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County of Sonoma
Permit & Resource Management Department

Proposed Mitigated Negative Declaration

Publication Date: April 24, 2020
Public Review Period: April 24, 2020 to May 26, 2020
Adoption Date:
State Clearinghouse Number:
Permit Sonoma File Number: PLP16-0050
Prepared by: Tricia Stevens
Phone: 916-698-4592

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

Project Name:	Guadagni Winery
Project Applicant/Operator:	Guadagni Family Wines
Project Location/Address:	2060 Yoakim Bridge Road, Healdsburg, California
APN:	139-130-022
General Plan Land Use Designation:	Land Intensive Agriculture 20
Zoning Designation:	Land Intensive Agriculture (LIA) B6 20; Accessory Dwelling Unit Exclusion (Z); Floodway (F1); Riparian Corridor (RC) 50/50 and 100/50; Scenic Resources (SR) Valley Oak Habitat (VOH)
Decision Making Body:	Sonoma County Administrative Hearing Waiver or Planning Commission
Appeal Body:	Sonoma County Board of Supervisors
Project Description:	See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Table 1. Summary of Topic Areas

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

RESPONSIBLE AND TRUSTEE AGENCIES

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

Table 2. Responsible and Trustee Agencies

Agency	Activity	Authorization
Regional Water Quality Control Board (North Coast)	Waste discharge requirements for wine, beverage, and food processors	California Water Code – Waste discharge requirements, general permit or conditional waiver
Regional Water Quality Control Board (North Coast)	401 water quality certification	Porter-Cologne Water Quality Act; Clean Water Act
State Water Resources Control Board	General construction permit	National Pollutant Discharge Elimination System (NPDES)
California Department of Fish and Wildlife	Lake and Streambed Alteration Agreement review	California Fish and Game Code

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.

Scott Orr 4/22/2020

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Initial Study

I. INTRODUCTION:

Guadagni Family Wines requests a use permit and design review for a winery with annual production of 30,000 cases, and hosting of 16 agricultural promotional events and eight industrywide events per year. The 41.45-acre project parcel is located northwest of Dry Creek and Yoakim Bridge Roads. The project address is 2060 Yoakim Bridge Road, Healdsburg, California, and the Assessor's Parcel Number is 139-130-022.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Tricia Stevens, Contract Project Planner with MIG. Information on the project was provided by the applicant. Other reports, documents, maps, and studies referred to in this document are available for review at the Permit and Resource Management Department (Permit Sonoma).

Please contact Tricia Stevens, Contract Planner, at (916) 698-4592 for more information.

II. EXISTING SETTING

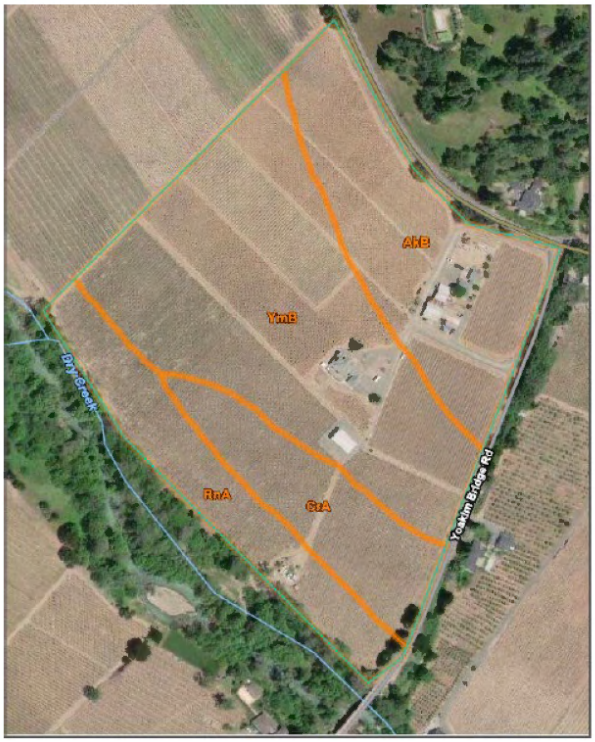
The project site is located approximately 5.5 miles from Healdsburg, and 2.5 miles from Geyserville (see Figure 1). The property is generally bounded by Yoakim Bridge Road on the east, a neighboring agricultural property on the west, Dry Creek Road on the north, and Dry Creek on the south (see Figure 2). Dry Creek is a main tributary to the Russian River. Lake Sonoma is to the west. U.S. 101 is to the north and east. Soils on the property include Arbuckle gravelly loam (0 to 5 percent slopes), Cortina very gravelly sandy loam (0 to 2 percent slopes), Yolo sandy loam, overwash (0 to 5 percent slopes), and Riverwash (see Figure 3). There is no indication that wetlands presently exist on the proposed project site. The project would be developed on a 41.45-acre parcel zoned Land Intensive Agriculture (LIA) B6 20 Combining District, Accessory Dwelling Unit Exclusion (Z), Floodway (F1), Riparian Corridor Combining Zone 50/50 and 100/50 (RC 50/50 and 100/50), Scenic Resources Combining District (SR), and Valley Oak Habitat Combining District (VOH). The parcel is currently used as a vineyard and has the owner's residence on-site; the project site is located in the southwestern portion of the parcel. The project site is in a designated Zone 1 Water Availability Area.

III. PROJECT DESCRIPTION

Request for a Use Permit and design review for a winery with annual production of 30,000 cases, and 16 agricultural promotional events and eight industry-wide events on a 41.45 acre parcel located in the LIA zoning district. Proposed new construction would consist of a 3,600square foot Tasting Room Facility,a 6,000 square foot Production Facility, a 2,400 square foot Barrel Room, a 2,040 square foot covered canopy for crush and receiving, and a 4,000 covered canopy for outdoor activities (see Figure 4). The tasting room would be open to the public from 10:00 am to 5:00 pm daily. The project proposes 18 full-time employees, with a maximum of 20, . The property is not under a Williamson Act Contract but is located in a Scenic Landscape Unit.

Figure 1. Project Vicinity Map
(Source: Google Maps)

Figure 2. Project Site
(Source: Google Maps)



Map Unit Symbol	Map Unit Name
AkB	Arbuckle gravelly loam, 0 to 5 percent slopes
CrA	Cortina very gravelly sandy loam, 0 to 2 percent slopes
RnA	Riverwash
YmB	Yolo sandy loam, overwash, 0 to 5 percent slopes

Figure 3. Soils Map
(Source: National Resource Conservation Services)

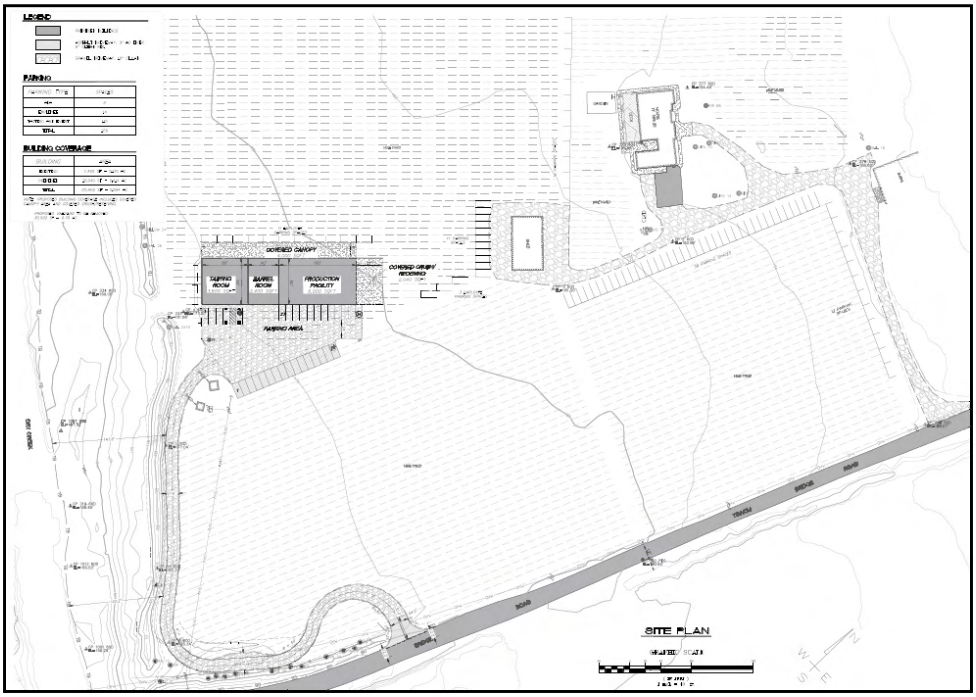


Figure 4. Site Plan
(Source: Munselle Civil Engineering)

Existing Uses: The project site is a vineyard with an associated staging area and sheds. The remainder of the property (the parcel) includes additional vineyard area, a barn, the residence of the property owner, a septic system, and a water well.

Topography: The project site is generally flat, with an elevation varying between 178 and 180 feet.

Drainage: The project site drains from the north to the south/southeast.

Vegetation: There are walnut, pepperwood, cottonwood, and alder trees along Dry Creek, which runs along the southwest portion of the project site. There are redwood trees along Yoakim Bridge Road, and pine, redwood, and walnut trees along Dry Creek Road. The site predominantly consists of a planted vineyard.

Proposed Buildings and Uses: The project would be constructed in a single phase. The Tasting Room Facility would be 3,600 square feet and would include an office, a tax paid room, tasting room, conference room, and commercial kitchen. The Production Facility would be 6,000 square feet and the Barrel Room would be 2,400 square, with a 2,040 square foot covered crush pad and receiving area. A covered canopy on the northwest side of the building provides shaded outdoor space. . The Tasting Room Facility would be 33 feet in height.

The project proposes 18 full-time employees, with an increase during harvest season, but the maximum number of employees at any given time would not exceed 20.

Hours of Operation:

Winery production: 7 a.m. – 6 p.m. daily
Tasting Room: 10:00 a.m. – 5 p.m. daily
Special events: 10 a.m. – 10 p.m., as scheduled; with amplified sound ceasing by 9:00 pm

Proposed hours of operation during the harvest season would be as needed.

Events per Year:

1. 16 Agricultural Promotional Events:
   - Four winemaker dinners (125 people)
   - Two release parties (125 people)
   - Four (quarterly) Wine Club member pick-up parties (125 people)
   - Four wine and food educational seminars (15-20 people)
   - Two seasonal events (200 people)

   Events to be held 10 a.m.. – 10 p.m. in the covered seating area attached to the tasting room. Entertainment would include amplified and non-amplified music.. Food would be catered.

2. Eight industry-wide events.

Retail sales: Limited retail sales of wine-related items such as olives, salami, cheeses, bread/crackers, baked goods, and spreads would be available in the tasting room.

Parking: All parking would be contained on-site, with a total of 34 parking spaces in a parking lot adjacent to the tasting room and production building to accommodate tasting room customers.. Of these 34 parking spaces, two (2) would be ADA (Americans with Disabilities Act) accessible spaces. Employee parking (14 spaces) and additional event parking (78 spaces) would be accommodated within existing vineyard avenues. The total number of parking spaces is 126.

Access: All access and egress for vehicles and trucks would be via a proposed driveway off Yoakim Bridge Road. The proposed driveway would be constructed with gravel.

Proposed Landscaping: The project would remove one small fig tree (not protected) but does not proposed to remove any vegetation along Dry Creek. The project would require removal of approximately 0.7 acres (approximately 30,502 square feet) of existing vineyards. The project does not propose any new landscaping.

Sewage Disposal: The design of the septic system would be required to conform to the requirements of the North Coast Regional Water Quality Control Board (RWQCB) and would be operated under permit with the NCRWQCB and Permit Sonoma.

Domestic wastewater disposal: Sanitary sewage would be provided via the on-site septic system.

Water supply: Water would be supplied via the existing on-site well located on the west side of the project parcel.

Construction: Construction would occur in two phases. Phase 1 is anticipated to be completed within two years after permit issuance; Phase 2 would commence within one year of completion of Phase 1 and is also anticipated to be completed within two years.

Stormwater Management: No on-site stormwater provisions have been proposed.

Pomace Disposal: The method of disposal of stems and seeds has not been determined.

IV. SETTING

This area is a largely rural area located northwest of the City of Healdsburg and west of Geyserville. The project site would be serviced by a private septic system and a private water well. Uses on the neighboring properties include agricultural uses on all sides. Dry Creek is located on the southwestern boundary, and Talty Vineyards and Winery is located to the southeast of the project site.

V. ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was drafted and circulated (January 12, 2017) to inform and solicit comments from selected relevant local and state agencies. As of July 1, 2019, the project planner received responses to the project referral from the following Sonoma County departments: Transportation and Public Works, Fire, and Health. The referral responses included several requests for further information and project use permit conditions of approval. The project planner did not receive referral responses from any state or federal agencies, and the project planner received no letters from tribal entities.

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County's implementing ordinances and guidelines. For each item, one of four responses is given:

> **No Impact: The project would not have the impact described.** The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.
>
> **Less Than Significant Impact**: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.
>
> **Potentially Significant Unless Mitigated:** The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will

reduce the impact to a less than significant level.

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

Each question was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of insignificance where feasible. All references and sources used in this Initial Study are listed in the Reference section at the end of this report.

Guadagni Family Farms 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:
The project is in an area designated as visually sensitive by the Sonoma County General Plan. It is located in the Alexander and Dry Creek Valleys Scenic Landscape Unit (SLU) and the Scenic Resources Zoning District (SR). The project parcel is adjacent to Dry Creek Road, which is a designated Scenic Corridor; however, proposed site structures and improvements would occur over 800 feet from Dry Creek Road.

As defined the Open Space and Resource Conservation Element, the purpose of Scenic Landscape Units is to retain the largely open, scenic character of such units. The General Plan includes the following relevant policies:

***Policy OSRC-2d**: Unless there are existing design guidelines that have been adopted for the affected area, require that new structures within Scenic Landscape Units meet the following criteria:*

1) *Site and design structures to take maximum advantage of existing topography and vegetation in order to substantially screen them from view from public roads.*
2) *Minimize cuts and fills on hills and ridges.*
3) *Minimize the removal of trees and other mature vegetation. Avoid removal of specimen trees, tree groupings, and windbreaks.*
4) *Where existing topography and vegetation would not screen structures from view from public roads, install landscaping consisting of native vegetation in natural groupings that fits with the character of the area in order to substantially screen structures from view. Screening with native, fire retardant plants may be required.*
5) *Design structures to use building materials and color schemes that blend with the natural landscape and vegetation.*
6) *On hills and ridges, avoid structures that project above the silhouette of the hill or ridge against the sky as viewed from public roads and substantially screen driveways from view where practical.*
7) *To the extent feasible, cluster structures on each parcel within existing built areas and near existing natural features such as tree groupings.*

The Zoning Code includes the following relevant provisions:

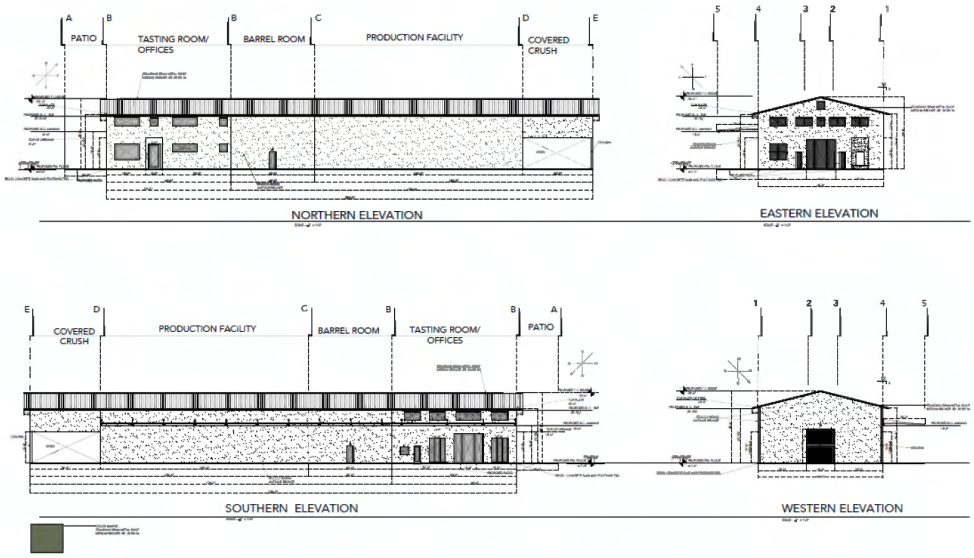
Sec. 26-64-020. - Community separators and scenic landscape units.
(a) All structures, except certain telecommunications facilities as provided for in Section 26-64-040, located within community separators and scenic landscape units illustrated on Figures OS-5a through OS-5i, inclusive, of the general plan open space element and included within the SR district shall be subject to the following criteria:

1) *Structures shall be sited below exposed ridgelines;*
2) *Structures shall use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire resistant plants may be required;*
3) *Cuts and fills are discouraged, and where practical, driveways are screened from public view;*
4) *Utilities are placed underground where economically practical;*

The above criteria shall not apply to agricultural accessory structures which do not require a use permit in the district with which this district is combined.

In the event that compliance with these standards would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result.

As shown in Figure 5, the building (the tasting room and the production facility) would be designed in an agrarian character with earth tones, to blend in with the character of the area.



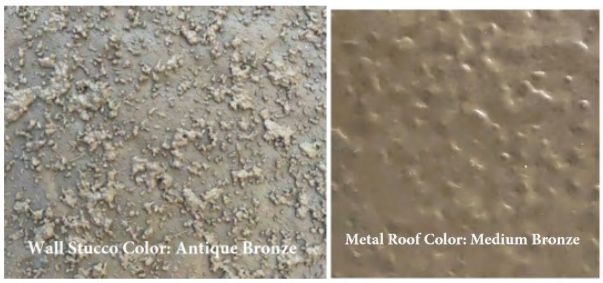


Figure 5. Conceptual Drawings - Project Buildings (Source: John Rebich, Rebich Construction)

There are no ridgelines or natural landforms on the project parcel. In addition, the distance of the project from Dry Creek Road (approximately 800 feet) and the existing trees and other vegetation (including vineyards) would help screen buildings from some public views. The project does not propose cuts and fills, although some grading would be necessary for the project driveway. The driveway would include vegetative screening compatible with traffic safety considerations (see discussion in section 17, Transportation). Undergrounding of utilities is not proposed.

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 site is not visible from a state scenic highway. The state scenic highways nearest to the project site are Highway 116 from Highway 1 to the Sebastopol city limits, and Highway 12 from Danielli Avenue east of Santa Rosa to London Way in Agua Caliente.[1]

Significance Level: No Impact

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

Comment:
As shown on Figures 6, 7, 8, and 9, the project would be visible to the public from portions of Dry Creek Road and Yoakim Bridge Road. The existing visual character of the project site is primarily agriculture/vineyards and open space (Dry Creek). The surrounding character is also agriculture and open space. Existing trees along Yoakim Bridge Road partially screen the site from some viewpoints.

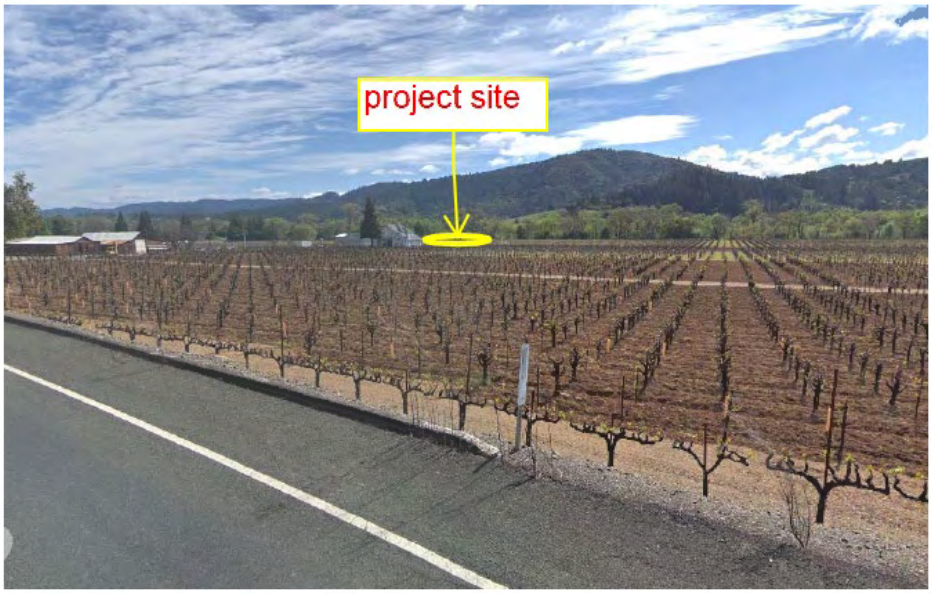


Figure 6. Project site from Dry Creek Road, looking southwest (approximately 680 feet northwest of Yoakim Bridge Road).

[1]Caltrans, Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed 8/19/19.

(Source: Google Maps street view)

Figure 7. Project site from Dry Creek Road and Yoakim Bridge Road, looking southwest. (Source: Google Maps street view)

Figure 8. Project site from Dry Creek Road, looking west (approximately 550 feet east of Yoakim Bridge Road). (Source: Google Maps street view)

Figure 9. Project site from Yoakim Bridge Road, looking west (approximately 1,000 feet south of Dry Creek Road) (Source: Google Maps street view)

Based on County "Visual Assessment Guidelines," the project site sensitivity would be considered "High" because it is located in a zone designated to protect scenic resources and has a slope less than 40 percent (the site is flat).

> *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.*

Based on the Visual Assessment Guidelines, the project site is characterized as "Subordinate" because the proposed winery buildings would be minimally visible from public view. Views from Dry Creek Road and Yoakim Bridge Road would remain primarily vineyards. Existing vegetation and trees partially screen some viewpoints along Yoakim Bridge Road. In addition, as shown in Figure 5, the proposed building colors would use earth tones, which would offer subdued visual contrasts.

> *Subordinate: Project is minimally visible from public view. Element contrasts are weak – they can be seen but do not attract attention. Project generally repeats the form, line, color, texture, and night lighting of its surroundings.*

The project's visual effect on the visual character or quality of the site and its surroundings was determined based on County "Visual Assessment Guidelines" Table 3 Thresholds of Significance for Visual Impact Analysis.

Table 3: Thresholds of Significance for Visual Impact Analysis				
Sensitivity	**Visual Dominance**			
	Dominant	***Co-Dominant***	***Subordinate***	***Inevident***
Maximum	Significant	Significant	Significant	Less than significant
High	Significant	Significant	Less than significant	Less than significant
Moderate	Significant	Less than significant	Less than significant	Less than significant
Low	Less than significant	Less than significant	Less than significant	Less than significant

Considering the project site's High visual sensitivity and the project's "Subordinate" visual dominance, the project would be considered to have a "Less than significant" effect on the existing visual character or quality of the site and its surroundings.

Significance Level: Less than Significant Impact

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

Comment:
New structures could introduce new sources of light and glare. Lighting of these structures, and especially lighting of the parking lot, and security and safety lighting, could affect nighttime views. The applicant has not submitted a lighting plan as part of the use permit process.

Sonoma County Zoning Code Sections 26-82-020 and 26-82-030(n) requires that exterior lighting details be submitted prior to issuance of a building permit. Conditions of approval will require that existing standards will be met by employing the following measures:

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

Compliance with these codes will reduce the impact to less than significant.

Significance Level: Less than Significant

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2. AGRICULTURE AND FOREST RESOURCES:

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

Would the project:

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

Comment:
According to the Sonoma County Important Farmlands Map,[2] and as shown on Figure 10, the project property (parcel) is designated as Prime Farmland, Unique Farmland, Grazing Land, and Other Land. The project proposes to remove approximately 0.7 acres from agricultural production (vineyards), almost all of which is classified as Unique Farmland (a small portion is classified as "other land," which would be for the access road along the southwestern property border). An additional 0.4 acres of Unique Farmland that is not under cultivation but is already in use for cultivation-related activities (e.g., access for workers and equipment) would also be developed by the project. The total farmland converted as a result of the project would constitute approximately 2 percent of the farmland on the parcel but would remain in an agricultural-related use.

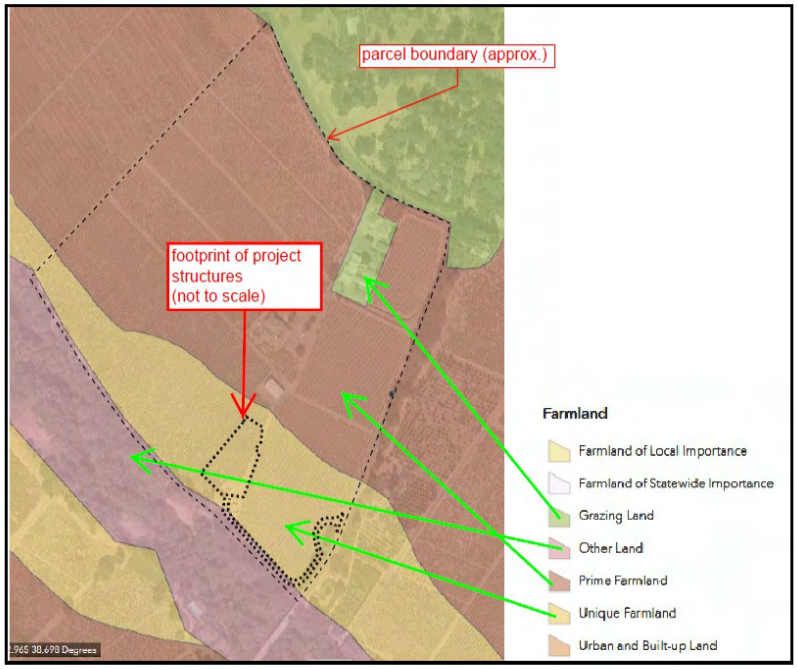

Figure 10. Farmlands on Project Site and Parcel
(Source: Sonoma County; California Department of Conservation)

[2]California Department of Conservation. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/, accessed 8/19/19.

The proposed tasting room and wine production buildings would support the current agricultural use of the site, consistent with the Sonoma County General Plan, as further discussed in section (b). No change in the land use or zoning is proposed. The proposed development includes uses permitted by the LIA-Land Intensive Agriculture zoning district, and the primary use of the site would remain agricultural production. Therefore, potential impacts related to conversion of farmland to non-agricultural use would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:
According to the Land Use Map in the Sonoma County General Plan 2020, the project site is in the LIA (Land Intensive Agriculture) zoning district. According to Sonoma County Municipal Code Section 26-04-020(f), "*Preparation of agricultural products which are not grown on site, processing of agricultural product of a type grown or produced primarily on site or in the local area, storage of agricultural products grown or processed on site, and bottling or canning of agricultural products grown or processed on site, subject, at a minimum, to the criteria of General Plan Policies AR-5c and AR-5g*" is allowed with issuance of a conditional use permit. Further, "*Tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county subject to the minimum criteria of General Plan Policies AR-6d and AR-6f are allowed with the issuance of a conditional use permit pursuant to Section 26-04-020 (i).*" The project would be in compliance with Zoning Code and General Plan Policies, as explained below.

General Plan Goal AR-1 provides for support of County agriculture: "*Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County*." The project would be consistent with Goal AR-1 because the proposed wine production and tasting room would promote agricultural products grown in Sonoma County. These activities would also be consistent with and support Policy AR-1a: "*Permit a wide variety of promotional and marketing activities of County grown and processed products.*"

In addition, the project would be consistent with General Plan Goal AR-5, which provides for agriculture-related support uses: "*Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area.*" The proposed wine production and tasting room would support Goal AR-5. In addition, the project would also be consistent with Policy AR-5a and Policy AR-5c, which relate to agricultural support in proportion to overall agricultural use, because the new facilities proposed on the site would be a small portion (approximately two percent) of the total property's vineyard use. Also, the project would be consistent with Policy AR-5e because the wine production and tasting room would be subordinate to the existing vineyard use.

The project would be consistent with Policy AR-5f because the wine production and tasting room would not require extension of public sewer or water systems, nor would the project detract from agricultural production or create a concentration of commercial use.

The project would be consistent with Policy AR-6d because the wine production and tasting room would be secondary and incidental to agricultural production and would promote locally grown agricultural products.

The project would be consistent with Policy AR-5g and policy AR-6f because the project site is located in a Zone 1 water area, a major groundwater basin (see section 10, Hydrology and Water Quality), the project would not generate traffic that would result in road access conflicts or exceed the level of service for Dry Creek Road or Yoakim Bridge Road (see section 17, Transportation), and the

project building design is in character with the rural area (see section 1, Aesthetics),

The proposed project is zoned LIA-Land Intensive Agriculture District, and has a land use designation of LIA-Land Intensive Agriculture, which allows processing facilities, tasting facilities, and promotional and/or marketing events related to agricultural products grown on the site.

The Sonoma County Zoning Code also provides for a maximum lot coverage of 85,000 square feet, or five percent, whichever is greater on LIA parcels greater than 20 acres in size. Five percent of the parcel size (41.45 acres) is 2.07 acres (90,169 square feet). Including both existing and proposed on-site buildings, total lot coverage on the property would be approximately 25,460 square feet, which is less than the maximum allowable. Ancillary uses such as offices would not exceed 15 percent of winery uses, and administrative office use would total 510 square feet, which is six percent of winery uses.

In addition, the project site (and the entire parcel) is not under a Williamson Act Contract.

Significance Level: Less that Significant Impact

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?

Comment:
There is no forest land on the project site. The project site is not in a Timberland Production zoning district, nor would it cause a rezoning of forest land.

Significance Level: No Impact

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

Comment:
There is no forest land on the project 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 site has a Zoning Classification of LIA and is used for growing and processing wine grapes to create wine. These activities are permitted uses within the LIA Zoning Classification. The applicant does not propose a change in Zoning. Because the site is not designated as forest land, there would be no conversion of forest land to non-forest use, as discussed in sections 2(a) and 2(b). Also, as discussed in section 2(a), the proposed project would result in an agricultural-support use, and therefore the impact of converting existing farmland would be less-than-significant.

Significance Level: Less than Significant Impact

3. AIR QUALITY:

Where available, 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 within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD), which is in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM_{10}, particularly during the winter due to seasonal use of wood burning stoves. The NSCAPCD does not have an adopted 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 an applicable federal or state ambient air quality standard?

Comment:
The federal and state governments have established ambient air quality standards for "criteria" pollutants considered harmful to the environment and public health. National Ambient Air Quality Standards (NAAQS) have been established for carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO_2), ozone (O_3), fine particulate matter (particles 2.5 microns in diameter and smaller, or $PM_{2.5}$), inhalable coarse particulate matter (particles between 2.5 and 10 microns in diameter, or PM_{10}), and sulfur dioxide (SO_2). California Ambient Air Quality Standards (CAAQS) are more stringent than the national standards for the pollutants listed above and include the following additional pollutants: hydrogen sulfide (H_2S), sulfates (SO_X), and vinyl chloride. In addition to these criteria pollutants, the federal and state governments have classified certain pollutants as hazardous air pollutants (HAPs) or toxic air contaminants (TACs), such as asbestos and diesel particulate matter (DPM).

The proposed project would generate short-term construction and long-term operational emissions of regulated air pollutants. Project construction and operational emissions are typically modeled using the California Emissions Estimator Model (CalEEMod), and then evaluated against NSCAPCD's CEQA thresholds of significance, as established in the California North Coast Air Basin Air Quality Control Rules. However, CalEEMod was not used for this project, but another Sonoma County winery project was used for comparison of construction-related air contaminant emissions.

The Belden Barns Farmstead and Winery project, in Sonoma County,[3] was considered because of its similar (though not identical) development characteristics: 15,847 square feet of new buildings (Belden) compared to 18,040 square feet for the proposed project; and 69,969 square feet of paved/asphalt surfaces (Belden) compared to 40,000 square feet for the proposed project. Overall ground disturbance for the Belden winery totaled 85,543 square feet, compared to a total of 52,000 square feet for the proposed project. Therefore, the construction emissions estimates for the proposed Guadagni Winery project are conservative. Although the Belden Barns Farmstead and Winery are located in the BAAQMD jurisdiction, this project's emissions were evaluated against the NSCAPCD significance thresholds, as noted below.

[3]Belden Barns Farmstead and Winery Project Draft EIR, Appendix C, Air Quality Modeling, p. 5 of 24, June 2016, SCH No. 2015092031.

Construction Emissions

Project construction activities would include site preparation, grading, building construction, paving, and architectural coating. Ground disturbing activities, such site preparation, grading, and on- and off-site travel would generate the highest level of dust and particulate matter. Estimated construction emissions for the Belden winery project, estimated using CalEEMod, were evaluated against the NSCAPCD CEQA thresholds in Table 4.

Table 4
Construction Air Emissions--Comparison Winery Project

Air contaminant	ROG	Carbon monoxide	Nitrogen oxide	Sulfur dioxide	Particulate matter	PM_{10}	$PM_{2.5}$
Belden winery project (tons per year)	4.8	9.2	11.4	0.01	1.9	0.7	1.4
NSCAPCD significant emission rate (tons per year)	50	100	40	40	25	15	15

SOURCE: Belden Barns Farmstead and Winery Project Draft EIR, Appendix C, Air Quality Modeling, June 2016.

As shown in Table 4, potential construction emissions for the Belden winery would be below all NSCAPCD significance thresholds, and therefore, because the proposed Guadagni Winery project is smaller than the Belden winery, its construction period air emissions would also be below the significance thresholds. However, the NSCAPCD recommends implementation of seven basic construction mitigation measures for all projects to reduce construction fugitive dust emissions levels. The County would monitor these BMPs and other standard County requirements for controlling dust through Mitigation Measure AIR-1.

Operational Emissions

After 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 discussed above, the Belden winery was used to compare operational emissions, and the Belden winery's unmitigated operational emissions are summarized below in Table 5.

Table 5
Operational Air Emissions--Comparison Winery Project

Air contaminant	ROG	Carbon monoxide	Nitrogen oxide	Sulfur dioxide	Particulate matter	PM_{10}	$PM_{2.5}$
Belden winery project (tons per year)	1.89(A)	3.63	0.79	0.01	0.37	0.01	0.11
NSCAPCD significant emission rate (tons per year)	50	100	40	40	25	15	15

SOURCE: Belden Barns Farmstead and Winery Project Draft EIR, Appendix C, Air Quality Modeling, June 2016.

(A) ROG estimates were adjusted to include emissions as a result of the fermentation process (with a maximum of 30,000 cases of wine per year for the proposed project). Assuming wine fermentation produces 6.2 lbs of ROG per 1,000 gallons per year and aging/storage produces 27.83 lbs of ROG per 1,000 gallons per year, production of 30,000 cases would result in 1.23 tons per year of reactive organic compounds (California Air Resources Board, "Food & Agriculture Wine Fermentation," March 2005).

As indicated in the table, the overall operational air quality effects of the Belden winery project were below the NSCAPCD thresholds, and in general, the operational air quality effects of the proposed Guadagni Winery project would be comparable, with some differences.

Operations for the Belden winery included production of 10,000 cases of wine instead of 30,000 for the proposed project, and the Belden winery also proposed only eight events (with a total of 1,075 guests) instead of 24 events for the proposed project (with an estimated total of 2,890 guests). The Belden winery operational emissions are minimal in relation to the NSCAPCD thresholds (the air contaminant closest to the threshold would be ROG, which is 26 times lower than the threshold). Therefore, although operations of the proposed project would likely result in some increases in emissions compared to the Belden winery, total project emissions would be unlikely to reach the NSCAPCD thresholds, and project operational air quality impacts would therefore be less than significant.

Cumulative Impacts
As discussed in section (a), the NSCAPCD is in attainment for national and state ozone, state PM_{10}, and national and state $PM_{2.5}$ air quality standards. Regarding cumulative impacts, a project's individual emissions typically would be considered cumulatively considerable if the project exceeded the significance thresholds. Because the proposed project would not exceed NSCAPCD thresholds, the project's cumulative air quality impact would be less than significant with mitigation incorporated.

(a) The following County dust control measures will be included in the project as a condition of approval:

1. Water or alternative dust control method shall be sprayed to control dust on construction areas, soil stockpiles, and staging areas during construction as directed by the County.
2. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
3. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

(b) In addition, the above-referenced NSCAPCD BMPs will l be included in the project as a condition of approval:

1. Cover open bodied trucks when used for transporting materials likely to give rise to airborne dust.
2. Install and use hoods, fans, and fabric filters to enclose and vent the handling of dusty materials. Containment methods can be employed during sandblasting and other similar operations.
3. Conduct agricultural practices in such a manner as to minimize the creation of airborne dust.
4. Use water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the grading of roads or the clearing of land.
5. Apply asphalt, oil, water, or suitable chemicals on dirt roads, materials stockpiles, and other surfaces which can give rise to airborne dusts.
6. Pave roadways and maintain in a clean condition.
7. Promptly remove earth or other material from paved streets onto which earth or other material has been transported by trucking or earth moving equipment, erosion by water, or other means.

Significance Level: Less than Significant
Mitigation Measure AIR-1:

.

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment:
Some people are more affected by air pollution than others. In general, children, senior citizens, and individuals with pre-existing health issues, such as asthmatics, are considered sensitive receptors; however, the California Air Resources Board (CARB) also considers schools, schoolyards, parks and playgrounds, daycare facilities, nursing homes, hospitals, and residential areas as sensitive air quality land uses and receptors.

Four receptors are located within 1,000 feet of the proposed project: (1) an unnamed farm house across Dry Creek (approximately 430 feet to the south); (2) Dry Creek Peach & Produce (approximately 525 feet to the west, although the project driveway and access road would be approximately 100 feet from the farmhouse); (3) Talty Vineyards & Winery (approximately 770 feet to the southeast); and (4) Yoakim Bridge Winery (approximately 990 feet to the northeast).

Project-related construction activities would emit $PM_{2.5}$ and PM_{10} from equipment and vehicle exhaust. Although project construction would emit criteria and hazardous air pollutants, these emissions would not result in substantial pollutant concentrations that could generate substantial adverse health risks to nearby receptors for several reasons.

First, as shown in Table 4, estimated project construction emissions would be below all NSCAPCD construction emission thresholds. Second, project construction activities and associated DPM emissions would occur intermittently during the daytime weekday period (i.e., they would not be a continuous source of emissions). The intermittent nature of project construction activities would provide time for emitted pollutants to disperse on an hourly and daily basis according to the local wind patterns. Third, on-site receptors would not be subjected to prolonged exposure to intermittent construction emissions. Construction activities would be short in duration, occurring in two separate phases, with Phase 1 anticipated to be completed within two years after permit issuance and Phase 2 to be completed within a subsequent two year period. This means nearby receptors would be exposed to construction emissions for a duration that is substantially less than the 70 year lifetime exposure duration used by the Office of Environmental Health Hazard Assessment to estimate adverse health risks from air pollutants (OEHHA, 2015). For these reasons, the proposed project would not generate substantial pollutant concentrations that could impact sensitive receptors. This impact would be less than significant.

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:
Construction related activities may result in odors associated with the intermittent operation of diesel-powered equipment. Paving activities may also generate odors. The effects of these odor sources would be temporary and short in duration, and would not impact a substantial amount of people. Similarly, operational activities would not result in objectionable odors. The project is an agricultural support use located in an area designated and zoned for such uses. Agricultural Resources Element Policy AR-4a states: *"The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals."*

Significance Level: Less than Significant 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?

The following biological resource analysis has been prepared under the direction of, and in collaboration with, County staff, based on the site-specific information available at the time of the analysis. The applicant was not required to submit a Biological Technical Report prepared by a qualified biologist. A qualified biologist visited the site at the request of the applicant to provide an opinion on required permitting.

Regulatory Framework

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

Federal

Federal Endangered Species Act (FESA)

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

Section 9 of FESA prohibits the unlawful "take" of any listed fish or wildlife species. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action." USFWS's regulations define harm to mean "an act which actually kills or injures wildlife." Such an act "may include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3). Take can be permitted under FESA pursuant to sections 7 and 10. Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

The Migratory Bird Treaty Act of 1918 (MBTA)

The U.S. Migratory Bird Treaty Act (MBTA) (16 USC §§ 703 et seq., Title 50 Code of Federal Regulations [CFR] Part 10) states it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill; attempt to take, capture or kill; possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export any migratory bird,

any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or in part, of any such bird or any part, nest or egg thereof…" In short, under MBTA it is illegal to disturb a nest that is in active use, since this could result in killing a bird, destroying a nest, or destroying an egg. The USFWS enforces MBTA. The MBTA does not protect some birds that are non-native or human-introduced or that belong to families that are not covered by any of the conventions implemented by MBTA. In 2017, the USFWS issued a memorandum stating that the MBTA does not prohibit incidental take; therefore, the MBTA is currently limited to purposeful actions, such as directly and knowingly removing a nest to construct a project, hunting, and poaching.

The Clean Water Act (CWA)

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

Section 404

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

Section 401

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

State

California Endangered Species Act (CESA)

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

Fish and Game Code 1600-1602

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

Nesting Birds

Nesting birds, including raptors, are protected under California Fish and Game Code (CFGC) Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under CFGC Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under CFGC 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

Non-Game Mammals

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

California Fully Protected Species and Species of Special Concern

The classification of "fully protected" was the California Department of Fish and Wildlife's (CDFW's) initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under the California Endangered Species Act (CESA) and/or Federal Endangered Species Act (FESA). The Fish and Game Code sections (fish at §5515, amphibians and reptiles at §5050, birds at §3503 and §3511, and mammals at §4150 and §4700) dealing with "fully protected" species state that these species "…may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize

the issuance of permits or licenses to take any fully protected species," although take may be authorized for necessary scientific research. This language makes the "fully protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003, the code sections dealing with "fully protected" species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

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

Porter-Cologne Water Quality Control Act

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

Local

Sonoma County General Plan

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

Riparian Corridor (RC) Combining District

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

Sonoma County Tree Protection Ordinance

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

Comment:
A portion of the property extends into the riparian corridor of Dry Creek, which borders the property. The Dry Creek corridor in this area is characterized by the top of bank, a riparian area ranging from approximately 100-150 feet from the top of bank, and a five-foot berm along the edge of the vineyards. The berm has breaks in it, in the vicinity of the proposed tasting room. The area on the east side of berm is planted in vineyards. The proposed driveway abuts the berm in an area that currently serves as a turnaround for agricultural equipment. The proposed tasting room is located 195 feet from the top of bank. No removal of vegetation or work along Dry Creek is proposed with this project.

The Open Space Map for Planning Area 3 of the General Plan (Figure OSRC-5c) designates this area as a Scenic Landscape Unit and Dry Creek as a Designated Stream with Biotic Resources. Figure OSRC-2 identifies Dry Creek as a Riparian Corridor and having animal Biotic Resources. Neither map identifies Special Status Species Habitat Occurrences on this site. The site is located in the Riparian Corridor (RC) Zone, also known as a Streamside Conservation Area, which requires a 100-foot setback from the top of bank. However, the Section 26-65-020 of the Zoning Code provides guidance for the exact determination of the streamside conservation areas:

> "*The streamside conservation area indicated in the zoning database is approximate to allow for a parcel-specific determination of the boundary based upon the location of the top of the higher bank and existing riparian vegetation. The streamside conservation area shall be determined by the director."*

Because the riparian area is larger than 100 feet and is defined by the location of the berm, it is reasonable to interpret the boundaries of the RC zone as the berm. All elements of this project are outside of the Riparian Corridor. Trees in the riparian corridor overhang the berm and the proposed driveway. The property is not located in a Biotic Habitat (BH) Overlay Zone.

Existing site conditions are based on a desktop review of biological resources using site photographs, engineering plans, and Google Earth aerial imagery. In addition, the following available background information pertaining to federal and state protected species and habitats on and within the vicinity of the project site was also reviewed:

- California Department of Fish and Wildlife (CDFW)'s California Natural Diversity Database (CNDDB);

- U.S. Fish and Wildlife Service (USFWS)'s Information for Planning and Consultation (IPaC) database;

- California Native Plant Society's (CNPS) Electronic Inventory;

- National Marine Fisheries Service's (NMFS) Biological Opinion for Water Supply, Flood Control Operations, and Channel Maintenance conducted by the U.S. Army Corps of Engineers (USACE), the Sonoma County Water Agency (Water Agency), and the Mendocino County Russian River Flood Control and Water Conservation Improvement District in the Russian River watershed (September 24, 2008);

- Dry Creek Habitat Enhancement Project Update prepared by David Manning, Sonoma County Water Agency (Water Agency; February 15, 2017); and

- USFWS National Wetland Inventory.

Research of the California Natural Diversity Database (CNDDB) indicates that the project site does not contain any special status plant or animal species. Also, the project site is located outside of the designated California Tiger Salamander (CTS) area. Vegetation on the site consists primarily of vineyard and riparian vegetation along Dry Creek. The project site contains a commercial vineyard and vineyard roads. However, the CNDDB indicates that special status species, including Foothill Yellow-Legged Frog (FYLF) and the Western Pond Turtle (WPT) are known to exist in the general Dry Creek area.

State Protected Resources

Based upon a review of site photographs, project plans, and aerial imagery, it appears that the proposed driveway, parking areas, and tasting room may be located within state-regulated riparian (i.e., willows and cottonwoods) and streambed habitat. CDFW interprets the jurisdictional limit of a lake or stream to be the greater of either:

1) the topographic "top of bank" (TOB) measurement of a lake or stream,

   -or-

2) the dripline of associated riparian vegetation.

The paved driveway and parking areas would be constructed under riparian canopy; the introduction of these impervious surfaces into riparian habitat could impact stream-dependent vegetation and protected species including coho, chinook, and steelhead.

Grading for driveway improvements, parking areas, and the tasting room would occur along the edge of the berm, as well as an opening in the berm adjacent to the proposed tasting room and parking area. Construction of these features may result in physical modification of the stream bank and/or inadvertent erosion and sedimentation that could impair the water quality and habitat integrity of Dry Creek. Due to the proximity of project development to Dry Creek, CDFW may require a Notification of Lake and Streambed Alteration Agreement for this project. The notification requirement applies to any work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel. This requirement is included as a mitigation measure, along with compliance with all CDFW permit provisions and impact avoidance and minimization measures. It should be noted that permit provisions can and will likely include preparation of a riparian re-vegetation plan and a habitat mitigation monitoring and reporting plan (HMMP). The permitting process can take 3–6 months from the time the application is deemed complete ("complete" includes required plans be submitted).

Alternatively, if the driveway can be set back by a minimum of 25 feet from its existing/proposed location, the project would not require state or federal permits. Under both the existing driveway location and 25-foot setback scenarios, impacts to Dry Creek would need to be avoided and/or minimized by incorporating stormwater detention features (e.g., vegetated swales or other appropriate measures) into the project design.

Because the project is located outside the Riparian Corridor, a project referral was not sent to CDFW. The applicant was not required to submit a Biological Technical Report prepared by a qualified biologist. The applicant consulted with a qualified biologist, Ted Winfield, who visited the site and provided the following opinion:

> *Section 1602 of the California Fish and Game Code requires notification of the California Department of Fish and Wildlife prior to any activity that may do one or more of the following:*

- *Substantially divert or obstruct the natural flow of; or*
- *Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or*
- *Dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.*

As I understand the proposed project, the activities that would occur along the outer side of the berm would not meet the definition of activities that would require notifying the Department assuming that the road would be gravel and that the gravel would not come from the creek.

The applicant stated that they are willing to construct a gravel driveway, if necessary.

Federal Protected Resources and Designated Critical Habitat

Dry Creek, which flows adjacent to the southwestern boundary of the project site, is an important tributary to the Russian River due to the presence of USFWS-designated critical habitat for chinook salmon and steelhead. Critical habitat for both species has been mapped by USFWS in two segments of Dry Creek that are adjacent to the project site.

On September 24, 2008, the NMFS issued its Biological Opinion and Incidental Take Statement under the federal Endangered Species Act (FESA). The Biological Opinion analyzes the effects on listed salmonids associated with of a suite of activities in the Russian River and Dry Creek that are authorized by the USACE and undertaken by the Water Agency. According to the Biological Opinion, NMFS determined that the Water Agency's water supply and flood control operation and maintenance activities in the Russian River Watershed were considered to likely affect three species of fish listed under the Endangered Species Act: Central California Coast steelhead, Central California Coast coho salmon, and California Coastal Chinook salmon. Biological Opinion implementation activities include monitoring and management of the Russian River estuary, and monitoring, management, and construction of habitat enhancement projects in Dry Creek and its tributaries.

Additionally, the NMFS and CDFW are requiring the Water Agency to undertake projects in the Russian River and Dry Creek to protect endangered salmon and steelhead in the river system. Any project constructed adjacent to Dry Creek could impact water quality, water levels, and habitat integrity for federally listed threatened and endangered salmonids.

Through the permitting processes required with Permit Sonoma, the North Coast Regional Water Control Board, and CDFW (if necessary), the project is not expected to have a substantial adverse effect on any special status species. These permitting processes are consolidated in the mitigation measures referenced below.

Significance Level: Less than Significant with Mitigation Incorporated (see Mitigation Measure BIO-1 under section 4.b)

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:
The project site does contain riparian habitat associated with Dry Creek; however, the proposed winery development is situated outside the Riparian Corridor. A 100-foot building setback is required for all of Dry Creek. In this case, the boundary of the Riparian Corridor is co-terminus with the berm, which is 100 to 150 from the Dry Creek top of bank. See discussion under 4.a above.

A seasonal stream is located on the south side of Yoakim Bridge Road, which is located in the Riparian Corridor (RC) zone with a required setback of 50 feet. All riparian areas are south of the road, and the proposed project is completely outside this area.

As a condition of approval and prior to issuance of any grading or building permit, the applicant will obtain all necessary permits or waivers for the proposed work in or near the riparian corridor. Based on the opinion of the biologist, the driveway will be constructed with gravel with no gravel obtained from the riparian corridor. In addition to a grading permit from the County, the applicant will request review from CDFW to determine if a Lake and Streambed alteration Agreement (LSAA) is necessary, and with the North Coast regional Water Quality Control Board to determine if a 401 Water Quality Certification (401 Certification) 404 Permit is necessary. The applicant will implement the following Best Management Practices (BMPs) with any work in or near the stream, to include, but not limited to, the following:

1. Erosion control and other water quality BMPs shall be implemented to avoid sedimentation and disturbance in the streambed and downstream, where stormwater may run off into the riparian corridor due to breaks in the berm. All staging, maintenance, fueling, and storage of construction equipment shall be conducted in a location and in a manner that will prevent potential runoff of petroleum products into the adjacent streambed. During construction, oil-absorbent and spill containment materials shall be on site at all time. All construction workers shall be properly trained and informed of how to use and where to find on site the oil-absorbent and spill-containment materials.
2. No trees or riparian vegetation shall be removed for any construction activities

Because the FYLF and the WPT are known to exist in the general Dry Creek vicinity, Mitigation Measure BIO- 1 addresses these species.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure BIO-1: .

Mitigation Measure BIO-1: Conduct Pre-Construction Herptile Surveys: Due to the proximity of the project site to Dry Creek, the project site has potential to provide dispersal habitat for special-status herptile species (amphibians and reptiles), Foothill Yellow-Legged Frog (FYLF) and Western Pond Turtle (WPT), especially following precipitation. To avoid impacting these species, the following measures shall be followed:

a. Within 3-5 days prior to initiating work at the project site (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), a qualified biologist shall perform a pre-construction survey for FYLF and WPT individuals within the boundaries of the project site plus a 500-foot buffer zone downstream of the construction area.

b. If FYLF are found during the pre-construction survey, the qualified biologist shall immediately inform the construction manager that work should be not be initiated until the FYLF has dispersed from the work area. The qualified biologist shall then consult with CDFW immediately and provide a short description of observations, including a count of individual(s) and the life stage(s), condition at the site, and other aquatic species observed (if applicable). Unless explicitly authorized by the CDFW (e.g., through issuance of an Incidental Take Permit [ITP] or other means), FYLF shall not be relocated if encountered on the project site. If it does not disperse on its own volition, the qualified biologist shall monitor the frog(s) and consult with CDFW to determine the appropriate course of action, which may include obtaining an ITP.

c. In the event WPT are found in the project area during preconstruction surveys, it shall be left alone to move out of the area on its own. If it does not move on its own, the qualified biologist shall notify CDFW and relocate the individual(s) to Dry Creek at least 250 feet away from the project location. Relocation areas shall be of suitable habitat, on shallow banks with slow moving water, and shall be far enough away so as not to be affected by project activities.

d. The applicant shall not resume project activities until CDFW has provided written approval of the proposed avoidance measures or issued an ITP for FYLF (if applicable).

e. Work shall be avoided if precipitation has been recorded at the project site within a 24-hour window. The NOAA weather forecast may be utilized to plan project work accordingly.

Mitigation Monitoring:

Mitigation Monitoring BIO-1: If FYLF are found during the pre-construction surveys, then a copy of CDFW's written concurrence with proposed impact avoidance measures or a copy of CDFW's 2081 Incidental Take Permit shall be provided to Sonoma County prior to the commencement of grading on the project site. In addition, prior to issuance of any grading permit(s), the County shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The County shall not issue a grading permit until the applicant has submitted evidence to the County that Mitigation Measure BIO-2 has been completed to CDFW satisfaction (if agency involvement is required).

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:
The project site is developed almost entirely with planted vineyards, and there are no known wetlands on-site; however, Dry Creek is located *adjacent* to the project site. To ensure that Dry Creek remains protected from potential construction related and operational impacts, jurisdictional agency requirements have been incorporated into the project as conditions of approval, referenced above in 4.b.

Significance Level: Less than Significant Impact

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

Comment:
See discussion under 4.b. The project site has been disturbed with the cultivation of the vineyard. Migratory wildlife corridors generally include riparian areas and connected open space areas adjacent to urban centers. A majority of the project site is planted in vineyard. In the area close to the proposed winery development, there is potential for impacts to habitat for nesting migratory song birds or raptors, as the proposed winery development would be 100-150 feet from Dry Creek and adjacent to the riparian area.

Significance Level: Less than Significant with Mitigation Incorporated (see Mitigation Measure BIO-1 under section 4.b, and Mitigation Measure BIO-2 below)

Mitigation:
Mitigation Measure BIO-2: Nesting Bird Avoidance or Conduct Preconstruction Surveys. The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

a. To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

b. If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist [4] t[1] shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

c. If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests. Monitoring, by a qualified biologist, shall be required to insure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in coordination with CDFW that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist and CDFW may agree upon an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact. Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the County prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

d. County staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

[4] A qualified biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present on the project site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species

Mitigation Monitoring:
Mitigation Monitoring BIO-2: Prior to grading permit issuance, a report of the findings by the biologist shall be submitted to the County for review; in addition, any nest protection buffers, if necessary, will be fenced off and active nest monitoring will be initiated.

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

Comment:
Based on the proposed site plan, the winery development would remove one small fig tree. There is a row of redwood trees along Yoakim Bridge which will not be removed. Tree removals are regulated by the Tree Protection and Replacement Ordinance (Section 26C-88-010[m]). Under the Ordinance, all proposed tree removals must be shown on grading and building plans and trees replaced consistent with Ordinance requirements. There is no known Heritage or Landmark Tree on the project site.

Compliance with the General Plan policies and Zoning Ordinance relating to the riparian corridor is discussed in section (a).

Significance Level: Less than Significant Impact

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

Comment:
Habitat conservation plans and natural community conservation plans are site-specific plans to address take of listed species of plants and animals. As described under Section (a), a Dry Creek Habitat Enhancement Project is underway to implement the Biological Opinion and Incidental Take Statement issued by the National Marine Fisheries Service (NMFS) in order to enhance habitat for endangered fish species in the Russian River watershed. The Habitat Enhancement Project is creating habitat features that provide low-velocity areas for juvenile coho and steelhead along six miles of the 14-mile length of Dry Creek, while still allowing the Water Agency to use Dry Creek as a means of moving water downstream for water supply purposes. The first mile of the Enhancement Project was completed in 2014, and five additional miles of habitat enhancements will be constructed by 2020. Dry Creek adjacent to the Guadagni Winery project site is located in Reach 11 of the Enhancement Project. There are currently no planned individual enhancement projects in this reach, but this reach is a potential project for beyond 2020. With implementation of conditions of approval, the proposed project would not conflict with the Dry Creek Habitat Enhancement Project.

Significance Level: Less than Significant

5. CULTURAL RESOURCES:

Would the project:

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

Comments:
Permit Sonoma staff referred the project application to the Northwest Information Center - Sonoma State University (NWIC) for review and recommendations. The NWIC noted (April 10, 2018) that *"The 1955 (photorevised 1975) Geyserville USGS 7.5' quad* [quadrangle topographic maps] *depict three buildings and a portion of one bridge in the proposed project area."* The State Office of Historic Preservation recommends review of any buildings or structures older than 45 years to determine whether or not they are historic resources.

A Cultural Resources Survey was prepared for the project by Tom Origer & Associates on April 26, 2019.[5] An archival search was conducted at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park on April 9, 2019. In addition, a field survey was conducted on April 23, 2019. Based on these, the archaeologist determined that the two pump houses identified in the area of the project site *"are not architecturally distinctive and do not have the potential to yield data that would be considered important to local, California, or national history."* In addition, the archaeologist determined that these structures *"do not have the potential to be eligible for inclusion on the California Register."*

Significance Level: Less than Significant Impact

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

Comment:
On January 12, 2017 Permit Sonoma staff referred the project application to Native American Tribes within Sonoma County to request consultation under AB-52 (the request for consultation period ended February 12, 2017). No tribe responded with a request for consultation. In April 2019, Origer & Associates contacted the Native American Heritage Commission and seven area tribes. The following two tribes responded:

- The Middletown Rancheria of Pomo Indians of California responded (April 11, 2019) that although they had no specific comments at the time, if evidence of human habitation was found they would like to be notified;

- The Federated Indians of Graton Rancheria responded (April 26, 2019) that the project is not within their ancestral territory, and that they had no comments at this time.

The Cultural Resources Survey (Tom Origer & Associates, April 26, 2019) determined, based on archival research and a field survey (including a hand-dug auger boring to a depth of 150 centimeters), that there is *"a high potential for buried archaeological resources; however, no archaeological site indicators were noted within the soil excavated by the auger boring."* However, although there are no known archaeological resources on the site, the project could uncover undocumented materials during construction..

Therefore, the proposed project would result in no substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Section 11-14-050 of

[5] "Cultural Resources Study of a Portion of the Property at 2050 Yoakim Bridge Road near Geyserville, Sonoma County, California," Tom Origer & Associates, April 26, 2019.

the Sonoma Grading Ordinance establishes uniformly applied development standards to reduce the potential for impacts on cultural resources to a less than significant level by requiring that all work be halted in the vicinity where human remains or archaeological resources are discovered during construction grading and drainage, and that the Director of Permit Sonoma and the County Coroner be notified to ensure compliance with State law regarding the proper disposition of human remains, including those identified to be Native American. Similarly, if archaeological resources or suspected archaeological resources are discovered, the Director of Permit Sonoma shall notify the State Historic Preservation Office and the Northwest Information Center at Sonoma State University, and the permittee shall retain a qualified archaeologist to evaluate the find to ensure proper disposition of the archaeological resources or suspected archaeological resources. The director shall provide notice of the find to any tribes that have been identified as having cultural ties and affiliation with the geographic area in which the archaeological resources or suspected archaeological resources were discovered, if the tribe or tribes have requested notice and provided a contact person and current address to which the notice is to be sent. The director may consult with and solicit comments from notified tribes to aid in the evaluation, protection, and proper disposition of the archaeological resources or suspected archaeological resources.

Archaeological resources may include historic or prehistoric ruins, burial grounds, pottery, arrowheads, middens, or culturally modified soil deposits. Artifacts associated with prehistoric ruins may include humanly modified stone, shell, bone, or other cultural materials such as charcoal, ash, and burned rock indicative of food procurement or processing activities. Prehistoric domestic features may include hearths, fire pits, or floor depressions. Mortuary features are typically represented by human skeletal remains.

Significance Level: Less than Significant

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

Comment:
Although no burial sites are known in the vicinity of the project, the site would be disturbed by grading and construction activities, which could uncover undocumented materials. However, Sonoma County Municipal Code Section 11.14.050 provides procedures for protection of human remains, including those identified to be Native American. Implementation of this standard County policy would ensure that this impact would be less than significant.

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:
Short-term energy demand would result from construction activities related to the project. This would include energy demand from worker and vendor trips and construction equipment usage. Project construction would consume energy from gasoline and diesel fuels, and the proposed project would include measures that would reduce the amount of fuel consumption during construction, such as minimizing idling time of diesel-powered construction equipment. Due to the relatively small size of this project, construction would not be expected to result in a significant impact for demand on Bay Area suppliers of gasoline and diesel fuels. Impacts would be less than significant.

Long-term energy demand would result from winery usage by employees and guests, and from vehicle trips by employees and guests. Operation of the winery would result in energy usage from vehicle usage, electricity for lighting, water conveyance, and natural gas for heating. Operation of the proposed project may increase energy usage relative to existing use of the project site. However, the project would be consistent with California's Building Energy Efficiency Standards; therefore, the project would not constitute a significant impact for demand on fuel, electricity, or natural gas energy resources and would not result in the wasteful, inefficient, or unnecessary use of these resources.

Significance Level: Less than Significant Impact

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

Comment:
The proposed project would be required to comply with Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards. Additionally, the proposed project is not located in an identified area designated for renewable energy productions, nor would the project interfere with the installation of any renewable energy systems. Therefore, the project would be consistent with applicable state and local plans for promoting use of renewable energy and energy efficiency. Impacts would be less than significant.

Significance Level: Less than Significant Impact

7. GEOLOGY AND SOILS:

Would the project:

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

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

Comment:
The project site in not within a fault hazard zone as defined by the Alquist-Priolo fault maps or depicted in a fault zone on the General Plan Public Safety Element Figure PS-1b (Earthquake Fault Hazard Areas).[6] Nor does the proposed project involve constructing residences that would be occupied by people.

Significance Level: Less than Significant Impact

ii. Strong seismic ground shaking?

Comment:
All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. The expected relative intensity of ground shaking and damage from anticipated future earthquakes in the project area is categorized as "Very Strong" according to Figure PS-1a, Earthquake Ground Shaking Hazard Areas, in the County's

[6]Sonoma County General Plan 2020, Public Safety Element, Figure PS-1b, Earthquake Fault Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety--Earthquake-Fault-Hazard-Areas/, accessed 8/13/19.

General Plan Public Safety Element.[7] Application of geotechnical evaluation and appropriate engineering practices would reduce risks of potential injury and damage resulting from seismic activity. Project conditions of approval require that building permits be obtained for all construction and that all construction activities, including earthwork, grading, trenching, backfilling, and compaction operations, shall be conducted in accordance with Sonoma County Code Chapter 11 to ensure the project meets all standard seismic and soil test/compaction requirements. As a matter of practice and state law, all construction activities would be required to meet the California Building Code regulations for seismic safety. Standard County development procedures include review and approval of construction plans prior to the issuance of a building permit. All work would be subject to inspection by Permit Sonoma for conformance with all applicable code requirements and approved improvement plans prior to the issuance of a use permit. Based on this uniformly applied regulatory process, the project would therefore not expose people to substantial risk of injury from seismic shaking, and therefore potential impacts would be less than significant.

Significance Level: Less than Significant Impact

iii. Seismic-related ground failure, including liquefaction?

Comment:
Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting in ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. The project site is located within a liquefaction hazard area according to the Sonoma County General Plan 2020 Public Safety Element.[8] Because strong ground shaking during an earthquake can result in ground failure or settlement, the design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking, and foundation type. All construction-related work, including earthwork, grading, trenching, backfilling and compaction operations, would be conducted in accordance with Sonoma County Code Chapter 11. All construction activities would meet the CBC regulations for seismic safety, including designing all earthwork, cuts and fills, drainage, pavements, utilities, foundations, and structural components in conformance with the specifications and criteria contained in the project final geotechnical report, as required by Section 1803 of the CBC, which shall be completed and submitted to Permit Sonoma prior to the issuance of grading permits. In addition, construction plans would be subject to review and approval of Permit Sonoma prior to the issuance of a building permit. All work would be subject to inspection by Permit Sonoma and is required to conform to all applicable code requirements and approved improvement plans prior to the issuance of a certificate of occupancy. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking. .All structures would be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements reducing any impacts to less-than-significant.

Significance Level: Less than Significant Impact

iv. Landslides?

Comment:
The project site is located in a generally flat area of low susceptibility for landslides, as shown on

[7]Sonoma County General Plan 2020, Public Safety Element, Figure PS-1a, Earthquake Ground Shaking Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Earthquake-Ground-Shaking-Hazard-Areas/, accessed 8/13/19.
[8]Sonoma County General Plan 2020, Public Safety Element, Figure PS-1c, Liquefaction Hazard Areas, https://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Liquefaction-Hazard-Areas/, accessed 8/13/19.

General Plan Public Safety Element Figure PS-1d,[9] and would therefore have a negligible potential for landslides.

Significance Level: Less than Significant Impact

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

Comment:
The project proposes grading, cuts, and fills which would require the issuance of a grading permit. Improper grading, both during and post construction, has the potential to increase the volume of runoff from a site, which could have adverse downstream flooding and further erosional impacts, and could increase soil erosion on and off site, which could adversely impact downstream water quality.

As discussed in section 10, Hydrology and Water Quality, erosion and sediment control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code) and Building Ordinance (Chapter 7, Sonoma County Code) require implementation of flow control best management practices to reduce runoff. The applicant is required to submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the grading plan. The Erosion and Sediment Control Plan is subject to review and approval of the Permit Sonoma prior to the issuance of a grading permit. The Plan will include temporary erosion control measures to be used during construction of cut and fill slopes, excavation for foundations, and other grading operations at the site to prevent discharge of sediment and contaminants into the drainage system. The Erosion and Sediment Control Plan will include the following measures as applicable:

a. Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
b. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff through the use of silt fences, diversion berms and check dams. Fill slopes shall be compacted to stabilize. All exposed surface areas shall be mulched and reseeded and all cut and fill slopes shall be protected with hay mulch and /or erosion control blankets as appropriate.
c. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season, but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

. Required inspection by Permit Sonoma staff ensures that all grading and erosion control measures are constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential water quantity impacts at a less than significant level during and post-construction.

If project construction occurs during wet weather, it is possible that stormwater could carry soil off site into local storm drains. Standard construction erosion control measures at the project site, which would be required as conditions of approval, would minimize this effect.

Significance Level: Less than Significant Impact

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[9]Sonoma County General Plan 2020, Public Safety Element, Figure PS-1d, Deep-seated Landslide Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Deep-seated-Landslide-Hazard-Areas/, accessed 8/13/19.

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

Comment:
The project would be located on generally flat Arbuckle and Riverwash soils which overlie the Franciscan Complex geologic structure. As discussed in sections 7(a) ii, iii, and iv, although the project site is not in a landslide prone or fault zone area, it is in an area subject to seismic shaking and other geologic hazards (e.g., liquefaction, ground shaking). The design and construction of new structures would be subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. As such,the project would not expose people to substantial risk of injury from seismic shaking.

Significance Level: Less than Significant Impact

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

Comment:
Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. Project soils (Arbuckle gravelly loam, 0 to 5 percent slopes, and Riverwash)[10] have low shrink-swell potential and would be unlikely to result in soil expansion;[11] however, soils at the project site have not been tested for their expansive characteristics. Conformance with standard CBC and other applicable State and local regulations (all of which shall be required as conditions of approval for the project), potential hazards from expansive soils would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:
The project site is not in an area served by a public sewer. The existing residential use is currently served by an on-site septic system. A pre-perc site review conducted by the project engineer (Cort Munselle) and Permit Sonoma (January 12, 2015; SEV Number SEV15-0021) indicated that soils on the property (e.g., Cortina very gravelly sandy loam) would support a septic system; however, as a standard step in the development review process, Permit Sonoma would require evidence that the septic design would have adequate capacity to accommodate the estimated wastewater increase.).

Significance Level: Less than Significant Impact

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

Comment:
Paleontological resources include fossil remains, as well as fossil localities and rock or soil formations that have produced fossil material. No surveys for paleontological resources have been conducted

[10]U.S. Department of Agriculture, National Resources Conservation Service, Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, accessed 8/12/19.
[11]U.S. Department of Agriculture, Soil Conservation Service, Soil Survey, Sonoma County, California, May 1972, pp. 126-127.

for the site. However, an on-line archival search of the University of California Museum of Paleontology (UCMP) in Berkeley, California, was conducted on August 9, 2019, which indicated no records of documented fossil sites on the project site, although there are fossil sites recorded in areas in the general vicinity (i.e., creeks, the Russian River, Healdsburg).[12] Therefore, though there are no records of recorded fossil sites on the project site, the proposed project could disrupt, alter, or eliminate as-yet undiscovered paleontological resources that may be present in the bedrock under the project site. Implementation of the mitigation measure below would reduce impacts on paleontological resources to less-than significant levels.

There are no known unique geologic features on the project site.

The County requires that if paleontological resources are encountered, excavation shall halt in the vicinity of the resources, a buffer area of at least 50 feet shall be established around the find, and the applicant shall notify Permit Sonoma of the find within three business days. Construction activities will not resume until a treatment and recovery plan is prepared, approved by Permit Sonoma, and implemented. The treatment and recovery plan may include, as necessary for the treatment and recovery of the find, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and/or a report of findings

Significance Level: Less than Significant

Mitigation:
Mitigation Measure GEO-1: .

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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 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 what the primary GHGs emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

[12]UCMP Specimen Search, University of California Museum of Paleontology, https://ucmpdb.berkeley.edu/; accessed 8/9/19.

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 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 CO_2 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 County has adopted a Climate Change Action Resolution (May 8, 2018) which resolved to "reduce GHG emissions by 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050" and noted twenty strategies for reducing GHG emissions, including increasing carbon sequestration, increasing renewable energy use, and reducing emissions from the consumption of good and services. The County's resolution demonstrates commitment to working towards the RCPA's countywide greenhouse gas (GHG) emissions reduction targets: 40% below 1990 levels by 2030 and 80% below 1990 levels by 2050.

The resolution includes the following goals:

- Increase building energy efficiency
- Increase renewable energy use
- Switch equipment from fossil fuel to electricity
- Reduce travel demand through focused growth
- Encourage a shift toward low-carbon transportation options
- Increase vehicle and equipment fuel efficiency
- Encourage a shift toward low-carbon fuels in vehicles and equipment
- Reduce idling
- Increase solid waste diversion
- Increase capture and use of methane from landfills
- Reduce water consumption
- Increase recycled water and graywater use
- Increase water and waste-water infrastructure efficiency
- Increase use of renewable energy in water and wastewater systems
- Reduce emissions from livestock operations
- Reduce emissions from fertilizer use
- Protect and enhance the value of open and working lands
- Promote sustainable agriculture
- Increase carbon sequestration
- Reduce emissions from the consumption of goods and services

In addition, Sonoma County has the goal of increasing resilience by pursuing local actions that support the following goals:

- Promote healthy, safe communities

- Protect water resources
- Promote as sustainable, climate-resilient economy
- Mainstream the use of climate projections

The project, by implementing current county codes would be consistent with local or state plans, policies, or regulations adopted for the purpose of reducing emissions of greenhouse gases.

The NSCAPCD does not have an adopted GHG significance standard. The County concurs with and utilizes as County thresholds the San Francisco Bay Area Air Quality Management District (BAAQMD) recommended GHG significance thresholds The County concurs that these thresholds 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.[13] BAAQMD's staff's analysis is found in the document titled "Revised Draft Options and Justification Report, October 2009," which is a publicly available document that can be obtained from the BAAQMD website or from the County.

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 to treat the resulting wastewater generated.

As discussed in section 3, Air Quality, because CalEEMod was not used for this project, another Sonoma County winery project, the Belden Barns Farmstead and Winery project, was used for comparison of GHG emissions because of its similar (though not identical) development and operational characteristics. GHG construction emissions for the Belden winery were modeled using CalEEMod, and then annualized over the lifetime of the proposed project (presumed to be a minimum of 30 years). This is done to normalize construction emissions so that they can be grouped with operational emissions and compared to appropriate thresholds, plans, and other applicable data. These construction and operation emissions are summarized in Table 6.

Table 6. Comparison Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO2e)
Amortized Construction(A)	37.63
Area	16.57
Energy	22.14
Mobile	419.19
Total	495.53
Significance Threshold	1,100
Exceeds BAAQMD Significance Threshold?	No

Source: Belden Barns Farmstead and Winery Project Draft EIR, Appendix C, Air Quality Modeling, June 2016
A) Average GHG emissions derived by taking the total GHG emissions emitted over the entire construction period (1,128.87 MTCO2e) and dividing by an assumed useful life of 30 years to yield an average of 37.63

[13]The BAAQMD has not adopted a threshold of significance for construction-related GHG emissions. The BAAQMD's CEQA Air Quality Guidelines do, however, encourage lead agencies to quantify and disclose construction-related GHG emissions, determine the significance of these emissions, and incorporate best management practices to reduce construction-related GHG emissions[14]State Water Resources Control Board Geotracker Database, http://geotracker.waterboards.ca.gov/, accessed on 8/14/19.

Table 6. Comparison Project GHG Emissions

GHG Emissions Sources	Total Annual GHG Emissions (MTCO2e)
MTCO2e per year.	

As shown in Table 6, the Belden winery's potential increases in GHG emissions would be less than the BAAQMD threshold of significance designed to meet state GHG reduction targets. Therefore, because the proposed Guadagni Winery project GHG emissions would be comparable to the Belden winery's GHG emissions, and the Belden winery's GHG emissions are less than the BAAQMD significance threshold, GHG emissions from the proposed Guadagni Winery project would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:
The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The County currently does not have an applicable countywide Climate Action Plan but did adopt a Climate Change Action Resolution in May 2018 to support reducing GHG emissions. The resolution establishes goals to establish a consistent framework throughout the County.

As discussed in section (a) above, the proposed project would not be expected to generate GHG emissions that exceed BAAQMD-recommended CEQA thresholds. The project, therefore, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Significance Level: Less than Significant Impact

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

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

Comment:
Construction of the project, as well as ongoing maintenance over time, may involve the intermittent transport, use, or disposal of potentially hazardous materials. Any on-site hazardous materials that may be used, stored, or transported would be required to follow standard protocols (as determined by the U.S. EPA, California Department of Health and Safety, and Sonoma County) for maintaining health and safety.

The project would use small amounts of potentially hazardous materials, such as fuel, lubricants, and cleaning materials, and also chemicals necessary for winery operations (e.g., nitrogen, carbon dioxide, sulfur dioxide gases). Proper use of materials in accordance with local, state, and federal requirements, and as required by the construction documents, would minimize the potential for accidental releases or emissions from hazardous materials.

The project will be required to comply with the Sonoma County Fire Code and Section 7-1.01G of Caltrans Standard Specifications (2006) (or the functional equivalent) for the protection of surface waters. In the event of a spill of hazardous materials, the Contractor shall immediately call the emergency number 9-1-1 to report the spill and shall take appropriate actions to contain the spill to

prevent further migration of the hazardous materials. Also, as required by County Code Section 29, the applicant/operator shall submit a Hazardous Materials Business Plan for review and approval by Sonoma County Fire, which shall include, among other elements, an emergency response plan to contain a hazardous materials spill. In addition, as a condition of project approval, a Hazardous Materials Inventory Statement shall be submitted to Sonoma County Fire for review; if deemed necessary by the Fire Department, the applicant/operator shall also submit a Hazardous Materials Management Plan.

Significance Level: Less than Significant Impact.

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

Comment:
The project would require use of fuels and other hazardous materials, as described in (a). Improper storage or handling of these materials could result in spills. The impact could be reduced to less than significant by requiring standard approved methods for handling hazardous materials.

Significance Level: Less than Significant Impact

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

Comment:
The project site is not located within one-quarter mile of an existing or proposed school. The nearest school is Geyersville Elementary School, located approximately two and one-half miles to the east of the project site.

Significance Level: No Impact

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

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

1. The State Water Resources Control Board Geotracker database,[14]
2. The Department of Toxic Substances Control EnviroStor database (formerly known as Calsites),[15] and
3. The California Integrated Waste Management Board Solid Waste Information System (SWIS).[16]

Further, the project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[17]

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[14]State Water Resources Control Board Geotracker Database, http://geotracker.waterboards.ca.gov/, accessed on 8/14/19.
[15]The Department of Toxic Substances Control EnviroStor Database, http://www.envirostor.dtsc.ca.gov/public/, accessed on 8/14/19.
[16]The California Integrated Waste Management Board of Solid Waste Information System (SWIS), https://www2.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx, accessed on 8/14/19.
[17]California Environmental Protection Agency, Cortese List Data Resources,

Significance Level: No Impact

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

Comment:
The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan. The nearest airports (public or private) are located over four miles away: Healdsburg Municipal Airport is approximately four miles southeast of the project site; Cloverdale Municipal Airport is approximately five miles north-northwest of the project site; and Charles M. Schulz-Sonoma County airport is approximately 15 miles southeast of the project site.

Significance Level: No Impact

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

Comment:
The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. The project would not result in a significant change in existing circulation patterns, and would have no effect on emergency response routes.

Significance Level: No Impact

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

Comment:
According to the Wildland Fire Hazard Areas mapping (Figure PS-1g) of the Sonoma County General Plan 2020, [18] the project site is not located in a fire hazard zone, nor in a Local or State Responsibility Area. Construction on the project site would be required to conform to Sonoma County Fire Safety Ordinance standards related to fire sprinklers, emergency vehicle access, and water supply, and must be approved by the Sonoma County Fire Marshal. The applicant will be required to submit a written *Fire Safety and Evacuation Plan* (pursuant to California Fire Code Chapter 4) to Sonoma County Fire for approval. This plan shall include, but not be limited to, fire safety, medical emergencies, and evacuations, and shall also describe provisions for fire watch and medical personnel. The plan shall be subject to re-evaluation by County Fire at any time, when requested in writing by the fire code official. Project compliance with these provisions and standard California Building Code requirements, California Fire Code requirements, and any other County fire standards or conditions would reduce risks from wildland fires to a less-than-significant level.

Significance Level: Less than Significant Impact

10. HYDROLOGY AND WATER QUALITY:

Would the project:

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http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm, accessed on 8/14/19.
[18]Sonoma County General Plan 2020, Public Safety Element, Wildland Fire Hazard Areas, Figure PS-1g, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Wildland-Fire-Hazard-Areas/, accessed 8/14/19.

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

Comment:
The project proposes construction of a wine tasting room building and a wine production building, both with attached "canopy" areas, plus a new driveway, access roadway, and parking lot. Project construction activities (grading) would disturb an estimated 1.14 acres of soil (approximately 49,650 square feet), and would create new impervious surfaces that could affect the quantity and/or quality of storm water run-off.

Watershed. The project site is located in the West Slough-Dry Creek subwatershed of the Dry Creek watershed, which is part of the larger Russian River Hydrologic Unit. The Russian River is listed by State Water Resources Control Board (SWRCB) and North Coast Regional Water Quality Control Board (NCRWQCB) as impaired for sediment, nutrients, pathogens, and temperature under section 303(d) of the Clean Water Act, and the entire Russian River watershed is listed as impaired for sediment. There is a Total Maximum Daily Load (TMDL) plan for Russian River watershed pathogens, and several other TMDL projects are underway to clean up 303(d) listed waterbodies.

Tributaries. The project site is adjacent to Dry Creek, a blue-line stream that runs for about 14 miles from Lake Sonoma in the west, where Warm Springs Dam captures upstream Dry Creek flows, and the confluence with the Russian River south of Healdsburg. Dry Creek is not listed as impaired under the Clean Water Act; however, Dry Creek is a main tributary of the Russian River. In addition, as discussed in section 4, Biological Resources, an unnamed stream flows along the east side of Yoakim Bridge Road, approximately 65 feet from the project site and separated from the project site by Yoakim Bridge Road.

Construction. Because project construction would disturb one or more acres of soil, the project would be required to file a Notice of Intent (NOI) package for coverage under the State Water Resources Control Board (SWRCB) General Permit No. CAS000002 for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit). The General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which in addition to other requirements must list Best Management Practices (BMPs) to be used to protect storm water, including covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding.[19]

Waste Discharge. Project wastewater (both domestic wastewater and process water from wine production operations) would be disposed of via an on-site septic system. The design would be required to conform to the requirements of the North Coast Regional Water Quality Control Board (NCRWQCB) and would need to be operated under permit with the NCRWQCB and Permit Sonoma. In addition, the NCRWQCB has established general waste discharge requirements for wineries to protect surface water and groundwater by regulating all discharges of waste to land either (1) by prohibiting discharge of a pollutant to waters of the U.S. or (2) by prescribing requirements for discharge to surface waters that are not waters of the U.S. The project would be required to apply under either the NCRWQCB General Waste Discharge Requirements Order[20] or the Conditional Waiver of Waste Discharge Requirements.[21]

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[19]California State Water Resources Control Board, Storm Water Program, 2009-0009-DWQ Construction General Permit Fact Sheet, p. 30; https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml, accessed 8/15/19.
[20]North Coast RWQCB General Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0002.
[21]North Coast RWQCB Conditional Waiver of Waste Discharge Requirements for Discharges of Wine, Beverage and Food Processor Waste to Land, Order No. R1-2016-0003.

Storm Water Runoff/ Grading and Drainage. The project site is not located in an area subject to the NCRWQCB Municipal Separate Storm Sewer Systems (MS4) Permit. However, the project would be required to meet Sonoma County Storm Water Quality Ordinance requirements (Chapter 11, Storm Water Quality Ordinance, of the Sonoma County Code), and submit a grading and drainage plan (Erosion Prevention and Sediment Control Plan), including performance standards and Best Management Practices for pre-construction, construction, and post-construction to prevent and/or minimize the discharge of pollutants and sediment from the project site.

Storm Water Conclusions. Storm water runoff may degrade surface or groundwater quality, and may transport pollutants into a stream or creek. Other pollutants suspended in runoff, if not controlled, could be carried from the project area or accumulate downstream and potentially degrade existing surface water quality. However, with incorporation of mitigation, the effects on surface and groundwater quality by the proposed project would be reduced to a less-than-significant level and would have a less-than-significant effect on water quality standards.

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 is located in the Santa Rosa Valley groundwater basin. The County requires preparation of a groundwater study to assess impact of projects that include new groundwater use. However, because the project site is located in Groundwater Availability Class 1 (Major Groundwater Basins) and Dry Valley is not a SGMA priority basin, no hydrogeologic report is required. As discussed in section 19(b), Utilities and Service Systems, the project is estimated to require approximately 162,175 gallons per year (approximately 0.498 acre-feet), which according to the Applicant would be provided by the existing on-site well. County staff (Pennington) has commented that this estimate is likely low, as wineries of this scale typically use approximately 500,000 gallons per year. This amount not considered significant compared to overall irrigation use in the area. As also discussed in section 19(b), the County would require quarterly monitoring of groundwater elevations and quantities of groundwater extracted.

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 would

i) Result in substantial erosion or siltation on- or off-site?

Comment:
The site contains an existing vineyard, and is essentially flat, with a minor north to south-southeast slope. Construction of the proposed project (including grading for project buildings and the driveway and parking areas) would involve new construction on approximately 30,502 square feet of vineyard (to be removed) and on 21,498 square feet of land currently not under cultivation. The replacement of existing vegetation with new impermeable surfaces would change surface drainage patterns; however, required erosion prevention and sediment control would reduce impacts to a less-than-significant level during and after construction.

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 off-site;

Comment:
As discussed in item (iv) below, the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site.

Significance Level: Less than Significant Impact

iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff;

Comment:
As discussed in section 10(a), the project would not create or contribute substantial additional sources of polluted runoff. No storm water drainage systems presently exist on the project site nor are any such systems planned or proposed that would connect runoff from the project site to Dry Creek or the unnamed stream adjacent to Yoakim Bridge Road.

Significance Level: Less than Significant Impact

iv) Impede or redirect flood flows?

Comment:
According to General Plan Figure PS-1e (Flood Hazard Areas), the project site is located outside of the 100-year Flood Hazard Area.[22] According to the Federal Emergency Management Agency (FEMA), the project site is located in Zone X, which is an "area of minimal flood hazard."[23] The project site is zoned by the County as "F1 Floodway Combining District," which prohibits new permanent structures or structures intended for human occupancy within the floodway of Dry Creek, and which also restricts development that would alter the stream channel or adversely affect its carrying or storage capacity. However, neither of the two proposed buildings (and associated parking) would be located within the floodway, although approximately 355 feet of the project access road (at the southwestern property edge) would be located adjacent to the floodway. The potential for flooding at the site is low, and therefore the proposed project would not impede or redirect flood flows.

Significance Level: Less than Significant Impact

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

Comment:
As discussed in section 10(c)(iv), the project site is located in an area of minimal flood hazard, according to FEMA, but is zoned by the County as "F1 Floodway Combining District." However, neither of the two proposed buildings (and associated parking) would be located within the floodway, although approximately 355 feet of the project access road (at the southwestern property edge) would be located adjacent to the floodway.

In addition, the proposed project is not subject to seiche or tsunami because the project site is not located in an area subject to tsunami (over 24 miles from the coast). Seiche is a wave in a lake triggered by an earthquake; the closest lake to the site is Lake Sonoma, about 3 miles northwest of the site.

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[22] Sonoma County General Plan 2020, Public Safety Element, Figure PS-1e, Flood Hazard Areas, http://sonomacounty.ca.gov/PRMD/Long-Range-Plans/General-Plan/Public-Safety-Flood-Hazard-Areas/, accessed 8/15/19.

[23] Federal Emergency Management Agency (FEMA) National Flood Hazard Layer FIRMette, https://p4.msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/nfhlprinttool2_gpserver/je21fd5e8b59149feb3f22736bd892cd2/scratch/FIRMETTE_657e1200-bdfc-11e9-b68f-001b21b31e35.pdf, accessed 8/13/19.

Significance Level: Less than Significant Impact

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

Comment:
As no discharges from the project site to waters of the state are proposed, the project would not conflict with or obstruct the implementation of a water quality control plan. The project site is not located in a medium- or high-priority sustainable groundwater management plan (SGMA) basin for which there is an approved Groundwater Sustainability Plan.

Significance Level: No Impact

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Comment:
The project site is in an area characterized by rural residential and agricultural development, approximately 2.5 miles from Geyserville and 5.5 miles from Healdsburg. The project would not alter parcel ownership, nor would it reconfigure existing parcels or roadways, or otherwise physically divide an established community.

Significance Level: Less than Significant Impact

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

Comment:
The project site is designated LIA (Land Intensive Agriculture) by the Sonoma County General Plan. The proposed project would be consistent with General Plan goals, policies, and objectives, which provide for agricultural operations and related activities. The winery site is located in an area that already includes vineyard production and related support uses. The LIA zoning designation provides for a winery use subject to approval of a use permit. All necessary public services, including fire protection, would be available to support the proposed use.

The project would be consistent with goals, policies, and objectives in the Sonoma County General Plan 2020 related to avoiding or mitigating an environmental effect, including:

- Aesthetics and scenic resources (Policy OSRC-2d; see section 1, Aesthetics, for further discussion): The project would be located approximately 800 feet from a scenic corridor (Dry Creek Road), which would minimize aesthetic effects.

- Agricultural resources (Goal AR-1, Objective AR-1.2, Policy AR-1a, Policy AR-4a, Goal AR-5, Objective AR-5.1, Policy AR-5a, Policy AR-5c, Policy AR-5g, Policy AR-6d, and Policy AR-6f; see section 2, Agricultural and Forestry Resources, for further discussion): The project would be consistent with policies related to protection of agricultural lands, and the winery and tasting buildings would be consistent with agriculture objectives designed to avoid non-agricultural uses on agricultural lands.

- Hazardous materials (Objective PS-4.2; see section 9, Hazards and Hazardous Materials, for further discussion): The project would comply with federal, state, and County rules and regulations pertaining to the handling of hazardous materials.

- Storm water/water quality (Policy LU-8a; see section 10, Hydrology and Water Quality, for further discussion): The project would minimize storm water, surface water and groundwater pollution, by complying with County, state, and federal regulations pertaining to storm water runoff management and drainage, which would meet water quality requirements.

- Flood hazards (Objective PS-2.2; see section 10, Hydrology and Water Quality, for further discussion): The project would comply with County requirements for development within the floodplain.

- Limiting expansion of water and sewer service (Policy LU-16e; see section 19, Utilities and Service Systems, for further discussion): The project would not require extension of water or sewer but would instead use groundwater via an on-site well and an on-site septic system, and therefore be consistent with this policy.

The project would not conflict with any area or specific plan because it is not subject to any area or specific plan.

In addition, the project would also be consistent with the following Sonoma County Municipal Code provisions:

- Article 4 (LIA Land Intensive Agriculture District) to allow the processing of agricultural products produced primarily on site or in the local area, tasting rooms, and promotion of agricultural products grown or processed in the county;

- Article 64 (SR Scenic Resources Combining District) to preserve visual character and scenic resources, including requirements for community separators and scenic corridors;

- Article 65 (RC Riparian Corridor Combining Zone) to protect biotic resource communities (including critical habitat areas within and along riparian corridors) for their habitat and environmental value; and

- Article 67 (VOH Valley Oak Habitat Combining District) to protect and enhance valley oaks and valley oak woodlands.

Therefore, the project would not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including in the Sonoma County General Plan and zoning ordinance.

Significance Level: Less than Significant Impact

12. MINERAL RESOURCES:

Would the project:

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

Comment:
The project site is not located within a known mineral resource deposit area of regional significance; however, the area is classified as MRZ-2 by the State Geologist for construction aggregate.[24] The Sonoma County Aggregate Resources Management Plan (adopted 1994, amended 2010) states that no new permits for gravel removal are allowed within the channel of Dry Creek.

Significance Level: No Impact

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

Comment:
The project site is not located within an area of locally-important mineral resource recovery, and the site is not zoned MR (Mineral Resource Combining District) (Sonoma County Aggregate Resources Management Plan, as amended 2010; Sonoma County Zoning Code).

Significance Level: No Impact

13. NOISE:

Would the project result in:

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

Comment:
To assess project noise, a Noise Study[25] was prepared for the applicant, including a noise monitoring survey of the project site and nearby area, and evaluated potential noise impacts from the proposed project based on applicable County standards at adjacent noise sensitive land uses (residences). County noise standards (shown in Table NE-2 of the General Plan) establish maximum allowable

[24]California Department of Conservation, Division of Mines and Geology, SMARA Designation Report No. 7, Designation of Regionally Significant Construction Aggregate Resource Areas in the South San Francisco Bay, North San Francisco Bay, Monterey Bay Production-Consumption Regions, January 1987; http://www.conservation.ca.gov/smgb/reports/Pages/Designation-Reports.aspx, accessed 8/13/19; California Geologic Survey Special Report 205, Update of Mineral Land Classification: Aggregate Materials in the North San Francisco Bay Production-consumption region, Sonoma, Napa, Marin, and Southwestern Solano Counties, California, 2013, Plates 1A, 1B, and 1C, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_205/SR%20205%20North%20Bay%20Report_Final.pdf, accessed 8/13/19.

[25]"Guadagni Winery Project Environmental Noise Assessment," prepared by Illingworth & Rodkin, Inc., March 1, 2017.

exterior noise exposures for the daytime (7:00 am to 10:00 pm) and the nighttime (10:00 pm to 7:00 am).

The Noise Study determined that the closest noise sensitive uses were three residential land uses located: (1) approximately 450 feet south of the project site (across Dry Creek); (2) approximately 450 feet southeast of the project site (across Yoakim Bridge Road); and (3) approximately 730 feet east of the project site (across Yoakim Bridge Road). One long-term and one short-term noise measurements were taken between March 11 and March 14, 2017. Ambient noise included traffic along Yoakim Bridge Road.

These noise measurements were used to establish existing noise levels at the three residential uses for both daytime and nighttime. Under current (existing) conditions, noise levels at these residences are below County noise level standards.

Short-Term (Temporary) Noise. Construction noise would be considered temporary and short term because the impact would cease when construction of the project is completed. Residents could experience temporary noise from construction equipment and transport of construction materials. Noise impacts from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between the construction noise sources and noise sensitive receptors. Compliance with the Sonoma County Noise Element and standard construction procedures best practices and hours of operation would ensure construction-period noise levels would be reduced to a less-than-significant level. Best practices for construction procedures and hours of operation are included as conditions of approval.

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Significance Level: Less than Significant

Long-Term (Operational) Noise. Noise levels estimated for the project were evaluated for the following operations:

1. *Project Traffic Noise.* Based on the Noise Study, project-generated traffic would increase noise along Yoakim Bridge Road, Dry Creek Road, Canyon Road, and Dutcher Creek Road by 1 dBA L_{eq} or less, but the increase would not be measurable or noticeable (except for Yoakim Bridge Road east of the project driveway), and therefore would be considered less than significant. At Yoakim Bridge Road east of the project driveway, traffic noise would increase by 3 dBA L_{eq} during the weekday peak hour and 4 dBA L_{eq} during the weekend peak hour, which would be measurable and/or noticeable; however, the Noise Study determined that because ambient noise levels are dominated by existing traffic on Dry Creek Road (roughly four times the traffic volume as Yoakim Bridge Road), the overall increase in traffic noise levels would effectively be 1 dBA L_{eq}, and therefore project traffic noise would be less than significant. (Noise levels are not additive; the dominant noise source/level subsumes most of the noise from a nearby lower noise source/level.)

2. *Driveway Noise.* Noise from vehicles using the project driveway would be below ambient daytime noise levels and would not exceed County noise standards. Therefore, driveway noise impacts would be less than significant.

3. *Parking Lot Noise.* Parking lot activities, including engine starts and door slams, would generally occur during daytime hours and would be intermittent in nature. The noise would not exceed County noise thresholds, and therefore parking lot noise impacts would be less than significant.

4. *Event Noise.* Noise from proposed events (including with proposed non-amplified music) would not exceed County standards because of distances from the noise source to nearby residences, and also because of shielding from intervening terrain and/or project structures (the tasting room/canopy). Therefore, event noise impacts would be less than significant.

5. Routine Equipment Noise. Noise from maintenance and forklift operations (including backup alarms or beepers) would produce intermittent noise during regular daytime operations, primarily within or near the production facility building. Other mechanical equipment (such as condenser units and pumps) would be located primarily within the production facility building or fully enclosed within a pump house. Shielding from intervening terrain and/or project structures and distances from the noise source would result in noise levels below County noise thresholds, and therefore equipment noise would be less than significant.

6. Seasonal Crush and Bottling Noise. Seasonal crush activities (during harvest) would typically occur for about sixteen days each year between September and November, within the production building and adjacent canopies. Proposed operations would be from 6:00 am to 5:00 pm, Monday through Sunday. Noise sources would include equipment such as the separators, destemmers, hoppers, presses, crushers, air compressors, and conveyors, and an anticipated daily truck delivery (grapes imported from off-site vineyards). Similarly, noise related to bottling would be projected to occur no more than 15 days each year between the hours of 6:00 am and 5:00 pm., Monday through Sunday. Although some shielding from existing on-site berms along the southwestern property line and portions of the southeastern property line, as well as the location of crush and bottling activities under the covered awnings, would help reduce noise levels, both seasonal crush and bottling activities would exceed County noise thresholds between 6:00 am and 7:00 am (i.e., the nighttime noise standard). With mitigation, seasonal crush and bottling noise levels would be reduced to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated.

Mitigation:
Mitigation Measure NOISE-1: Limit substantial noise-generating seasonal crush and bottling activities to between the hours of 7:00 am and 10:00 pm.

Mitigation Monitoring:
Mitigation Monitoring NOISE-: (Ongoing) Any noise complaints will be investigated by Permit Sonoma. If violations are found, Permit Sonoma shall seek voluntary compliance from the permit holder, or may require a noise consultant to evaluate the problem and recommend corrective actions, and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

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

Comment: Construction activities may generate minor ground borne vibration and noise, but they would be short-term and temporary, limited to daytime hours. There would be no operational (long-term) activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Significance Level: Less than Significant Impact.

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

Comment: The project site is not within the Airport Referral Area as designated by the Sonoma County Comprehensive Airport Land Use Plan. The nearest airports (public or private) are located over four miles away: Healdsburg Municipal Airport is approximately four miles southeast of the project site; Cloverdale Municipal Airport is approximately five miles north-northwest of the project site; and Charles M. Schulz-Sonoma County airport is approximately 15 miles southeast of the project site.

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 would include construction of two new buildings for winery operations but not include construction of any new homes or a substantial amount of businesses or infrastructure, and therefore would not induce substantial population growth.

Significance Level: Less than Significant Impact

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

Comment:
No people would be displaced by the project, and no housing would be displaced by the project; no replacement housing is needed.

Significance Level: No Impact

15. PUBLIC SERVICES:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 following public services:

Comment:
Construction of the project would not involve substantial adverse physical impacts associated with provision of public facilities or services, and the impact would be less than significant. No new housing is included within the project proposal. The project would employ approximately eighteen (18) employees. The project would not necessitate or facilitate construction of new public facilities.

Significance Level: Less than Significant Impact

i. Fire protection?

Comment:
The project was sent on referral to the County Fire Department. County Fire reviewed the project application and did not identify the need for a new fire station or substation to serve this area. The project would be located in the Geyserville Fire Protection District, about three miles from Station 1 at 20975 Geyserville Avenue.

Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13), including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management, and management of flammable or combustible liquids and gases. These are standard conditions of approval and required by County Code. Because none of the conditions and/or requirements requires construction of new or

expanded fire protection/emergency medical service (EMS) facilities, project impacts on fire protection/EMS would be less than significant.

Significance Level: Less than Significant Impact

ii. Police protection?

Comment:
The Sonoma County Sheriff will continue to serve this area. There would be no increased need for police protection resulting from the project. No housing would be created by the project. The project would generate eighteen (18) jobs. The project would not include construction of any new homes or a substantial amount of businesses or infrastructure, and therefore would not induce substantial population growth. Existing police protection facilities would be adequate.

Significance Level: Less than Significant Impact

iii. Schools?

Comment:
Development fees to offset potential impacts to public services, including school impact mitigation fees, are required by the County Code and state law for new subdivisions and residential developments. The project does not propose any residential development, so no new schools would be required.

Significance Level: No impact

iv. Parks?

Comment:
Sonoma County Code, Chapter 20 requires payment of parkland mitigation fees for all new residential development for acquisition and development of added parklands to meeting General Plan Objective OSRC-17.1 to "provide for adequate parkland and trails primarily in locations that are convenient to urban areas to meet the outdoor recreation needs of the population…". The project does not propose any residential development, would not be subject to parkland mitigation fees, and would not result in the need for any new park facilities.

Significance Level: No Impact

v. Other public facilities?

Comment:
The project would not be served by public sewer or water facilities. Expansion or construction of additional types of public facilities is not anticipated as a result of this project.

Significance Level: Less than Significant Impact

16. RECREATION:

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

Comment:
The proposed project is for construction of a wine production operation (including tasting room). It would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities. The project would have no impact on the use of existing neighborhood and regional parks or other recreational facilities.

Significance Level: No impact

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

Comment:
As discussed in section 16(a), the proposed project does not propose or require construction of recreational facilities.

Significance Level: No impact

17. TRANSPORTATION:

Would the project:

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

Comment:
A Traffic Study was prepared for the project by W-Trans to address potential changes in traffic resulting from the project.[26] The results of the traffic study indicated that the project could be expected to generate an average of 90 trips per day during typical operations (with 21 trips during the weekday PM peak hour, and 22 trips during the weekend midday peak hour) and 110 trips per day during harvest operations (with 25 trips during the weekday PM peak hour, and 26 trips during the weekend midday peak hour). The largest promotional event analyzed in the traffic study was a 125-person event. For a 125-person event, the traffic study estimated a total of 114 average trips, with 50 trips during the PM peak hour and 50 trips during the midday peak hour (employee trips associated with the event were assumed to occur before and after the event and were not included in peak hour calculations).

To evaluate project traffic impacts on local intersections and roadway segments, the Traffic Study collected data to determine the existing traffic conditions for the project site and its vicinity at four intersections and along two roadway segments.[27] According to the County, Dry Creek Road is a

[26]"Traffic Study for the Guadagni Winery in the County of Sonoma," W-Trans, August 29, 2019. The project applicant also submitted a "Winery Trip Generation" form, as requested by the County, which was revised by W-Trans in response to County comments and included in the Traffic Study.
[27]Intersections and roadway segments were determined by the County Department of Transportation & Public Works. Intersections include (1) Dry Creek Road/Dutcher Creek Road, (2) Dry Creek Road/Yoakim Bridge Road, (3) Dry Creek Road/Canyon Road, and (4) West Dry Creek Road/Yoakim Bridge Road. Roadway segments include (1) Dry Creek Road, northbound from Lambert Bridge to

major collector; West Dry Creek Road and Yoakim Bridge Road are both local streets.[28] The General Plan Circulation and Transit Element (Objective CT-4.1) indicates that the Level of Service (LOS) objective for all three roads is LOS C.

Existing Traffic Conditions. Based on data collected in August 2017, which included peak summer activities such as harvest operations, winery visitation, and use of nearby Lake Sonoma, the Traffic Study (p. 10) determined that under existing conditions, the four intersections operate acceptably at LOS A or B. The Traffic Study (p. 12) determined that under existing conditions, the two roadway segments operate acceptably at LOS B or C.

Traffic Conditions with the Project. The Traffic Study analyzed the project for the following scenarios: (1) existing plus project (harvest); (2) existing plus project (harvest) plus event; (3) existing plus approved projects plus project (harvest); (4) existing plus approved projects plus project (harvest) plus event; (5) future plus project (harvest); and (6) future plus project (harvest) plus event. The Traffic Study (pp. 21-25) determined that under all scenarios, with the addition of project and event traffic, all four intersections would continue to operate at an acceptable LOS of A or B. The Traffic Study (pp. 26-28) determined that under all scenarios, with the addition of project and event traffic, both roadway segments would also continue to operate at an acceptable LOS of B or C. Therefore, the Traffic Study concluded that because intersection and segment operations would not fall below LOS C, the project would not cause a significant traffic impact to any study intersection or roadway segment.

Queuing Analysis. The Traffic Study (p. 29) analyzed projected queue lengths for all controllable study intersection approaches. The longest queue estimated to occur would be the westbound (Dry Creek Road) approach to Dry Creek Road and Yoakim Bridge Road under future plus project plus event conditions (queue length = 52 feet). The Traffic Study (p. 29) determined that this 52-foot queue *"would translate to a queue of approximately two vehicles, which would be reasonable for an all-way stop-controlled intersection, and particularly one with several wineries very close by. With all four intersections operating acceptably at LOS A and B, any impact to queueing is expected to be minimal."*

Collision History and Analysis. The Traffic Study (p. 5) reviewed collision data from the California Highway Patrol for the period January 1, 2012 through December 31, 2016, and determined that all four of the study intersections had lower average rates of collision than the state average for similar intersections. The highest collision rate (in fact, the intersection that experienced the only collision between 1/1/12 and 12/31/16) was 0.20 collisions per million vehicles miles, which is lower than the statewide average of 0.36 collisions per million vehicle miles. Collision rates for the study segments exceeded the statewide average at Dry Creek Road between Lambert Bridge Road and Yoakim Bridge Road (1.19 collisions per million vehicles miles versus the statewide average of 0.93 collisions per million vehicle miles), but the segment at West Dry Creek Road between Lambert Bridge Road and Yoakim Bridge Road was less than the statewide average. The Traffic Study (p. 5) determined that although the collision rate on Dry Creek Road between Lambert Bridge Road and Yoakim Bridge Road was higher than the statewide average, the injury rate (23.1 percent) was only slightly more than half of the statewide average (40.1 percent). According to the Traffic Study (p. 5), more than 40 percent of the reported collisions, including the one fatality, were single-vehicle crashes, most of which were attributable to speeding. The Traffic Study (p. 5) also noted, *"one-third of the collisions were sideswipes, with most involving vehicles traveling in the same direction and one vehicle attempting to pass the other. The remaining collisions included broadside, rear-end and head-on crashes, though there were not enough of any of these types of crashes to indicate a trend."*

Yoakim Bridge, and southbound from Yoakim Bridge to Lambert Bridge; and (2) West Dry Creek Road, northbound from Lambert Bridge to Yoakim Bridge, and southbound from Yoakim Bridge to Lambert Bridge.

[28]Sonoma County Department of Transportation & Public Works, Functional Classification, http://sonomacounty.ca.gov/TPW/Roads/Services/Data-and-Resources/Functional-Classification/, accessed 8/14/19.

Therefore, according to the Traffic Study, *"there does not appear to be a safety problem associated with the above-average incidence of collisions, though increased enforcement to reduce speeding might be beneficial."*

Bicycle and Pedestrian Facilities. The Traffic Study (p. 6) noted: *"There are currently no designated bicycle facilities in the immediate vicinity of the winery, though Dry Creek Road has shoulders of at least 5 feet in width, delineated by an edgeline stripe, that are routinely used by cyclists."* Also, because of the rural nature of Dry Creek Road, there are no pedestrian facilities (sidewalks, crosswalks, etc.) (p. 6), nor does the project propose any bicycle or pedestrian facilities. However, the Traffic Study (p. 6) noted that the Sonoma County Transportation Authority 2014 Countywide Bicycle and Pedestrian Master Plan includes Dry Creek Road as a future Class II bike lane project.[29]

Transit Facilities. The project site is not served by transit. The closest Sonoma County Transit stop is at Geyserville Avenue and Canyon Road, about two and one-half miles east of the project site.

Significance Level: Less than Significant Impact

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Comment:
Sonoma County does not currently have an adopted vehicle miles traveled (VMT) standard. (CEQA section 15064.3 becomes mandatory on July 1, 2020.) LOS standards are established by the Sonoma County General Plan Circulation and Transit Element. Section 17(a) discusses effects of project traffic.

Significance Level: Less than Significant Impact

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

Comment:
The project includes construction of a new driveway entering the project site approximately 1,040 feet from the corner of Yoakim Bridge Road and Dry Creek Road. Although sightlines approaching the driveway from the north have been determined to be adequate (W-Trans, p. 31), sightlines approaching the driveway from the south (northbound traffic) appear to be obscured by existing trees. This would pose a potential hazard to drivers; however mitigation would reduce the impact to a less-than-significant level.

In addition, because the project is in a rural setting that lacks pedestrian and bicycle facilities, hazards to bicyclists and pedestrians could occur during construction activities; these construction-related hazards could also occur to drivers. While this temporary construction-related impact would cease upon completion of project construction, mitigation would reduce the impact to a less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure TRAF-1: The project shall submit for Department of Transportation and Public Works (DTPW) review and approval a final revised driveway drawing that either: (1) redesigns the driveway configuration to provide adequate sight distances (in accordance with American Association of State Highway and Transportation Officials [AASHTO] standards, or as otherwise specified by

[29] 2014 SCTA Countywide Bicycle and Pedestrian Master Plan, Appendices, p. A-66, https://scta.ca.gov/wp-content/uploads/2016/07/BikePedPlanUpdate2014_appendices_final.pdf, accessed 8/14/19.

DTPW), or (2) demonstrates an appropriate tree removal and vegetation maintenance strategy that ensures adequate sight distances, including any permits required for tree removal. The driveway adjustment can be accomplished without disruption of the other project components.

Mitigation Measure TRAF-2: The project shall submit a *Construction Period Traffic Control Plan* to the County for review and approval. The plan shall include traffic safety guidelines compatible with Section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and, later, project operation. In addition, the plan shall address emergency vehicle access during construction and provide for passage of emergency vehicles through the project site at all times. The applicant/contractor shall notify local emergency services prior to construction to inform them that traffic delays may occur, and also of the proposed construction schedule.

Mitigation Monitoring:
Mitigation Monitoring TRAF-1: Prior to final plan approval, the County (DTPW) shall review the project revised drawing and/or tree removal and vegetation maintenance strategy and verify adequacy of new project driveway sight distances.

Mitigation Monitoring TRAF-2: Prior to approval of a grading permit, Permit Sonoma shall review the project *Construction Period Traffic Control Plan*. During construction, Permit Sonoma shall periodically verify that traffic control plan provisions are being implemented.

d) Result in inadequate emergency access?

Comment:
Development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements and roadway widths. Project development plans are required to be reviewed by a Department of Fire and Emergency Services Fire Inspector during the building permit process to ensure compliance with emergency access issues. In addition, the County has review and approval authority over the mandatory, project-specific *Fire Safety and Evacuation Plan* (pursuant to California Fire code Sections 403 and 404).

Significance Level: Less than Significant Impact

e) Result in inadequate parking capacity?

Comment:
Sonoma County Code Section 26-86 includes no specific parking requirements for winery/tasting room land uses. The Traffic Study addresses parking demand based on a total of 122 spaces (47 marked spaces and 75 spaces within the vineyard). The applicant subsequently updated the parking plan to show 34 graveled marked spaces and 92 spaces available in the vineyards, for a total of 126 spaces. Based on the County standard vehicle occupancies of one employee or 2.5 visitors per vehicle, a 125-person event would require a total of 77 parking spaces (50 spaces for guests, 7 spaces for event staff, and 20 spaces for winery employees). The 200 person event would trigger the need for an additional 47 spaces, although there would only be two such events annually. Thus, parking demand could be 124 spaces at the highest peak. Therefore, the 126 parking spaces proposed at the winery would be sufficient to meet the anticipated parking demand for the 125-person and the 200-person events. .

However, unless properly managed, large numbers of vehicles arriving for winery events could result in temporary congestion along Yoakim Bridge Road, with the potential of spilling out onto Dry Creek

Road, which would create a significant impact. Proper event management can reduce the impact to less than significant. .

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:
Mitigation Measure TRAF-3: For events with more than 100 persons, the applicant shall submit an *Event Traffic Control and Parking Management Plan*, which shall be subject to County review and approval. The plan shall include: (1) a diagram of parking spaces and parking traffic operations for all persons on-site for the event (both employees and visitors/guests), including provisions for overflow parking for events that exceed the on-site parking (which could include use of shuttles or vanpooling); (2) designation of one or more parking coordinators (as determined in consultation with County staff) to assist, as necessary, in directing vehicles to parking spaces before the event and in exiting the facility after the event; and (3) any other provisions deemed necessary by the County.

Mitigation Monitoring:
Mitigation Monitoring TRAF-3: During the Event Use Permit review process, and prior to approval of a grading permit, Permit Sonoma shall review the project *Event Traffic Control and Parking Management Plan*, and shall limit the number of event guests if deemed appropriate.

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 section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Comment:
Refer to discussion in section 5.b [Cultural] earlier in report. Impacts would be less than significant. .

Significance Level: Less than Significant 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:
As required by the County, the project applicant provided estimates of water demand and wastewater generation from the new winery, visitation, and event uses. As discussed in (b) below, the project

would use groundwater for its water supply, and there is an existing well to serve the project. Although water demand for new project food facilities may not result in the need to expand the private water well serving the project site, the California Department of Public Health (CDPH) would need to review and approve private well water use because the project would serve 25 or more people per day at least 60 days a year.[30] Conditions of approval require that the applicant provide to the County: (1) an engineered design of the water supply system, (2) evidence of construction and/or development of the water sources, and (3) evidence of application to the State Division of Drinking Water for a water supply permit

Also, the project septic system would require review by County Well and Septic Division staff to determine sufficiency to meet peak flow discharge of wastewater from all proposed sources (winery operations, including processing water, and promotional events). The applicant will need to submit for County review and approval the septic design calculations, consistent with the Onsite Wastewater Treatment System Regulations and Technical Standards (September 22, 2016), as amended.

Any design or modifications to the existing water system and/or wastewater system would need to be submitted for County review and approval. Construction impacts have already been analyzed in this Initial Study (e.g., see sections 3 [Air Quality], 10 [Hydrology], 13 [Noise], and 17 [Transportation]).

Significance Level: Less than Significant with Mitigation Incorporated

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

Comment:
Water would be provided by the existing on-site well. Because the project site is located in Groundwater Availability Class 1 (Major Groundwater Basins) and is not in a priority basin, no hydrogeologic report is required. Water use estimates provided by the applicant's civil engineer indicate that the project would need approximately 162,175 gallons per year (approximately 0.498 acre-feet).[31] County staff (Pennington) has commented that this estimate is likely low, as wineries of this scale typically use approximately 500,000 gallons per year. This amount not considered significant compared to overall irrigation use in the area.

However, because the project intends to provide food service at up to 24 events each year, the applicant would be required to apply for a water supply permit from the State Division of Drinking Water, and would also be required to provide water quality testing results from a State-certified lab to the Country project review health specialist to demonstrate no contamination of the water supply (i.e., bacteriological and chemical analysis as prescribed by the County). In addition, the County would require quarterly monitoring of groundwater elevations and quantities of groundwater extracted. Conditions of approval require that water meter(s) be installed on the water system to measure all groundwater extracted for the permitted use. New or existing water wells used for the project shall be equipped with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Groundwater monitoring reports shall be submitted annually to the County in January of each year. The annual report shall include groundwater elevations and quantities of groundwater extracted

Significance Level: Less than Significant

[30]Sonoma County Permit and Resource Management Department, "Draft Health Conditions - Use Permit," February 6, 2017.
[31]Munselle Civil Engineering, "Water Use Worksheet for Guadagni Winery," January 4, 2018.

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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:
As discussed above, wastewater would be disposed of via the on-site septic system. Wastewater generation estimates provided by the applicant's civil engineer indicate that the project would result in a total peak wastewater flow of approximately 3,583 gallons per day.[32] Of this total, approximately 2,400 gallons per day would be created as a result of wine production wastewater ("process water"). As a standard step in the development review process, Permit Sonoma would require evidence that the septic design would have adequate capacity to accommodate the estimated wastewater increase

Significance Level: Less than Significant Impact

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

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

Stems and seeds would be disposed of either by composting and spreading/discing on-site, or disposal off-site (either at an approved landfill or a company certified to handle pomace). On-site composting of pomace would require review by the County Department of Health Services (the Local Enforcement Agency) to determine the applicable notification and/or permit requirements prior to commencing operations.

Significance Level: Less than Significant Impact

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

Comment:
Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

Significance Level: No Impact

20. WILDFIRE

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

[32]Munselle Civil Engineering, "Wastewater Worksheet for Guadagni Winery Production, Tasting Room, and Events," January 4, 2018.

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

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

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

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

Comment:
The project site is not located in or near a state responsibility area. As discussed in section 9.g, Hazards and Hazardous Materials, the project site is located near an area classified as a high fire severity zone (east side of Dry Creek Road). However, because the project site is approximately 800 feet from this area, with intervening vineyards, impacts related to wildfire would be less-than-significant.

Significance Level: Less than Significant Impact

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Comment:
Potential project impacts on special status plant and fish/wildlife species and habitat are addressed in section 4[Biological Resources]. Implementation of the required mitigation measures (Mitigation Measures BIO-1, BIO-2, and BIO-3) would reduce these potential impacts to a less-than-significant level. Potential adverse project impacts to cultural resources are addressed in section 5[Cultural Resources]. Potential impacts are less-than-significant,

Significance Level: Less than Significant with Mitigation Incorporated

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

Comment:
No project impacts have been identified in this Initial Study that are individually limited but cumulatively considerable. The project would contribute to impacts related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, traffic, and utilities, which may be cumulative off-site, but mitigation measures would reduce project impacts to less-than-significant level.

Significance Level: Less than Significant with Mitigation Incorporated

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

Comment:
Winery operations (including hosting promotional events) have the potential to cause substantial adverse impacts on human beings, both directly and indirectly. However, all potential adverse effects on human beings (e.g., resulting from air quality, hazards and hazardous materials, and traffic) were analyzed, and would be less than significant with the mitigation measures identified in the Initial Study and incorporated into the project.

Significance Level: Less than Significant with Mitigation Incorporated

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