and any ground vibration or noise would not be expected to occur or would be of short duration and of low amounts.

Significance Level: Less than significant impact.

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

Comment: The project is not located within the vicinity of a private airstrip, an airport land use plan or within two miles of a public airport or public use airport. Therefore the project would not expose people residing or working in the project area to excessive noise levels.

Significance Level: No impact.

14. POPULATION AND HOUSING:

Would the project:

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

Comment: The project does not propose an increase in the number of employees. The project does not propose new homes or new businesses or other uses that would induce substantial population growth.

Significance Level: No impact.

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

Comment: The project proposes to demolish and replace a single family residence. This will not displace substantial numbers of existing people or housing.

Significance Level: No impact.

15. PUBLIC SERVICES:

Would the project:

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

Comment: There is a currently a commercial business and single family residence on the project parcel. This will stay the same under the proposed project. Use of the commercial facility will expand into evening hours from 5:00 pm to 10:00 pm. It is not expected that this will result in the need for new or physically altered governmental facilities in order to provide services to the project parcel.

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: It is possible that new customers to the tasting room might also use existing parks but it is unlikely that this increase would be significant increase in use causing the substantial deterioration of park facilities.

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: Not applicable.

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: Traffic and parking in excess of current day time visitation from 10am to 5pm, seven days a week, was analyzed by the Applicant in a Traffic Impact Study (TIS)⁷ which was peer reviewed by a consultant for Permit Sonoma⁸ on August 30, 2019. A final TIS was submitted on November 24, 2019. The TIS concluded, and the peer review did not disagree, that "...the proposed project would have no impact on typical daily trip generation. With the addition of promotional event-related traffic, under both Existing and Future conditions, the study intersection of Highway 128 at Alexander Valley Road/West Sausal Lane would continue to operate at LOS [Level of Service] A/B, resulting in a *less-than-significant* impact. With the addition of event traffic, right or left turn lanes are not warranted along Highway 128 at the project driveway. The proposed site plan would accommodate the expected parking demand, provided employees park off-site during promotional events. Emergency access and site distances are adequate." Therefore, the proposed project would not conflict with any programs, plans, ordinances, or policies for the transportation circulation system.

Significance Level: Less than significant impact.

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

Comment: Since the project is not a multi-family dwelling or office project, the potential traffic impacts were analyzed using current Level of Service (LOS) methodology. Since tasting room projects are not required to use vehicle miles traveled (VMT) until July 1, 2020, the evaluation of transportation impacts for this project does not conflict or is not inconsistent with CEQA Guidelines.

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 TIS concluded, and the peer review did not disagree, that "...the proposed project would have no impact on typical daily trip generation. With the addition of promotional event-related traffic, under both Existing and Future conditions, the study intersection of Highway 128 at Alexander Valley Road/West Sausal Lane would continue to operate at LOS [Level of Service] A/B, resulting in a *less-than-significant* impact. With the addition of event traffic, right or left turn lanes are not warranted along Highway 128 at the project driveway. The proposed site plan would accommodate the expected parking demand, provided employees park off-site during promotional events. Emergency access and site distances are adequate." Therefore, the proposed project would not increase hazards due to design features or incompatible uses.

Significance Level: No impact.

d) Result in inadequate emergency access?

Comment: The TIS concluded, and the peer review did not disagree, that "...the proposed project would have no impact on typical daily trip generation. With the addition of promotional event-related traffic, under both Existing and Future conditions, the study intersection of Highway 128 at Alexander Valley Road/West Sausal Lane would continue to operate at LOS [Level of Service] A/B, resulting in a *less-than-significant* impact. With the addition of event traffic, right or left turn lanes are not warranted along

⁷ Traffic Impact Study for Hawkes Winery Tasting Room Use Permit Modification, 20 August 2019. W-Trans, Santa Rosa CA.

⁸ Peer Review Memorandum to Georgia McDaniel from Todd Tregenza and Rosanna Southern, GHD consultant, dated August 30, 2019.

Highway 128 at the project driveway. The proposed site plan would accommodate the expected parking demand, provided employees park off-site during promotional events. Emergency access and site distances are adequate.” Therefore, the proposed project would not result in inadequate emergency access.

Significance Level: No impact.

f) Result in inadequate parking capacity?

Comment: The TIS concluded, and the peer review did not disagree, that “...the proposed project would have no impact on typical daily trip generation. With the addition of promotional event-related traffic, under both Existing and Future conditions, the study intersection of Highway 128 at Alexander Valley Road/West Sausal Lane would continue to operate at LOS [Level of Service] A/B, resulting in a *less-than-significant* impact. With the addition of event traffic, right or left turn lanes are not warranted along Highway 128 at the project driveway. The proposed site plan would accommodate the expected parking demand, provided employees park off-site during promotional events. Emergency access and site distances are adequate.” Therefore, the proposed project would have adequate parking capacity.

Significance Level: No impact.

18. TRIBAL CULTURAL RESOURCES:

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k), or 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: All applicable tribes consulted regarding the project declined to request further consultation and did not provide information that the project site has tribal cultural resources.

Significance Level: No impact.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

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

Comment: The project will require the construction of new stormwater drainage facilities, however, these facilities will result in an improvement over existing conditions and will not result in a significant environmental impact.

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: The Applicant estimated an additional 1.0 acre-feet of water use per year from the increased water use from the remodeled tasting room and expanded event use for a total water use of 1.5 acre-feet per year. The project is located within a Class 1 Major Groundwater Basin, is not located in a priority groundwater basin and a site specific hydrogeologic study is not required. There is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years.

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: Not applicable.

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: The project will not generate excess solid waste.

Significance Level: No impact.

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

Comment: The project will comply with applicable solid waste management and reduction requirements.

Significance Level: No impact.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire severity zones, would the project: 1) Substantially impair an adopted emergency response plan or emergency evacuation plan; 2) 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; 3) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk of that may result in temporary or ongoing impacts to the environment; 4) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Comment: The project parcel is located well away from the mountain front to the east and is embedded in an agricultural matrix of vineyards. During a wind-driven ember event from a wildfire in the mountains to the east, it is possible that embers could fall onto the project parcel, potentially igniting vegetation or structures that are not properly maintained or fire-hardened. However, this is the situation presently, and nothing inherent in the project creates additional or new significant risk of loss, injury or death from wildland fires. Reconstruction of the current project structures in accordance with current building standards should decrease the risk to structures on the project parcel.

21. MANDATORY FINDINGS OF SIGNIFICANCE

- Significance Level: No impact.

This topographic map depicts the Jimtown area in California. The Alexander River flows from the upper left towards the center, with a gravel pit and a well marked along its course. A levee runs parallel to the river. To the right, Sausal Lake is shown, with a road labeled 'SOSA ROCK LANE' crossing it. The town of Jimtown is located near the center, with the Alexander Valley Community Church marked. The map includes contour lines indicating elevation, with labels such as 170, 180, 190, 200, 210, and 220. Various benchmarks (BM) are noted, including BM 174, BM 168, BM 214, and BM 216. A red dashed line, likely a section line, runs diagonally across the map. The terrain is characterized by rolling hills and some flat areas near the water bodies.

Hawkes Tasting room, PLP17-0052, 6738 California 128, Jintown, CA



Figure 2. Project vicinity. Note large scale land conversion to agricultural in project vicinity and overall lack of biological or natural resources.



Figure 3. Looking north at project site and Jimtown area. Solid lines show existing drainage collection routed to sump and pumped via pipes (dashed line) off the parcel to the east and thence, eventually, to Sausal Creek.





Figure 4A and 4B. Existing site development envelope (left) and proposed site reconfiguration. Note similar proportions to existing uses and changes proposed by project.



Figure 6. Looking East on California 128.



Figure 7. Looking northwest down the current entrance drive. Note: large maple tree in next to house is proposed to remain. New parking bioretention and entrance to be located to the right of the existing entrance. Existing entrance drive to be converted to lawn paths, and paver patio area.



Figure 8. Looking west on California 128.

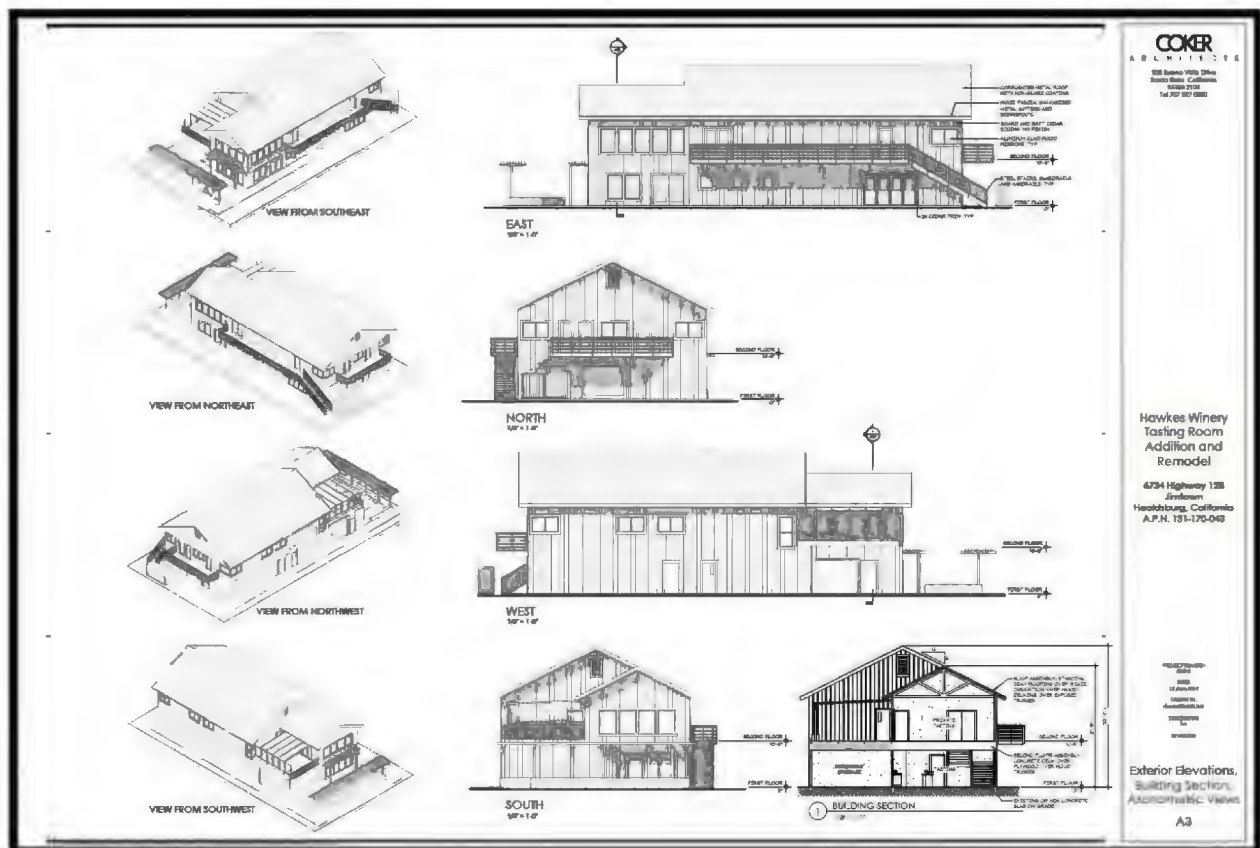


Figure 9. Looking west on California 128.

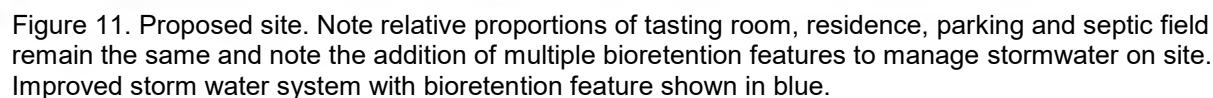




Figure 12. Additional noise attenuation fence on northeast property line. From Figure 2 of Illingworth & Rodkin, Inc. Noise Assessment. A minimum 7 foot high 185 foot long noise barrier, constructed along the northeast property line constructed solid over the face and base of barrier from materials with a minimum surface weight of 3 lbs per square foot (suitable materials include a 1 inch nominal thickness wood fence, masonry block, or concrete).

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27. Cornell Viticulture and Enology Newsletter "Grapes 101" Issue 8 December 2011.
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Technical Reports (Attached)

Attach. 1: Tom Origer & Associates, Evaluation of the Existing House Letter, April 11, 2017, with Primary Record attached.

Attach. 2: Illingworth & Rodkin, Inc., Hawkes Tasting Room Noise and Vibration Assessment, April 11, 2019