



# ***Proposed Mitigated Negative Declaration***

## **Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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Publication Date:	June 4, 2020
Public Review Period:	6/4/2020 – 7/4/2020
State Clearinghouse Number:	
Permit Sonoma File Number:	UPE18-0036
Prepared by:	Marina Herrera at
Phone:	(707) 565-2397

Pursuant to Section 15071 of the State CEQA Guidelines, this proposed Mitigated Negative Declaration and the attached Expanded 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:** UPE18-0036; Charlie's Acres Education Center

**Project Applicant:** Tracy Vogt

**Project Location/Address:** 3201 Napa Road, Sonoma

**APN:** 126-102-016 & 126-102-017

**General Plan Land Use Designation:** Land Intensive Agriculture (LIA)

**Zoning Designation:** Land Intensive Agriculture (LIA), Accessory Dwelling Unit Exclusionary Zone (Z), Taylor Sonoma Mayacamas Design Guidelines (LG/MTN) Riparian Corridor (RC50/25), Scenic Resource (SR), Valley Oak Habitat (VOH)

**Decision Making Body:** Sonoma County Board of Zoning Adjustments

**Appeal Body:** Sonoma County Board of Supervisors

**Project Description:** **See Item III, below**

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

**Table 1. Summary of Topic Areas**

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

## RESPONSIBLE AND TRUSTEE AGENCIES

Table 2 lists other public agencies whose approval is required for the project, or who have jurisdiction over resources potentially affected by the project.

**Table 2. Agencies and Jurisdiction**

Agency	Project Activity	Jurisdiction
Bay Area Air Quality Management District (BAAQMD)	Stationary air emissions	BAAQMD Rules and Regulations
California Department of Fish and Wildlife	Impacts to species or habitat	California Endangered Species Act; Sections of the California Fish and Game Code related to Fully Protected Species, non-game mammals, nesting birds,

		California Species of Special Concern
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**ENVIRONMENTAL FINDING:**

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

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Prepared by: Marina Herrera

6/4/2020



## ***Expanded Initial Study***

### **Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

#### **I. INTRODUCTION:**

Charlie's Acres, a nonprofit public benefit corporation, proposes an on-site education center in support of the existing use as a farm animal rescue on a 32 acre agriculture parcel. A referral letter was sent to the appropriate local, state and federal agencies and interest groups who may wish to comment on the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Marina Herrera, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Charlie's Acres and its consultants. Technical studies provided by qualified consultants are attached to this Expanded Initial Study to support the conclusions. Other reports, documents, maps and studies referred to in this document are available for review at the Permit and Resource Management Department (Permit Sonoma) or on the County's website at: [https://files.sonoma-county.org/link/Z\\_7EoTlabO0/](https://files.sonoma-county.org/link/Z_7EoTlabO0/)

Please contact Marina Herrera, Planner II, at (707) 565-2397, for more information.

#### **II. EXISTING FACILITY**

The project site is comprised of two contiguous parcels, of  $\pm 32$  acres in size and  $\pm 20$  acres. The 32 acre parcel located at 3201 Napa Road is currently developed with two single family residences, tennis court, manmade pond, and twelve agriculture buildings currently used as shelter for farm animal residents. The primary parcel associated with this project has been utilized to raise and maintain farm animals since Charlie's Acres was founded in 2016. The 20 acre parcel located at 3281 Napa Road (the "Access Parcel") is currently developed with a single family residence, used as grazing land and is intended to provide access onto the project parcel.

Table 1 below provides a summary of existing structural development on the parcel.

**Table 1. Project Development Summary**

<b>Existing Residential Structures</b>	<b>Size (sq ft)</b>
Primary Residence	2,855
Pool House	555
Tennis Court	7,200
Legal Non-Conforming Residence Proposed Use: On-site Office	1,068
<b>TOTAL EXISTING DEVELOPMENT</b>	<b>11,678</b>
<b>Existing Agriculture Support Structures</b>	<b>Size (sq ft)</b>
Goat & Sheep Barn	2,191
Cow & Horse Barn	2,356
Pig Barn	1,360
Pig Barn	552
Goat Barn	552
Sheep Barn	552
Cow Barn	552
Horse Barn	552
Barn	552
Barn	552
Equipment Barn	2,304
Receiving Barn	
<b>TOTAL AGIRCULTURE STRUCTURES</b>	
<b>Proposed New Structure</b>	<b>Size (sq ft)</b>
Education Center	±3,280

### III. PROJECT DESCRIPTION

The project will facilitate the development of 3,280 square foot education center located on a 32 acre parcel. Charlie's Acres proposes an education center to support the existing operation of a farm animal rescue. The proposed education center will provide a space for Charlie's Acres to open to the public for educational and fundraising purposes. Proposed hours of operation in which Charlie's Acres would be open to the public would be 10am-4pm daily, with a maximum of 20 visitors daily. In addition, the applicant has proposed quarterly promotional events for the purpose of fundraising needs with a maximum of 50 persons in attendance.

The Education Center is intended to provide a space for the applicant to host programs for school aged children and the general public on the humane treatment of animals and the value of plant based-food options to reduce harmful impacts on the environment. In addition, a large garden area with sustainably grown and organic produce to support the mission of education of plant-based foods. The Education Center will contain office space as well as restrooms for the public. The Education Center does not include a commercial kitchen and will not be available as a rental event facility. Events with more than 25

persons in attendance will be catered to provide for food service.

Hours of Operation:

Education Center: 10 am to 4 pm., 7 days a week

Quarterly Events: Events will take place primarily on the weekends and will end no later than 10:00 pm

Full-time employees: 4

Solid Waste and Wastewater Disposal:

The Education Center will be served by a new onsite waste water system with adequate capacity. Solid waste generated by the proposed education center is to be placed within a new trash enclosure which will be located within the new driveway loop. This will allow for Sonoma-Marine Recology to access the site and have the ability to easily turn around. Domestic wastewater of the two existing residences on site is via two existing septic systems.

Driveway, Access and Parking Improvements:

Public access to the project would be via recorded easement over the adjacent parcel to the east (3281 Napa Road, APN 126-102-016; the "access parcel"). An existing driveway on this parcel will be abandoned and replaced in a new configuration to allow for proper and safe ingress and egress to the project site. The improvements would also widen and improve the angle for access to the driveway from Napa Road. The new driveway would be widened to 40 feet in the property interior and will be improved with gravel or dirt. The proposed driveway will connect to the existing driveway on the project parcel, which will be widened to 24 feet. A new electronic gate would be installed to provide for a distinct separation between public and private accessible areas.

Twenty-seven visitor parking spaces would be provided, including two accessible parking spaces compliant with ADA Standards for Accessible Design. In addition, three employee spaces will also be provided, including one accessible parking space. All proposed ADA compliant parking spaces will provide a path of travel for visitors to the education center.

There is an existing private driveway from Napa Road onto the primary project parcel (APN: 126-102-017). This existing driveway is gravel and 16 feet wide, and currently serves the two onsite residences. This private driveway also provides access to the pasture rotation road which serves as a fire truck turn around and grazing land access road. This private access will be improved to include a new electronic gate to ensure privacy of the residences on site. In addition the pasture rotation road includes two gates at the northern and southern portions to ensure farm animal safety.

Construction: Project construction is anticipated to occur over 6-8 months with work hours from 7:00am to 7:00pm, Monday-Saturday as weather permits, and no construction grading or heavy construction is to occur during holidays.

#### **IV. SETTING**

The 32 acre parcel located in unincorporated, rural agriculture area in Sonoma Valley, approximately ±1.5 miles southwest from the Napa County line. Access to the site is from Napa Road. Surrounding land uses are predominantly pasture and vineyard land and rural residential development. Nearby commercial operations include Caggiano Company, Amor Ranch, and Laura O'Connor Equestrian Coaching.

Figure 3 shows the project site vicinity, while Figure 4 provides an aerial view of the project and surrounding area.

Site drainage occurs by overland flow to the southwest and drains into an existing pond, and additional natural drainage occurs along the centerline of the project parcel and runs through the pasture land. Burndale Creek runs along the northern portion of the parcel, parallel with Napa Road. Development is not proposed within the fifty foot riparian corridor setback along the northern part of the parcel. Site

elevation ranges from 90 feet MSL at the western end to 210 MSL at the furthest southeastern corner. The site is located in a Groundwater Availability Class 3 (marginal groundwater) area.

The General Plan Land Use Designation on the parcel is Land Intensive Agriculture, 60 acre per unit density. The site is zoned with a Scenic Resources combining district and is located within the Taylor/Sonoma/Mayacamas Mountains (LG/MTN) Local Design Guidelines combining district. The General Plan classifies Napa Road as a Scenic Corridor, Rural Principal Arterial, and a Class II bikeway.

## **V. ISSUES RAISED BY THE PUBLIC OR AGENCIES**

A referral packet was circulated to inform and solicit comments from relevant local, state and federal agencies and from special interest groups that were anticipated to take interest in the project. As of May 2020, the project planner had received responses to the project referral from the following: Sonoma County Environmental Health, Sonoma County Department of Public Works, the Northwest Information Center at Sonoma State University, PRMD Grading & Storm Water Section, PRMD Project Review Health Specialist, PRMD Fire and Emergency Services Department and County Fire Official. The referral responses included several requests for further information and included recommended draft use permit conditions of approval. No responses were received from state or federal agencies.

The Sonoma Valley Citizens Advisory Committee discussed the project in a public meeting on January 23, 2019. A motion to approve the project was passed unanimously by the SVCAC.

### **Tribal Consultation Under AB52**

Assembly Bill 52 notifications were sent to the following Tribes on November 19, 2019:

Cloverdale Rancheria of Pomo Indians  
Dry Creek Rancheria Band of Pomo Indians  
Lytton Rancheria of California  
Kashia Band of Pomo Indians of the Stewarts Point Rancheria  
Federated Indians of Graton Rancheria  
Middletown Rancheria of Pomo Indians of California  
Mishewal Wappo Tribe of Alexander Valley  
Torres Martinez Desert Cahuilla Indians

No tribes requested further information and no tribes requested formal consultation. As required by County standards, a Condition of Approval has been included to address the potential event of archeological remains being found during construction. (See Cultural Resources section below for additional details.)

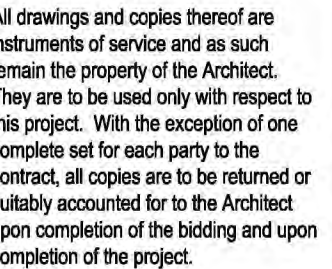
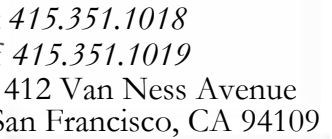
## **VI. OTHER RELATED PROJECTS**

No other proposed discretionary projects were identified within the project vicinity as of May 2020.

**FIGURE 1: Existing Site Plan**



**FIGURE 2: Proposed Site Plan**



## SONOMA, CA 95476

APN: 126-102-016  
APN: 126-102-017

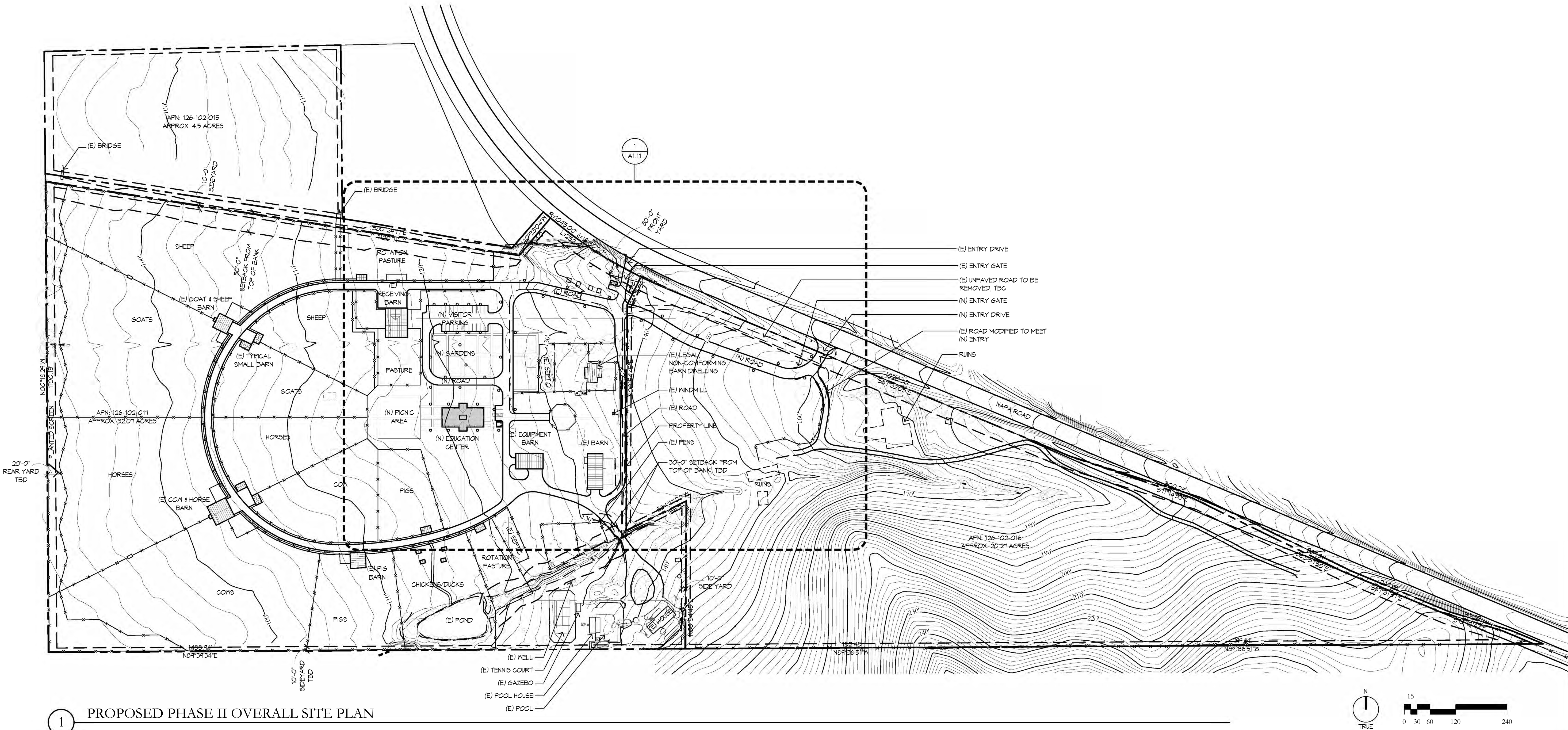
DATE:	ISSUE:
4.10.2018	CUP SUBMIT
9.04.2018	CUP SUBMIT

# PROPOSED PHASE II OVERALL SITE PLAN

"=120'-0"

## A1.10

09.04.2018



**FIGURE 3: Vicinity Map**



3201 Napa Road, Sonoma  
UPE18-0036 Charlie's Acres Education Center

Figure 3.  
Vicinity Map

**FIGURE 4: Aerial Map**



3201 Napa Road, Sonoma  
UPE18-0036 Charlie's Acres Education Center

Figure 4.  
Ariel Map

## VII. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the California Environmental Quality Act (CEQA), 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 and are incorporated herein by reference.

Charlie's Acres has agreed to accept all mitigation measures listed in this Initial Study as conditions of approval for the proposed project, and further agreed to obtain all necessary permits and notify all contractors, agents and employees involved in project implementation and any new owners should the property be transferred to ensure compliance with the mitigation measures. The conditions of approval, including CEQA mitigation measures, run with the land and are binding on current and future owners.

## 1. AESTHETICS:

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

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

Comment:

The project will not have a substantial adverse effect on a scenic vista. The project is located in a non-urbanized area, surrounded by moderately scaled commercial agriculture and residential uses. The proposed Education Center is set back from Napa Road by approximately 250 feet, and has been designed to utilize existing site topography and dense vegetation along the project site's frontage to screen the structure from view from Napa Road. Existing site conditions, including dense vegetation along Napa Road which is to be maintained by the project applicant will reduce the impact to less than significant as the proposed development will be substantially screened from public view.

Significance Level:

Less than Significant Impact

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

Comment:

The project is not located on or visible from a state scenic highway. The two officially designated state scenic highways in Sonoma County are Highway 12 and Highway 116, and the project is not adjacent to or visible from either highway. The project would have no impact to any scenic resources within a state scenic highway.

Significance Level:

No Impact

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

Comment:

The project is located in a non-urbanized area. The existing visual character of the site and surrounding area is rural agriculture, with some moderate scaled commercial agriculture operations and residential uses. The project has the potential to be visible from Napa Road, but has been designed to blend in with the rural character of the site. The proposed 3,280 square foot education center has been designed to emulate barn-like architecture to complement the existing barns onsite used to house animals. The education center will be a low profile, single story structure not to exceed 22 feet in height, and will be substantially screened by existing vegetation to Napa Road. Therefore the project will not substantially degrade the existing visual character or quality of public views.

Significance Level: Less than Significant Impact

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

Comment:

The Education Center has the potential to create new sources of light and glare. However, as a condition of approval, the project would be required to comply with standard County conditions.

Design review, required as a standard use permit condition of approval, includes review of all proposed exterior lighting, to ensure it is compatible with County requirements and with the surrounding area.

Significance Level: Less than Significant Impact

## **2. AGRICULTURE AND FOREST RESOURCES:**

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

**Would the project:**

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

Comment:

The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as defined and mapped pursuant to the Farmland Mapping and Monitoring Program (FMMP), to non-agricultural use. FMMP maps indicate that the entire project site is designated as Farmland of Local Importance.

Significance Level:

No Impact

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

Comment:

The project site is in the Land Intensive Agriculture zoning district, which allows for the maintaining and raising of farm animals which is a principally permitted use. The parcel is not subject to a Williamson Act Land Conservation Act Contract. As defined by the Sonoma County General Plan, the Land Intensive Agriculture Land Use Designation, *'shall enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber and plant materials.'* The proposed use is consistent with both the Zoning District and Land Use.

Significance Level: Less Than Significant

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

Comment:

The project does not contain forest land as defined in PRC 4526 and is not in a Timberland Production zoning district. Therefore the proposed project would not conflict with or cause a re-zoning of any forest land or timberland zoned Timber Production.

Significance Level: No Impact

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

Comment:

The project is not located on forest land. Therefore the project would not result in the loss or conversion of forest land.

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 would not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use. Presently, the 32-acre primary project parcel (APN: 126-102-017) is being used as an agriculture parcel for the purpose of animal husbandry and the project proposes no change in this use. The project requests an education center

on the 32 acre parcel to further support the existing use as a farm animal sanctuary. Therefore, the project would not convert a significant amount of farmland to non-agriculture use.

Significance Level: Less than Significant

### 3. AIR QUALITY:

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

Would the project:

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

Comment:

The project will not conflict with or obstruct implementation of the applicable air quality plan. The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), and the applicable air quality plan is BAAQMD's 2017 Clean Air Plan. The BAAQMD is currently designated in non-attainment status for state and federal ozone standards, state PM 10 standards, and state and federal PM 2.5 standards. The project will not conflict with the 2017 Clean Air Plan because the proposed use is well below the emission thresholds for ozone precursors or involve construction of transportation facilities that are not addressed in an adopted transportation plan (see discussion in 1 (b) below.

Significance Level:

Less than Significant Impact

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

Comment:

As noted above, the BAAQMD is designated non-attainment for state ozone and PM standards, and for the federal 8-hour ozone and PM2.5 24-hour standards. The project will not have a cumulatively considerable effect on ozone because it will not generate substantial traffic that would result in substantial emissions of ozone precursors (ROG and NOx). See discussion in Section 17, Transportation Traffic, below.

In operation, the project will have no cumulatively considerable effect on PM2.5 and PM10, because all surfaces will be paved, gravel, landscaped, or otherwise treated to stabilize bare soils, and dust generation will be insignificant. However, there could be significant short-term emission of dust (which would include PM2.5 and PM10) during construction. These emissions could be significant at the project level and could also contribute to a cumulative impact, but would be reduced to a less than significant level based on implementation of the measures described below.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

This impact would be reduced to less than significant by including dust control measures as described in the following mitigation measure:

**Mitigation Measure AIR-1:**

The following dust control measures shall be included in the project:

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

**Mitigation Monitoring AIR-1:**

PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

Comment:

Sensitive receptors are facilities that house or attract children, the elderly, and people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. Localized impacts to sensitive receptors generally occur when sources of air pollutants and sensitive receptors are located near one another. The surrounding area is a mix of residential and agriculture land uses, residential uses are prevalent in the area. The proposed project would not create an incompatible situation as neither the residential use of the project site nor the neighboring uses involve stationary or point sources of air pollutants which generate substantial pollutant concentrations.

Although there will be no long term increase in emissions, during construction there could be significant short term dust emissions that would affect nearby residents. Dust emissions will be reduced to less than significant by Mitigation Measure AIR-1.

Significance Level:

Less than Significant Impact

Mitigation:

See AIR-1.

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

Comment:

The development of an Education Center is not an odor generating use, nor located near an odor generating source that may affect the proposed use.

Construction equipment may generate odors during project construction. The closest off-site residence is over 500 feet from the proposed construction site. The impact would be less than significant as it would be a short-term impact that ceases upon completion of the project.

Significance Level:

Less than Significant Impact

## **4. BIOLOGICAL RESOURCES:**

**Would the project:**

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional**

**plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Comment:

The site is not located within or near a critical habitat area or the Santa Rosa Plain Conservation Strategy Area.

**Special Status Wildlife Species**

One documented wildlife species occurrence is mapped on the parcel: bank swallow (*Riparia riparia*; 5-mile radius centered on Sonoma Creek observed in 1983). Bank swallows nest along stream channels; Burndale Creek is located along the northern property line. Therefore, there is potential this species could be present however development is not proposed within close proximity of the Riparian Corridor.

**Special Status Plant Species**

One plant species associated with grassland habitat has the potential to be present, narrow-anthered brodiaea (*Brodiaea leptandra*) known to be present in the area. However, *Brodiaea* is not typically found in disturbed hayfields, which characterize the project site. Although habitat is not highly suitable in the area of the proposed education center, Mitigation Measure BIO-1 would reduce the potential impact to a less than significant level.

Significance Level:

Less than Significant with Mitigation Incorporated

Mitigation:

**Mitigation Measure BIO-1 Pre-Construction Rare Plant Survey(s):** If initial ground disturbance occurs during the blooming period of narrow-anthered brodiaea (May-July), a qualified biologist shall conduct a pre-construction survey of the disturbance area prior to construction activities. If the plant is found, CDFW will be contacted to determine the appropriate mitigation measure to avoid impacts on the species, which may include collection and redistribution of the seedbank.

Mitigation Monitoring

**Mitigation Monitoring BIO-1:** Prior to issuance of any grading permit(s) and through completion of initial site disturbance, the County shall review the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive habitat or species. All measures shall be noted on the final project plans.

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

Comment:

All blueline streams shown on the USGS maps are designated for protection in the Sonoma County General Plan. Removal of riparian vegetation must comply with General Plan and Riparian Corridor Ordinance policies that govern riparian corridors for a distance of 50 ft. from the top of the highest bank and 25 foot setback for agriculture uses. The Riparian Corridor, Burndale Creek runs parallel with the northern property line which borders Napa Road. All development has been located outside of the required Riparian Corridor setback of 50 feet. No oak woodland or other sensitive natural communities (e.g., native bunchgrass, serpentine chaparral) occur on or adjacent to the project site. The undeveloped portion of the parcel consists of non-native grassland.

Significance Level:

Less than Significant

- 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:

There are no wetlands on or adjacent to the project site. The project would have no impact on wetlands.

Significance Level:

No Impact

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

Comment:

The project does not propose to impede on the Riparian Corridor. No known wildlife corridors or wildlife nursery sites (e.g., rookeries, barns, communal nesting areas) occur within or adjacent to the project site. No tree removal is proposed. The project would have no impact on wildlife corridors of nursery sites.

Significance Level:

No Impact

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

Comment:

No development is proposed within the Riparian Corridor on the property. Valley Oak woodland is not present on the project site and no tree removal is proposed. The project does not conflict with any local regulations protecting biological resources.

Significance Level:

No Impact

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

Comment:

Habitat Conservation Plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. There are very few Habitat Conservation Plans in Sonoma County-they would only affect certain land in timber production areas in the northwest county (for spotted owl) and in the lower Petaluma River/Sonoma Creek watershed (for saltmarsh harvest mouse/black rail/clapper rail).

Significance Level:

No Impact

## 5. CULTURAL RESOURCES:

Would the project:

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

Comments:

There are no historical resources on the property, therefore there will be no impact.

Significance Level: No Impact

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

Comment:

On November 19, 2018 Permit Sonoma staff formally notified Native American tribes within Sonoma County regarding the project application and the opportunity to request consultation under Assembly Bill 52. Permit Sonoma did not receive a request for consultation from any of the Tribal Historic Preservation Officers who received AB 52 notification.

There are no known archaeological resources on the site, but the project could uncover such materials during construction. The following measure will reduce the impact to less than significant.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation

**Mitigation Measure CUL-1:** All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

*Monitoring:* Building/grading permits shall not be approved for issuance by Permit Sonoma staff until the above notes are printed on the building, grading, and improvement plans.

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

Comment:

No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past grading and construction.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation  
See Mitigation Measure CUL-1, above.

## 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. Short-term demand would include energy needed to power worker and vendor vehicle trips as well as construction equipment. Long-term energy demand would result from operation of the project, which would include activities such as lighting, heating, and cooling of structures.

Although implementation of the project would result in an increase in energy usage compared to current conditions on site, the increase in energy use would not be wasteful or inefficient because of measures incorporated into project design, including energy-efficient building design in accordance with CAL Green requirements.

Significance Level: Less than Significant Impact

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

Comment:

The project would be required to comply with Title 24, Part 6 of the California Code of Regulations, Building Energy Efficiency Standards. Additionally, the project is not located in an identified area designated for renewable energy productions nor would the project interfere with the installation of any future renewable energy systems. Therefore, the project would not conflict with or obstruct with applicable State and local plans for promoting use of renewable energy and energy efficiency.

Significance Level: Less than Significant Impact

## 7. GEOLOGY AND SOILS:

Would the project:

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

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

Comment:

The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps.

Significance Level: No 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. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that could occur during a seismic event. However, by applying geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which take into account soil properties, seismic shaking and foundation type. Standard conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. Therefore, the potential impact from strong seismic ground shaking 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 ground failure. Areas of Sonoma County most at risk of liquefaction are along San Pablo Bay and in alluvial valleys. According to the Hazard Mitigation Plan Major Earthquake Fault Zones and Areas of Liquefaction Map (Sonoma County General Plan Figure 8.1), the project site is designated as very low susceptibility to liquefaction therefore the project is not in a designated Liquefaction Hazard Area.

Significance Level: No Impact

**iv. Landslides?**

Comment:

Steep slopes characterize much of Sonoma County, particularly the northern and eastern portion of the County. Where these areas are underlain by weak or unconsolidated earth materials, landslides are a hazard. According to the Hazard Mitigation Plan Landslide Hazard Areas Map (Sonoma County General Plan Figure 8.11), the project site is not located in a designated Landslide Hazard Area.

Significance Level: No Impact

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

Comment:

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

Erosion and sediment control provisions of the Drainage and Storm Water Management Ordinance (Chapter 11, Sonoma County Code) and Building Ordinance (Chapter 7, Sonoma County Code) requires implementation of flow control best management practices to reduce runoff. The Ordinance requires treatment of runoff from the two year storm event. Required inspection by Permit Sonoma staff insures 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. Therefore, the potential soil erosion impact would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:

The project site is not located within a designated Liquefaction Hazard Area or designated Landslide Hazard Area. The project site is generally flat. Therefore, the potential impact from landslides or liquefaction would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. No substantial risks to life or property would be created from soil expansion at the proposed project, even if it were to be affected by expansive soils.

Significance Level: No Impact

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

Comment:

The project site is served by existing septic systems. Future expansion and/or repairs needed to the onsite septic systems are to be permitted through the Well and Septic Division to ensure compliance with applicable regulations.

Significance Level: Less than Significant Impact

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

Comment:

As discussed in Section 5, Cultural Resources, no paleontological resources or unique geologic features were identified within the project site.

Significance Level: Less than Significant Impact

## **8. GREENHOUSE GAS EMISSIONS:**

**Would the project:**

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Comment:

The County does not have an adopted Climate Action Plan but has established greenhouse gas (GHG) reduction goals. The County concurs with and utilizes as County thresholds the GHG

emissions significance thresholds recommended by the Bay Area Air Quality Management District (BAAQMD). 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 greenhouse gas significance threshold is 1,100 metric tons per year of CO<sub>2</sub>e or 4.6 metric tons of CO<sub>2</sub>e per service population (residents and employees) per year. 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 project is below the applicable screening criteria and will not exceed the 1,100 MT of CO<sub>2</sub>e/year threshold of significance for projects other than permitted stationary sources.

Significance Level: Less than Significant Impact

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

Comment:

The County does not have an adopted Climate Action Plan but has established General Plan GHG reduction goals. The project, by implementing current county codes would be consistent with plans, policies, and regulations adopted for the purpose of reducing greenhouse gas 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:

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

Significance Level:

Less than Significant Impact

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

Comment:

During construction there could be spills of hazardous materials. See Item 8.a. above.

Significance Level: Less than Significant Impact

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

Comment:

The project is not located within 0.25 mile from an existing or proposed school. The nearest school, The Presentation School of Sonoma is located approximately 3.6 miles to the southwest 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 on September 13, 2019.

1. The State Water Resources Control Board Geotracker database,
2. The California Department of Toxic Substances Control EnviroStor database (formerly known as Calsites), and
3. The CalRecycle Solid Waste Information System (SWIS).

The closest hazardous materials site on record is a gasoline LUST (Leaking Underground Storage Tank) site located about 3.1 miles to the west of the project site on Broadway Street. The LUST site status is open and eligible for closure.

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 closest public use airport Sonoma Skypark is ±2.9 miles to the southwest of the project site. The project site is located outside of the Airport Referral Area or within a land use compatibility safety zone, as designated by the Sonoma County Comprehensive Airport Land Use Plan. The project would not expose employees or visitors to aircraft-related safety hazard or excessive aircraft noise.

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. The project would not change existing circulation patterns, would not generate substantial new traffic, and therefore, would have no effect on emergency response routes. Refer to Section 17, Transportation for a discussion of project traffic.

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 Area map (Figure PS-1g) in the Sonoma County General Plan, the project site is located in a State Responsibility Area, and is designated as a Moderate Fire Hazard Severity Zone, adjacent to a pocket of a High Severity Zone. Moderate Zones are generally located in grasslands and valleys, away from significant forested or chaparral wildland vegetation, as is the case

with the project site. Projects located in High and Very High Fire Severity Zones are required by state and county code to have a detailed vegetation management plan developed and reviewed by the Sonoma County Fire Prevention Division before a building permit can be issued. This requirement does not apply to projects located in a Moderate Zone. However, all construction projects must comply with County Code Fire Safe Standards (Chapter 13), including but not limited to, installing fire sprinklers in buildings, providing emergency vehicle access, and maintaining a dedicated fire-fighting water supply on-site. The project proposes three additional hydrants on-site and a new fire emergency vehicle turnaround access road. The proposed project is not located in a High or Very High Wildland Fire Hazard Area and would comply with all Fire Safe Standards. Therefore, the project would not be likely to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Significance Level: Less than Significant Impact

## 10. HYDROLOGY AND WATER QUALITY:

**Would the project:**

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

Comment:

Burndale Creek borders the project site along the northern property boundary. No development is proposed within the Riparian Corridor of Burndale Creek.

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

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

Significance Level:

Less than Significant Impact

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

Comment:

The site is located in a Groundwater Availability Class 3 – Marginal Groundwater Basin, and is within the Napa-Sonoma Valley High Priority groundwater basin defined under the Sustainable Groundwater Management Act (SGMA). Groundwater Sustainability Agencies, including the Sonoma Valley Groundwater Sustainability Agency, are currently developing Groundwater Sustainability Plans which must be completed by 2022 and will provide a regulatory framework for managing groundwater use. In addition, the County requires preparation of a groundwater study to assess the impact of projects that include new groundwater use.

The Groundwater Availability Area Class 3 location triggers the requirement for careful consideration

of groundwater resources in the permitting process. A Hydrogeological Report was completed in 2018 for the proposed project by Mike Delmanowski, of EBA Engineering, in accordance with General Plan Policy WR-2e and County Policy 8-1-14. The hydrogeological report identifies the cumulative amount of development and uses allowed in the area and assesses the impact of the proposed project's groundwater use on overdraft conditions, land subsidence, saltwater intrusion, surface water resources, and neighboring wells. Robert Pennington of Permit Sonoma's Natural Resource Division reviewed the Hydrogeological Report and found that the project well has sufficient capacity to support existing and proposed uses and that there is little potential to directly impact water levels in nearby wells. Existing water use for the 32-acre project parcel was estimated to be 0.91 acre feet. Additional water use for the proposed project was estimated to be 0.73 acre feet per year, but may be considerably less depending on landscaping. Given the capacity of the project well, the well would need to run for roughly 36 minutes each day to support the project.

As a result of the recent removal of pasture irrigation infrastructure, the proposed project will actually result in a net reduction in groundwater use as compared to the historical baseline of water use associated with the project site. The projected groundwater supply requirement for the proposed development is 0.73 AF/yr, which is negligible in comparison the estimated groundwater in storage within the Cumulative Impact Area (15,503 AF). The proposed water use is minor considering the size of the property, 32 acres. The yield characteristics of WEL-3201 (B) are more than capable of accommodating the MDD of 954 GPD. At the demonstrated sustainable pumping rate of 27 GPM, WEL-3201(B) will only have to operate approximately 36 minutes per day to meet this demand. The projects groundwater supply requirement of 0.73 AF/yr equates to only one percent of the amount if potential annual groundwater recharge (74 AF). The operation of WEL-3201 (B) to accommodate the project demands should not result in well interference impacts to WEL-3201(A) or water supply wells on neighboring properties, nor should it have any effect on nearby water habitats.

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:

Existing site elevations and topography would remain largely unchanged after project construction, and overall drainage patterns would remain essentially the same. Grading and construction would occur only in the northern portion of the parcel where existing development is already located. The project would be subject to a grading permit, which requires that all new runoff from new impervious surfaces be contained and treated onsite. Because overall drainage patterns would not change, the project would not result in substantial erosion or siltation on- or off-site and the post-construction operational soil erosion impact would be less than significant.

Though limited to a small portion of the site, construction of the proposed project would involve cuts, fills, and other grading. Unregulated grading during construction has the potential to increase soil erosion from a site. Construction grading activities would be subject to a grading permit, which requires installation of adequate storm water treatment measures to prevent soil erosion during construction, such as silt fencing, straw wattles, and soils discharge controls at construction site entrance(s). Compliance with the County grading regulations is aimed at capturing and treating all project runoff onsite, thereby reducing the potential for soil erosion and sediment delivery from the site, as described in 10.a above.

Significance Level: Less than Significant Impact

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

Comment:

Existing site elevations and topography would remain largely unchanged after project construction, and overall drainage patterns would remain essentially the same. New hardscape would be installed for the expanded parking area; the fire vehicle emergency access turnaround would be improved gravel. The project would be subject to a grading permit, which requires that all new runoff from new impervious surfaces be contained and treated onsite. Because overall drainage patterns would not change, the project would not result in substantial new surface runoff or flooding on- or off-site, either during construction or post-construction and the flooding impact would be less than significant.

Significance Level: Less than Significant Impact

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

Comment:

On-site construction would result in new impervious surface and generation of stormwater. bioswales and flow-through planters are proposed to manage stormwater drainage and retain all stormwater on the site. The project would require a grading permit, which would not be issued until all required stormwater treatment options have been incorporated in compliance with all applicable standards of the County Code.

Significance Level: Less than Significant Impact

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

Comment:

The site is not located in a 100-year flood plain where construction of new structures could impede or redirect flood flows. The project will not capture precipitation or impede overland stormwater flows in a way that might impede or redirect natural stormwater drainage.

Significance Level:

No Impact

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

Comment:

The project site is not located in a 100-year flood zone or Special Flood Hazard Area, as determined by the Federal Emergency Management Agency (FEMA). Nor is the site in an area subject to seiche or tsunami. A seiche is a wave in a large enclosed or partly enclosed body of water triggered by an earthquake. The project site is not located near enough to a large body of water or the coastline to be subject to earthquake-triggered waves.

Significance Level:

No Impact

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

Comment:

Any future grading, cuts, and fills would require the issuance of a grading permit. Unregulated grading during construction has the potential to increase soil erosion which leads to water turbidity and degraded water quality. Prior to grading or building permit issuance, construction details for all

water quality Best Management Practices shall be submitted for review and approval by the Grading & Storm Water Section of Permit Sonoma. The construction plans shall be in substantial conformance with the conceptual plans reviewed at the planning permit stage.

The County Grading and Drainage Ordinance and adopted Best Management Practices require installation of adequate erosion prevention and sediment control features. Inspection by County inspectors ensures that Best Management Practices are specifically designed to maintain potential water quality impacts of project construction at a less than significant level during and post construction.

Permit Sonoma would require that any construction be designed and conducted so as to prevent or minimize the discharge of pollutants or waste from the project site. Best Management Practices to be used to accomplish this goal include measures such as silt fencing, straw wattles, and soils discharge controls at construction site entrance(s). Storm water Best Management Practices may also include primary and secondary containment for petroleum products, paints, lime and other hazardous materials of concern.

Significance Level:  
No Impact

## 11. LAND USE AND PLANNING:

**Would the project:**

**a) Physically divide an established community?**

Comment:

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

Significance Level: No Impact

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

Comment:

The General Plan Land Use Designation on the project parcel is Land Intensive Agriculture. This land use designation is intended to enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials in areas where soil and climate conditions typically result in relatively low production per acre of land. The primary use of any parcel within one of the three agricultural land use categories must involve agricultural production and related processing, support services, and visitor serving uses. Within the Land Intensive Agriculture Zoning designation, the raising and maintaining of farm animals is a principally permitted use, which is the primary use of the parcel. The proposed use of an education center is considered accessory to the sanctuary and primary use in a similar way that a tasting room is accessory to a winery facility. The secondary use of an Education Center aligns with Section 26-04-020(q) as it has been found consistent with the Zoning Designation. In addition the proposed use is consistent with General Plan Objective AR-4.1 and Policy AR-4a of the Agriculture Resources Element.

The proposed project will continue the existing use of maintaining and raising of farm animals and therefore would not impede on existing or future agriculture operations on site. The proposed project will align the existing use with Policy AR-4a by creating a visitor serving use in conjunction with the primary animal husbandry use. No conflicts with other general plan policies related to scenic, cultural,

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

Significance Level: Less than Significant Impact

## 12. MINERAL RESOURCES:

**Would the project:**

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

Comment:

The project site is not located within a known mineral resource deposit area (Sonoma County Aggregate Resources Management Plan, as amended 2010).

Significance Level: No Impact

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

Comment:

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

Significance Level: No Impact

## 13. NOISE:

**Would the project result in:**

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

Comment:

County noise standards for non-transportation operation noise are provided in Table NE-2 of the General Plan (Table 2 below). These thresholds may be adjusted based on site-specific conditions, such as a very high or very low ambient noise level, specific types of noise (e.g., dog barking, simple tone noises), or short-term noise sources permitted to occur no more than six days per year (e.g., concerts, special events). The primary noise sources associated with the project are vehicle traffic, parking, onsite vehicle circulation, activities and events associated with the proposed education center. Temporary ambient noise levels associated with construction have been addressed in the below mitigation measures.

The education center will have quarterly events for up to 50 persons. The acoustic center of the noise source (human speech) during outdoor events would be approximately 400 feet from the property line

abutting an R1 Zoning designation and an approximate 975 feet from the property line which abuts the R2 Zoning designation. Outdoor events would be expected to generate noise levels of approximately 57 dBA at a distance of 50 feet from the noise source assuming free-field conditions and no shielding. Worst case noise levels at the residential property line, assuming no shielding are calculated at a range from 31 to 39 dBA. Noise levels produced by events would be 11 to 14 dBA below the daytime L50 noise level thresholds at the nearest receptors to the north and west.

Significance Level: Less than Significant with Mitigation Incorporated

Mitigation:

**Mitigation Measure NOISE-1:**

Construction activities for this project shall be restricted as follows:

All plans and specifications or construction plans shall include the following notes:

- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
- d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem."

Mitigation Monitoring:

**Mitigation Monitoring NOISE-1 Construction Operation:**

Permit Sonoma staff shall verify that the NOISE-2 measures are included on all site alteration, grading, building or improvement plans prior to issuance of grading or building permits. The applicant shall submit documentation to Permit Sonoma staff that a Construction Coordinator has been designated and that appropriate signage has been posted including the Coordinator's phone number. Documentation may include photographic evidence or a site inspection, at the discretion of Permit Sonoma staff.

Any noise complaints not immediately resolved by the Coordinator shall be investigated by Permit Sonoma staff. If violations are found, a noise consultant may be required at the applicant's expense to evaluate the problem and recommend corrective actions. Continuing or unresolved noise violations may result in an enforcement action and/or revocation or modification proceedings, as appropriate.

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

Comment:

The project includes construction activities that may generate minor ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels. (For quarries need to consider potential for blasting impacts).

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 an Airport Referral Area as designated by the Sonoma County Airport Land Use Plan. The closest public use airport is the Sonoma Skypark which is 2.9 miles to the south west.

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 not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not induce substantial population growth.

Significance Level:

No Impact

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

Comment:

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

Significance Level:

No Impact

## **15. PUBLIC SERVICES:**

**Would the project:**

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

Comment:

Construction of the project would not involve substantial adverse physical impacts associated with provision of public facilities or services. The proposed project does not propose new housing, nor would it generate a significant new demand for housing in the area, two full time employment opportunities and a maximum of six seasonal employment opportunities are proposed for the purpose of staffing quarterly fundraising events. This small increase in employment opportunities is not anticipated to result in an indirect increase in population requiring construction of new or altered government facilities. Therefore the project does not necessitate or facilitate construction of new public facilities.

Significance Level: No Impact

**i. Fire protection?**

Comment:

The proposed project is within the service area of the Schell-Vista Fire Protection District. The Schell-Vista Fire Protection District will continue to serve this area; existing fire protection facilities are anticipated to be adequate. There will be no increased need for fire protection resulting from the proposed project. Sonoma County Code requires that all new development meet Fire Safe Standards (Chapter 13). The County Fire Marshal reviewed the project description and requires that the expansion comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases. This is a standard condition of approval and required by county code and impacts would be less than significant. Therefore, the project would not necessitate or facilitate construction of new fire protection facilities in order to maintain acceptable service ratios or response times.

Significance Level: Less than Significant Impact

**ii. Police?**

Comment:

The Sonoma County Sheriff will continue to serve this area; existing sheriff protection facilities are anticipated to be adequate. The proposed project does not propose new housing. The maximum of six new seasonal job opportunities would not be anticipated to result in a substantial number of new residents moving to the area and requiring police protection. Therefore, the project would not necessitate or facilitate construction of new police protection facilities resulting in environmental impacts in order to maintain acceptable service ratios or response times.

Significance Level: Less than Significant Impact

**iii. Schools, parks, or other public facilities?**

Comment:

Development fees to offset potential impacts to public services, including school impact mitigation fees, are required by Sonoma County code and state law for new subdivisions and residential developments. The project does not involve residential development and the maximum of six new seasonal job opportunities would not be anticipated to result in a substantial number of new residents moving to the area and requiring addition school facilities. Therefore, no new schools are reasonably

foreseeable as a result of this project.

Significance Level: Less than Significant Impact

**iv. Parks?**

Comment:

Development fees to offset potential impacts to public services, including parks fees, are required by Sonoma County Code and state law for new subdivisions and residential developments. The project does not involve residential development, and the maximum of six new job opportunities would not be anticipated to result in a substantial number of new residents moving to the area and requiring additional park facilities. Therefore, the project would not necessitate or facilitate construction of new parks resulting in environmental impacts in order to maintain acceptable service ratios or response times

Significance Level: Less than Significant Impact

**v. Other public facilities?**

Comment:

The project would not be served by public sewer or water facilities. No other public facilities are anticipated to be required as a result of the project.

Significance Level: No Impact

## **16. RECREATION:**

**Would the project:**

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

Comment:

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

Significance Level:

No Impact

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

Comment:

The proposed project does not involve construction of recreational facilities. See item 15.a. above.

Significance Level:

No Impact

## **17. TRANSPORTATION:**

**Would the project:**

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

Comment:

A traffic impact study was prepared by W-Trans on June 20, 2019. The study area included intersections of Broadway (SR12)/Napa Road-Leveroni Road, Napa Road/8<sup>th</sup> Street East and SR12-121/Napa Road.

The study intersections currently operate acceptable at Levels of Service (LOS) B and C or better during peak hours and they would be expected to continue operating at the same LOS upon addition of the project-related traffic. With no changes to the existing lane configurations or controls at the study intersections, all except for SR12-121/Napa Road are expected to operate acceptably during both peak hours under the future volumes projected by traffic models. The project and event-generated traffic would add less than five seconds of overall delay to SR 12-121/Napa Road average delay. Therefore the impact would be considered less than significant under County Guidelines for Traffic Impact Studies.

There are currently no pedestrian facilities near the project site. Due to the rural and agricultural nature of the study area, it is reasonable to assume there would not be any pedestrian traffic generated by the project and therefore that no facilities are needed.

There are no bicycle lanes directly in the vicinity of the site and the project is not expected to generate a substantial amount of bicycle trips. However, upon completion of the planned Class II bike lanes on SR 12-121 and the Sonoma-Shellville Trail the site has the potential to be more readily accessible by bicycle. Bicyclists currently use shoulders of Napa Road, which would provide additional access for those who wish to access the site by bicycle. Bicycle facilities serving the project site are adequate.

There are no transit facilities which currently provide service to the site while there is a limited potential demand for transit in the project vicinity, and there is no anticipated need for such service.

Significance Level:

Less than Significant Impact

**b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Comment:

CEQA now requires evaluation of a project's impact on added Vehicle Miles Traveled (VMT). The County is required to analyze projects' transportation impacts using VMT by July 1, 2020. The County is currently developing, but has not yet finalized, guidelines to implement these new regulations. The County is not yet required to implement VMT analysis, and this project has been analyzed under the County's level of service based Guidelines for Traffic Impact Studies.

Significance Level:

Less than Significant Impact

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

Comment:

The project would not increase hazards, since it maintains the existing alignment of the roadway and would not create hazards from incompatible uses.

Significance Level:

No Impact

**d) Result in inadequate emergency access?**

Comment:

Development on the site must comply with all emergency access requirements of the Sonoma County Fire Safety Code (Sonoma County Code Chapter 13), including emergency vehicle access requirements. Project development plans are required to be reviewed by a Department of Fire and Emergency services Fire Inspector during the building permit process to ensure compliance with emergency access requirements.

Significance Level:

No Impact

## **18. TRIBAL CULTURAL RESOURCES:**

**Would the project:**

- 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**

Comment:

As discussed above in Section 5, Cultural Resources, Permit Sonoma Staff referred the project application to Native American Tribes within Sonoma County. No tribes requested consultation. There are no known archaeological resources on the site, but the project could uncover such materials during construction. Mitigation Measure CUL-1 will reduce the impact to less than significant.

Significance Level:

Less than Significant with Mitigation Incorporated.

Mitigation:

See Mitigation Measure CUL-1, above.

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

Comment:

As discussed in 18(a)(i), above project consultation did not result from notification of the proposed project to the applicable Native American Tribes. There are no known archaeological resources on the site, but the project could uncover such materials during construction. Mitigation Measure CUL-1 will reduce the impact to less than significant.

Significance Level

Less than Significant with Mitigation Incorporated

Mitigation:

See Mitigation Measure CUL-1, above.

## 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:

Domestic and commercial waste water disposal is to be provided by on-site septic systems and therefore would have no impact on an offsite wastewater treatment system, or require action by the Regional Water Quality Control Board.

Significance Level: No Impact

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

Comment:

The project is located in a Class 3 priority groundwater basin. The proposed water use is minor considering the size of the property, 32 acres. As a result of the recent removal of pasture irrigation infrastructure, the proposed project will result in a net reduction in groundwater use as compared to the historical baseline of water use associated with the project site. The Hydrogeological Report completed for the project found that the project well has sufficient capacity to support existing and proposed uses, existing water use was estimated at 0.91 acre feet. See Section 10, Hydrology and Water Quality for further analysis.

Significance Level:

Less than significant.

- 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:

Domestic wastewater disposal would be by septic systems, and therefore, would have no impact on a public wastewater treatment system, or require service from any wastewater treatment provider.

Significance Level:

No Impact

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

Comment:

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

and disposal of the waste that would result from the proposed project. Presently, animal waste, manure and soiled bedding will be collected daily and deposited into one of four 140 square foot compost bays located on the north end of the property. Three bays will contain compost in various stages of decomposition, while the fourth bay will be left empty to facilitate rotation of the compost piles. The compost will be then be recycled on the property for various support uses. Currently, Charlie's Acres collects 1298.5 gallons of compost material, resulting in 6.43 cubic yards weekly.

Significance Level:  
Less than Significant Impact

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

Comment:

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

Significance Level: Less than Significant Impact

## **20. WILDFIRE**

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

According to the Wildland Fire Hazard Area map (Figure PS-1g) in the Sonoma County General Plan, the primary project parcel is located in the State Responsibility Area and is designated as a Moderate Fire Hazard Severity Zone. The project site is within the fire perimeter of the 2017 Complex Fires specifically, within the Nuns Fire footprint.

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

Comment:

The project would not impair implementation of an adopted emergency response plan. There is no separate emergency evacuation plan for the County, and the project would not change existing circulation patterns or effect emergency response routes. Project development plans would be required to be reviewed by a Department of Fire and Emergency Services Fire Inspector during the building permit process to ensure adequate emergency access is provided to the site.

Significance Level: Less Than Significant

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

Comment:

Wildfire risk is dependent upon environmental conditions, including but not limited to the amount of vegetation present, topography and climate. The project site is located in a rural area surrounding by grasslands, vineyards and generally sloping hillsides.

According to the Wildland Fire Hazard Area map in the Sonoma County General Plan, the project site is located in the State Responsibility Area, and is designated as a Moderate Fire Hazard Severity Zone. Moderate Zones are generally located in grasslands and valleys, away from significant forested or chaparral wildland vegetation.

During the summer-fall fire season the predominant wind direction comes from the West. Per the Sonoma County General Plan Wildland Fire Hazard area map the west of the project site is designated as a Non-Wildland Fire Hazard Severity Zone and is located within a Local Responsibility Area. The west of the project site consists of development and vineyard lands which are generally known to act as a fire break and does not contain an area of high fuel load for fire. Existing development to the west is likely to remain.

As the project site is within the fire perimeter of the 2017 Complex Fires specifically, within the Nuns Fire footprint. The Nun's Fire was an unusual circumstance in which the wind came from the East and burned areas generally not within High or Very High Fire Hazard Severity Areas or areas with high fuel load.

The project proposes an Education Center in support of the existing farm animal sanctuary, within an area designated as having a moderate wildfire risk. The project is a low intensity use which will not generate high volumes of traffic or persons onsite daily. The project is required to be built in compliance with applicable Fire Safe Standards, which include provisions of adequate emergency access and fire water supply, which further reduce the potential hazard of wildfires. Therefore, the project would have a less than significant impact regarding the exposure of project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire.

Significance Level: Less Than Significant

- 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?**

Comment:

Proposed infrastructure improvements include a new driveway to provide public access to the Education Center immediately adjacent to Napa Road on the adjacent parcel to accommodate turnaround space for emergency vehicle access. In addition, the project proposes retaining existing access onsite which provides for two different driveways for emergency ingress and egress.

The project would include an onsite water supply and water storage to provide for required fire suppression, an upgraded driveway with turnaround space and inclusion of required design aspects in order to comply with Fire Safe Standards include in the Sonoma County Zoning Code (Chapter 13). Installation and maintenance of the proposed minor infrastructure improvements are not anticipated to exacerbate fire risk or result in temporary or ongoing environmental impacts.

Significance Level: Less Than Significant

- 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 an area at high risk for flooding, such as a 100 year flood hazard area. Drainage patterns are anticipated to remain the same as existing conditions with the development of the Education Center. Natural drainage consists of sheet flow over the ground

surface that concentrates in manmade surface drainage elements such as swales and the onsite man made pond.

The project site is located on gently sloping ground surfaces and is not located within a designated Landslide Hazard Area. It is unlikely that a landslide would occur on-site as a result of runoff post fire slope instability or changes to onsite drainage patterns. Therefore it is not anticipated the project will expose people or structures to significant risks of flooding or landslides as result of runoff, post fire instability or drainage changes.

Significance Level: Less Than Significant

## 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Comment:

Potential project impacts to special status plant and wildlife species and habitat are addressed in Section 4, Biological Resources. Implementation of the required mitigation measures would reduce these potential impacts to a less than significant level. Evaluation of potential cultural resources in Section 5, Cultural Resources determined that none exist and no impacts would occur.

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)?**

Section 15355 of the CEQA Guidelines state: *Cumulative impacts refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.* Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. A search was undertaken to identify reasonably foreseeable projects in the vicinity of the proposed project area that might have overlapping or cumulative impacts. No other proposed development projects were identified within the vicinity.

Potential project impacts related to traffic are addressed in Section 17, Transportation. Transportation analysis determined that existing traffic plus project-generated traffic would not result in a significant impact at the project level, but could contribute to a cumulative traffic impact. Implementation of the required mitigation measures would reduce these potential impacts to a 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:

All potential environmental effects of the project were analyzed. Some environmental impacts could have adverse effects on human beings, including air quality and traffic. However, implementation of

standard conditions of approval and the recommended mitigation measures identified in this Expanded Initial Study would reduce these impacts to a less than significant level.

Significance Level: Less than Significant with Mitigation Incorporated

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