



Initial Study Negative Declaration

Publication Date: July 22, 2020
Public Review Period: July 22-August 21, 2020
State Clearinghouse Number:
Permit Sonoma File Number: PLP18-0004
Prepared by: Georgia McDaniel
Phone: 707-565-4919

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

Project Name: Seghesio Home Ranch Tasting Room

Project Applicant/Operator: Seghesio Family Vineyards / Stephanie Wycoff

Project Location/Address: 24035 Chianti Road and 24407 Rich Ranch Road, Cloverdale
CA 95425

APN: 118-090-013 and 118-090-011

General Plan Land Use Designation: Land Intensive Agriculture (LIA) 40 acres per dwelling unit
(DA/40)

Zoning Designation: LIA (Land Intensive Agriculture), B6 40-acre density, Z
(Accessory Unit Exclusion), RC50/50 (Riparian Corridor with 50-
foot setbacks), SR (Scenic Resources), VOH (Valley Oak
Habitat)

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

Appeal Body: Sonoma County Board of Supervisors

Project Description: See Item III, below

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Environmental factors listed below were considered by evaluating the project. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of insignificance where feasible:

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

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

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

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

Table 1. Initial Study

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

RESPONSIBLE AND TRUSTEE AGENCIES

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

Agency	Activity	Authorization
State of California Water Resources Control Board – Division of Drinking Water	A new public water system permit is required before operating.	California Health and Safety Code Section 116275 and Senate Bill 1263
Northern Sonoma County Air Pollution Control District (NSCAPCD)	Stationary air emissions	Emissions thresholds from BAAQMD Rules and Regulations (Regulation 2, Rule 1 – General Requirements; Regulation 2, Rule 2 – New Source Review; Regulation 9 – Rule 8 – NOx and CO from Stationary Internal Combustion Engines; and other BAAQMD administered Statewide Air Toxics Control Measures (ATCM) for stationary diesel engines

ENVIRONMENTAL FINDING:

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

Prepared by: Georgia McDaniel

Date:



Initial Study

I. INTRODUCTION:

The County of Sonoma Permit and Resource Management Department (Permit Sonoma) has prepared an Initial Study for an application to obtain a Use Permit for conversion of the existing Seghesio family homestead to a stand-alone wine tasting facility offering food and wine pairings and retail sales and to host 12 agricultural promotional events and 6 event days of Industry-wide events annually on a 28.5 acre parcel located at 24035 Chianti Road, Cloverdale.

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

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

II. ENVIRONMENTAL SETTING

The project site comprises two parcels located at 24035 Chianti Road, Cloverdale. The proposed wine tasting facility site is a 28.5 acre parcel located approximately 400 feet west of Highway 101, roughly equidistant from the City of Cloverdale and the unincorporated community of Geyserville (**Figure 1**). This parcel is referred to as the tasting facility site in this document. An adjacent 56.38 acre Seghesio vineyard parcel provides the location for the tasting facility's primary and reserve septic leach fields. This second parcel is referred to as the septic site in this document. The project site is served by an existing driveway accessed directly from Chianti Road, a two-lane County-maintained public road. Rich Ranch Road, a privately maintained single-lane road, borders the southern property line of the tasting facility site and serves neighboring parcels. The project site does not include use of Rich Ranch Road for the proposed wine tasting facility and agricultural promotional events. Rich Ranch Road will continue serving access to the project site for property management purposes only, such as vineyard management, well and septic system maintenance.

The project site is surrounded by agricultural properties containing residences and vineyard, ranging from 2 acres to over 100 acres in size (**Figure 2**). The project owner, Pine Ridge Winery LLC, owns an adjacent 42 acre parcel to the northwest, and a 38 acre parcel at 24050 Geyserville Ave., located directly across Highway 101 from the project site. Pine Ridge Winery LLC operates a 38-bed farmworker residence on their 24050 Geyserville Ave. property. The applicant proposes to use the well water from the 24050 Geyserville Ave. site to serve the project. There are also several wineries with wine tasting and events in the area, as depicted in the vicinity map below. The nearest winery, J. Rickards Winery, is

located approximately 1/3 of a mile to the north. In 2014, J. Rickards Winery was conditionally approved for a use permit modification to increase annual case production capacity to 20,000 cases, allow public tasting and 17 annual events. Blue Rock Vineyard and Winery, which is located at the end of Rich Ranch Road, about 1 mile to the northwest of the project site, was approved for a use permit in 2012 to allow tasting by appointment only, 12 annual events, and 4 lodging units at an existing winery. Public wine tasting is also offered at Michael David Winery of Sonoma, located about 1 mile north of the project site. There are no known nearby proposed projects.

The parcels are zoned LIA (Land Intensive Agriculture), B6 40-acre density, Z (Accessory Unit Exclusion), RC50/50 (Riparian Corridor with 50-foot setbacks), SR (Scenic Resources), VOH (Valley Oak Habitat). Both parcels are located in a Scenic Corridor. The Valley Oak Habitat zoning overlay covers almost the entire site. Surrounding parcels on the west side of Chianti Road are also zoned LIA B6 40. The properties on the east side of Chianti Road are zoned LIA B6 20 Z. Parcels on both sides of Chianti Road are also located within the Scenic Corridor.

Figure 1: Vicinity Map

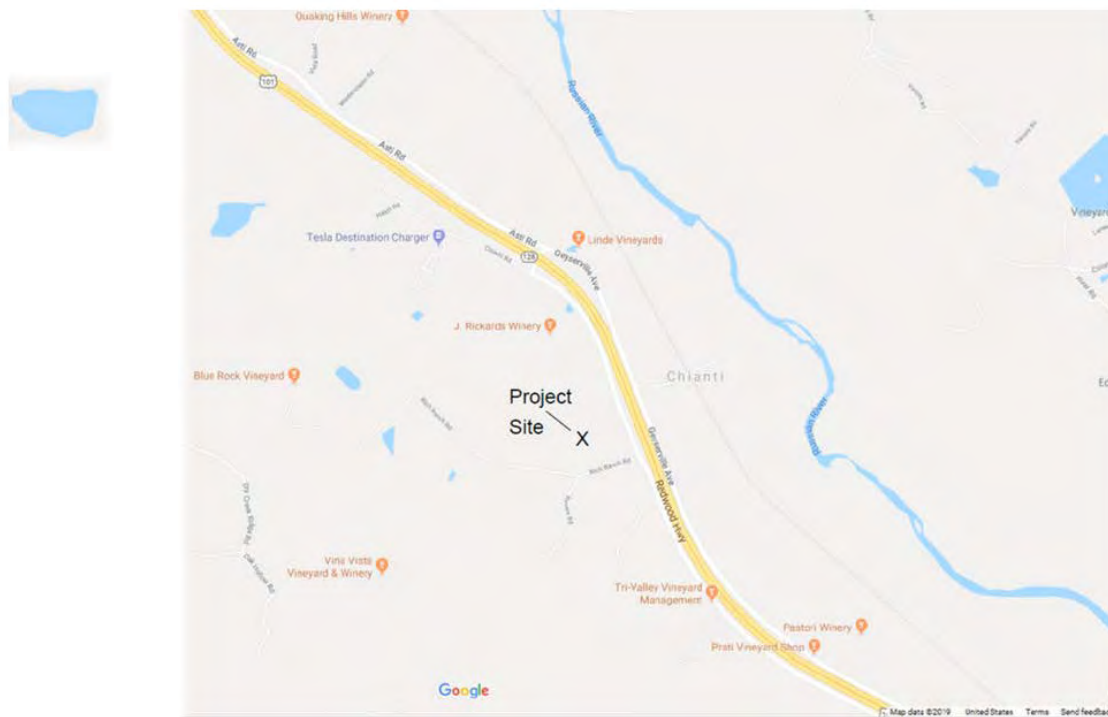
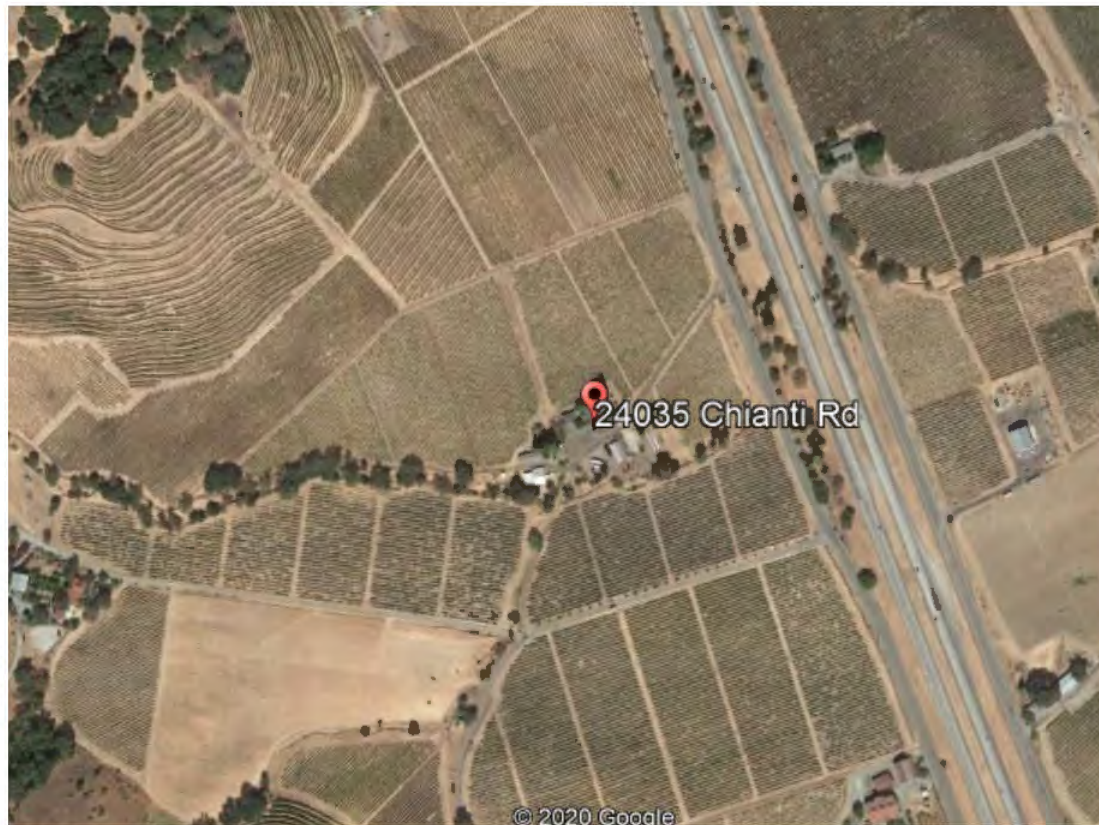


Figure 2: Project Site and Surrounding Parcels



Existing Uses: There is an existing building complex located near the center of the 28.5-acre tasting facility site and referred to as the “Seghesio Ranch Homestead”. The complex consists of a 1,915 square foot Victorian home (1896-1902), a 529 square-foot garage with an attached 200 square foot shed, a 1,343 square-foot barn (1902), a 1,669 square-foot original Seghesio winery building (maybe 1902) which has since been converted to a barn, a 331 square-foot historical train station building, “Chianti Station,” (ca 1880, relocated 1936), and a 985 square-foot residence currently occupied by an agricultural employee (Figure 3). The adjacent property, the septic site, that will contain the septic leach fields for the tasting facility, is devoted to an existing vineyard with no structures.

Cultural Resources: An assessment of the historical character of the structures on the property was conducted by APD Preservation LLC. Features that render the property historically significant were identified. The main residence, barn and “Chianti Station” qualify as historic resources under the CEQA. The main house and “Chianti Station” also qualify as historic resources because of their architectural distinction. Archeological resources are not known in this area and past development and surface grading would have obscured or covered any surface features that could have existed.

Figure 3: Seghesio Home Ranch Site



Topography and Soils: The existing site has two high elevation points, one at 288 feet above sea level and one at 298 feet above sea level, located to the northwest and southwest of the Seghesio Home Ranch complex. The topography slopes down from these two high points towards the Seghesio Home Ranch complex where there are gentle slopes. An unnamed seasonal stream flows at the base of the two slopes located on the western portion of the parcel and continues south of the Old Winery. The Victorian Homestead, garage and Old Winery are located between elevations 264 and 254 on relatively level ground sloping towards the seasonal stream.

The soils are mapped as Pleasanton Loam and Suther Loam (NRCS Soils and Sonoma Soil–Veg Map). Pleasanton Loam soils, 2 to 9 percent slopes, typically have grayish brown, slightly acid or neutral, gravelly fine sandy loam A horizons; brown, neutral, gravelly sandy clay loam B2t horizons; and gravelly fine sandy loam C horizons. Suther Loam soils, 30 to 50 percent slopes, soils are moderately deep and have pale brown, medium acid loam A horizons, and medium to strongly acid, mottled, gravelly clay Bt horizons over weathered sandstone. All surface soils on the site have been altered by the development of the Seghesio Ranch Homestead complex and the vineyards.

Drainage and Stormwater: The unnamed seasonal stream flows at the base of the two slopes on the western side of the parcel and continues south of the building complex around the south side of the Old Winery. Existing drainage consists of infiltration and sheet flow from north to south, from the existing garage and Victorian Homestead over the gravel driveway and parking area towards the Old Winery and towards the unnamed seasonal stream. Runoff on the east side of the Victorian Homestead, infiltrates and sheet flows east to the driveway and vineyards. Since no new drainage structures are proposed, the existing drainage will remain (Figure 7).

Vegetation, Habitats, and Biological Resources: The unnamed seasonal stream is designated with 50-foot Riparian Corridor setbacks and serves as a tributary of the Russian River. Valley Oak trees and riparian shrubs periodically line the stream bank throughout the property. No natural or biological resources are located within or near the project site, other than the seasonal stream, as all natural habitats have been previously converted to developed land uses in the past. Vegetation around the existing buildings on the site consists of residential landscaping. There are three mature redwood trees, a few medium-sized ornamental trees and shrubs. The remainder of the project site is planted in vineyard. No wetlands are located within or near the project site. No sensitive habitats and no rare, special status, or listed species are located within or near the project site. There is an existing driveway starting at Chianti Road that traverses through both the tasting room and septic parcels. The existing driveway goes through the Riparian Corridor, crosses over the unnamed seasonal stream on top of an existing culvert and continues through the vineyards past the location of the proposed mound septic system. The new sewer pipe will be placed within the existing driveway alignment. All proposed parking spaces are outside of the 50-foot Riparian Corridor setback. Since no new improvements are proposed in any new locations within the 50-foot Riparian Corridor, it will remain in its existing conditions.

Noise: Existing ambient noise on the parcel is from Highway 101, a busy highway; Chianti Road that runs parallel to Highway 101; and activities associated with the vineyards.

Traffic and Parking: The traffic study area consists of the following intersections: Chianti Road/Zanzi Lane; Asti Road/Zanzi Lane; Canyon Road/Chianti Road; Highway 101 South Ramps/Canyon Road and Highway 101 North Ramps/Canyon Road. Based on the traffic study conducted by W-Trans, under existing conditions, the study intersections currently operate acceptably at LOS A overall and at LOS A or B on the minor street approach during both peak periods. There are no bicycle facilities in the area, although there are planned bicycle facilities near the project site. The project site is served by an existing driveway accessed directly from Chianti Road, a two-lane County-maintained public road that runs parallel to Highway 101 in the project area. There currently are no designated parking stalls in the Seghesio Home Ranch building complex. No events are presently allowed.

Air Quality and Greenhouse Gas Emissions: Current conventional pollutant and greenhouse gas (GHG) emissions are predominately from owner and employee vehicles and vineyard equipment plus electricity consumption for the existing facility.

Scenic Corridors and Landscapes: The project site is within the Sonoma County's General Plan Community Separator designation for the northern extent of the Alexander Valley. A Community Separator extends north on both sides of Highway 101 and protects expansive view sheds of vineyard and hills located between the City of Healdsburg, the unincorporated community of Geyserville, and the City of Cloverdale. The project site is located within this Community Separator and has an SR (Scenic Resources) zoning overlay. The project site also touches a sliver of the Scenic Corridor designation of

Highway 101, also designated as a Landscape Unit. The overall scenic character of the area is agricultural properties containing residences and vineyards. There are also several wineries in the area. Current development of the parcel is similar to the surrounding properties.

Water, Wastewater, and Waste Disposal: The project site is located in a Class 4 Groundwater Area. The project owner, Pine Ridge Winery LLC, owns a 38 acre parcel located at 24050 Geyserville Avenue which is directly across Highway 101 from the project site. Pine Ridge Winery LLC operates a 38-bed farmworker residence on their 24050 Geyserville Ave. property. The applicant proposes to use the well water from the 24050 Geyserville Ave. site to serve the project. The existing well is located in a Class 1 Groundwater Area. After recent percolation testing, the civil engineer was unable to find suitable ground for the installation of the septic system on the 28-acre tasting facility parcel. A pre-percolation site evaluation was conducted under SEV13-0496 on the 58-acre septic parcel and an estimated percolation rate was agreed upon which led to issuance of the Permit Sonoma Septic Construction Permit SEP19-0209. All solid waste is removed by a local waste hauler.

Land Conservation (Williamson Act) contract: The tasting facility site and the septic site properties are currently under single a Prime (Type I) Williamson Act contract. Sale and marketing of agricultural commodities, including tasting rooms and promotional activities, are considered compatible uses by the County's Uniform Rules for Williamson Act contracts. Both properties will remain subject to Williamson Act contracts.

Figure 4: Seghesio Home Ranch Overall Site Plan

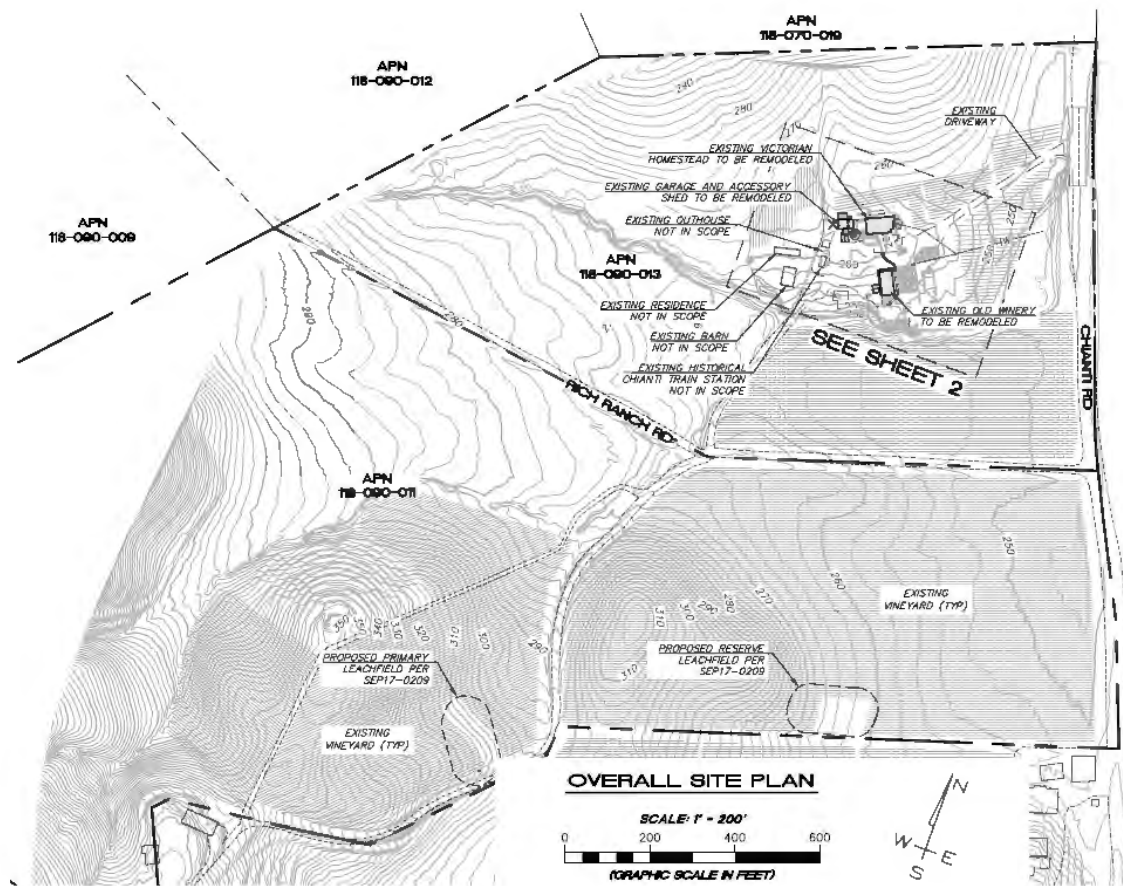
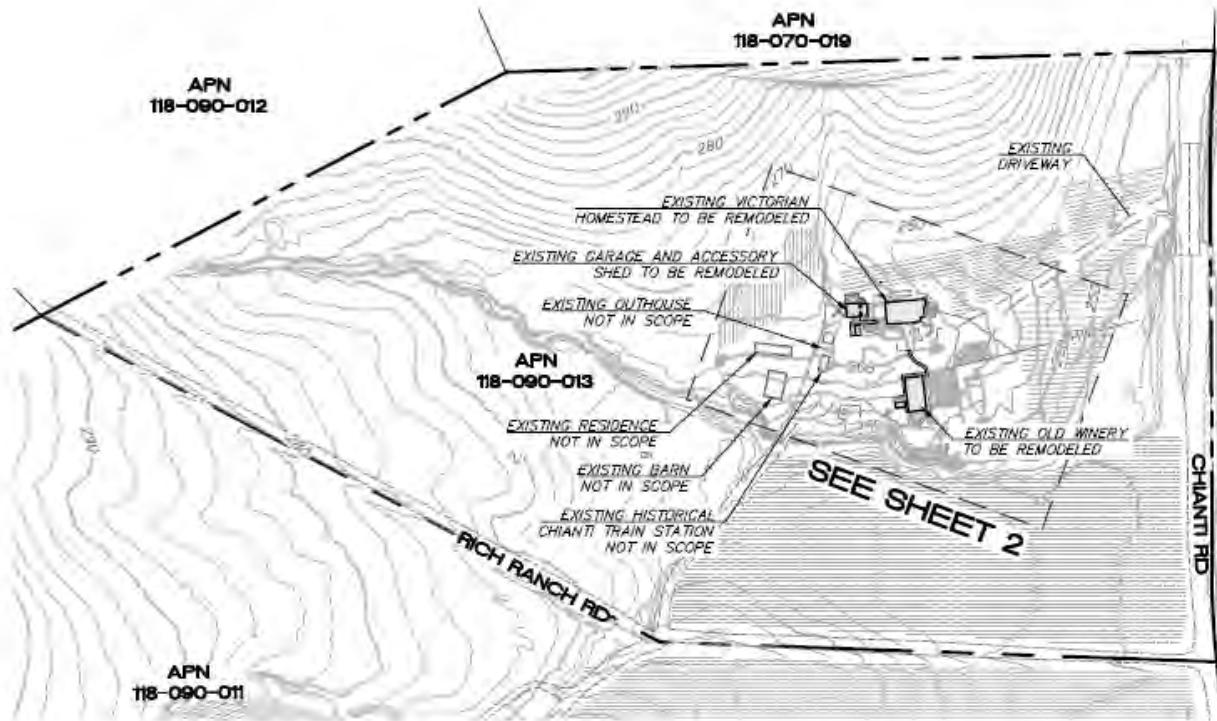


Figure 5: Seghesio Home Ranch Complex Site Plan



III. PROPOSED PROJECT

Proposed Physical Changes: The proposed project involves 1) physical changes to certain existing buildings and 2) operational changes in the type of uses allowed to support the applicant's overall agricultural and winemaking business in the area¹. Specifically, the applicant proposes the following physical changes:

1. The Seghesio Home Ranch project aims to reunite the historical Seghesio homestead, estate vineyards and winery, located in Cloverdale, with the main Seghesio Winery, located in the city of Healdsburg. The project proposes the repurposing of three existing structures: the original Victorian home, a garage, and the Old Seghesio Winery. The project will be completed in three distinct phases.

Phase One will transform an existing garage and accessory shed into a private tasting parlor. The exterior of the garage and shed will be restored to match the Victorian style of the original Seghesio Homestead. The interior will have a modern aesthetic in line with modern tasting room trends, providing a seated tasting experience, welcoming up to 30 guests per day by appointment.

Phase Two of the project will restore and repurpose the original Seghesio Winery into a one-room Reserve Tasting Room. The exterior quality of the Old Winery will be preserved and restored where needed. The interior of the winery will be repurposed to accommodate larger group tastings, retail sales and restroom facilities. The Reserve Tasting Room will act as the central hub for arriving guests upon the completion of phase three.

Phase Three will restore and repurpose the original Seghesio Homestead, preserving each section that was added in phases as the family grew. The original homestead will be repurposed to allow for three private tasting parlors for by appointment seating, a small prep kitchen and a residential guest suite. The residential guest suite will be available to the property owner and their guests. The residential guest suite is not proposed to be used for commercial purposes, e.g., it is not going to be

¹ Project description and event types and numbers from Seghesio Home Ranch Use Permit Proposal Statement, Revised, May 31, 2018. .

used as a vacation rental, or for short-term overnight guests. The exterior of the original Seghesio Homestead will be restored to its original Victorian style, with no changes proposed to the existing exterior aesthetic of the home. The interior of the home will be remodeled with a modern aesthetic in line with modern hospitality trends. The three private tasting parlors will allow for independent, small group seated tastings, welcoming up to 50 guests per day on average by appointment.

Phase 1



Phase 1 - Hospitality Suite

South Elevation



North Elevation

Phase 1 - Hospitality Suite

- Existing garage structure is rotted and in general disrepair
- Garage does not match the character of the Victorian Homestead
- The garage will be replaced with a Hospitality Suite with an exterior that complements the Victorian Homestead in scale and character



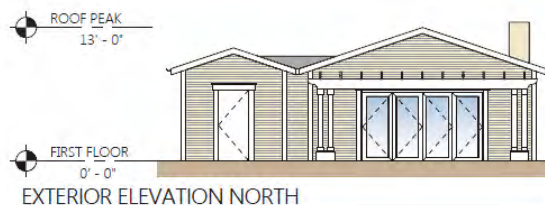
WOOD SCALLOP SIDING



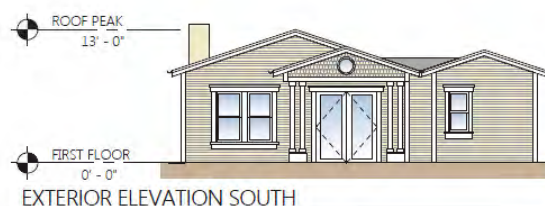
3 LAP WOOD SIDING



BASE EXTERIOR COLOR



EXTERIOR ELEVATION NORTH



EXTERIOR ELEVATION SOUTH



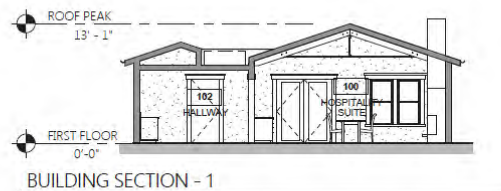
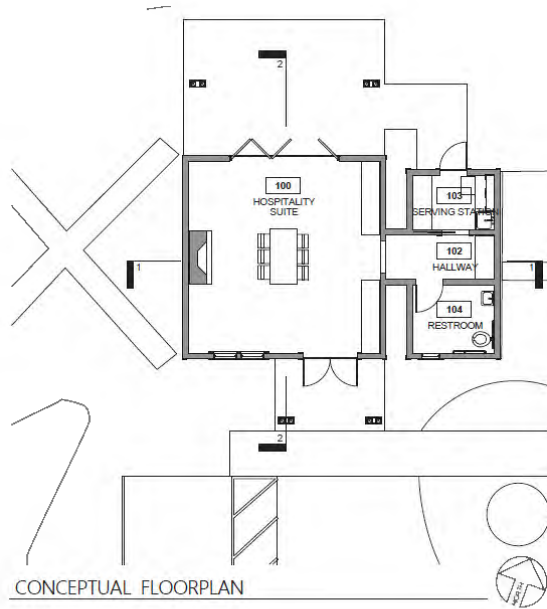
WOOD PERGOLA, STAINED



COMPOSITE SHINGLE ROOFING



Hospitality Suite



Hospitality Suite

Phase 2



Phase 2 - Old Winery

East Elevation



South Elevation

Phase 2 - Old Winery

- Existing Old Winery to remain keeping exterior character with minor exterior improvements
- Minor modifications to accommodate current code requirements for proposed use as the Reserve Tasting



BASE EXTERIOR COLOR



BOARD AND BATTEN SIDING



NORTH ELEVATION



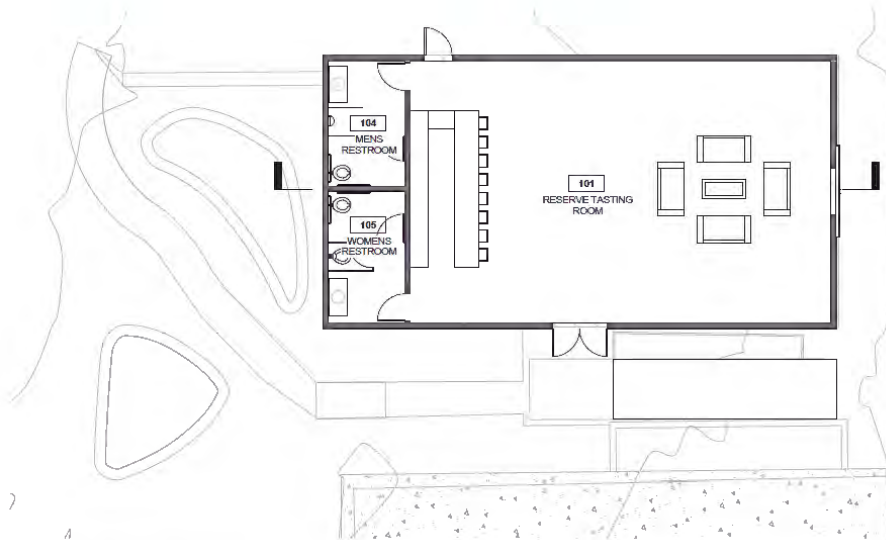
METAL ROOFING



EAST ELEVATION



Old Winery



CONCEPTUAL FLOOR PLAN



Old Winery

Phase 3



Phase 3 - Victorian Homestead

South Elevation



East Elevation

Phase 3 - Victorian Homestead

- Existing Victorian Homestead to remain keeping exterior character with minor exterior improvements
- Rehabilitation and repair of existing finishes in kind
- Minor modifications associated with barrier removal (ADA)



BASE EXTERIOR COLOR



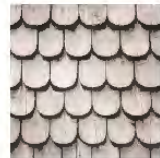
3 LAP WOOD SIDING



EAST ELEVATION



COMPOSITE SHINGLE ROOFING



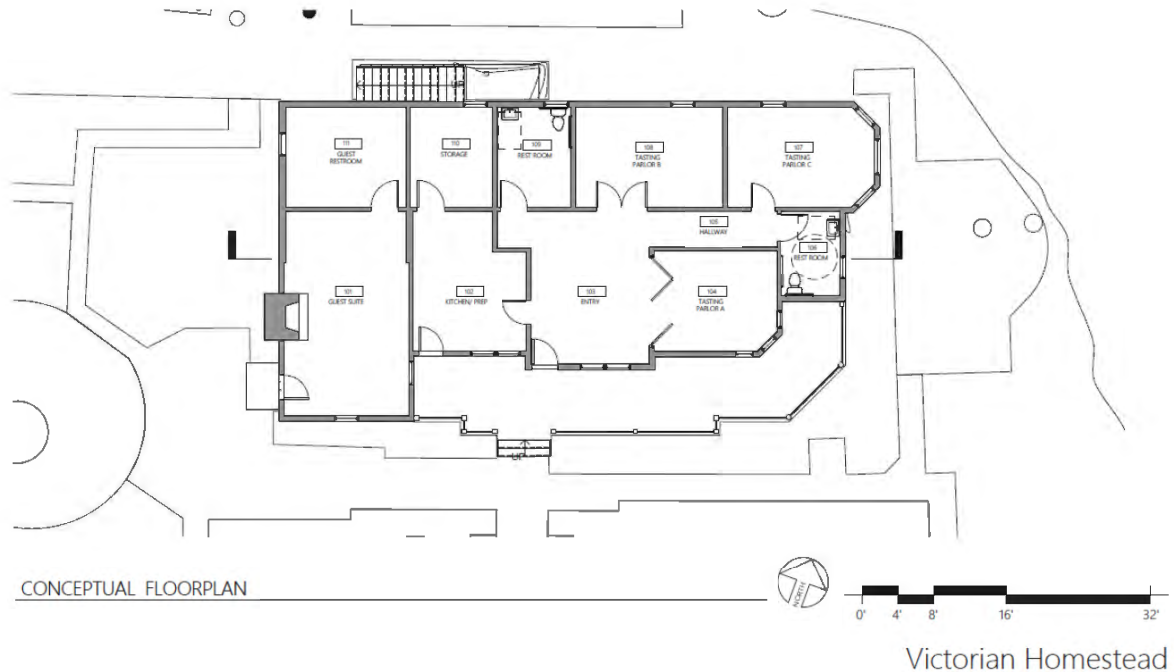
WOOD SCALLOP SIDING



SOUTH ELEVATION



Victorian Homestead



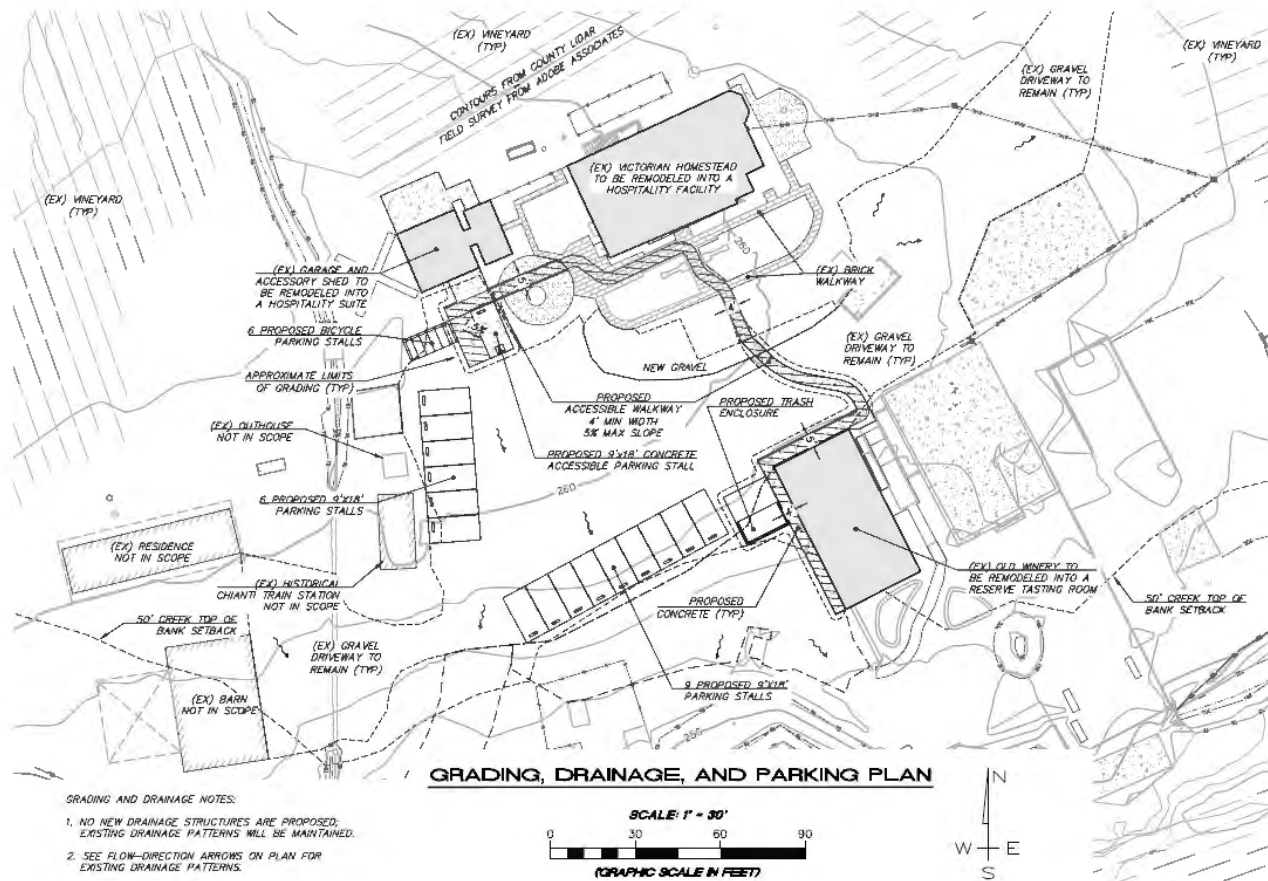
2. The areas within and immediately surrounding the building complex will be landscaped with footpaths and patios surrounded by native vegetation consisting of shade trees, accent trees, small to large shrubs, grasses, groundcovers and vines (Figure 6). Proposed plant palate ranges from Very Low to Moderate water use, according to Water Use Classification of Landscape Species. An existing patio located outside of the old winery building will be restored to allow outside seating, planter boxes and a water fountain. No changes are proposed to the vineyards and riparian area surrounding the site. Preliminary design review was completed by the Design Review Committee on August 21, 2019. Also see Item 1 in the Initial Study checklist.

Figure 6: Landscape Concept



- No new drainage structures are proposed. Existing drainage patterns will be maintained (Figure 7).

Figure 7: Existing and Future Drainage



- All parking will be on-site. All access and egress for vehicles will be via an existing entrance directly off of Chianti Road.

Regular tasting room operations (Figure 7):

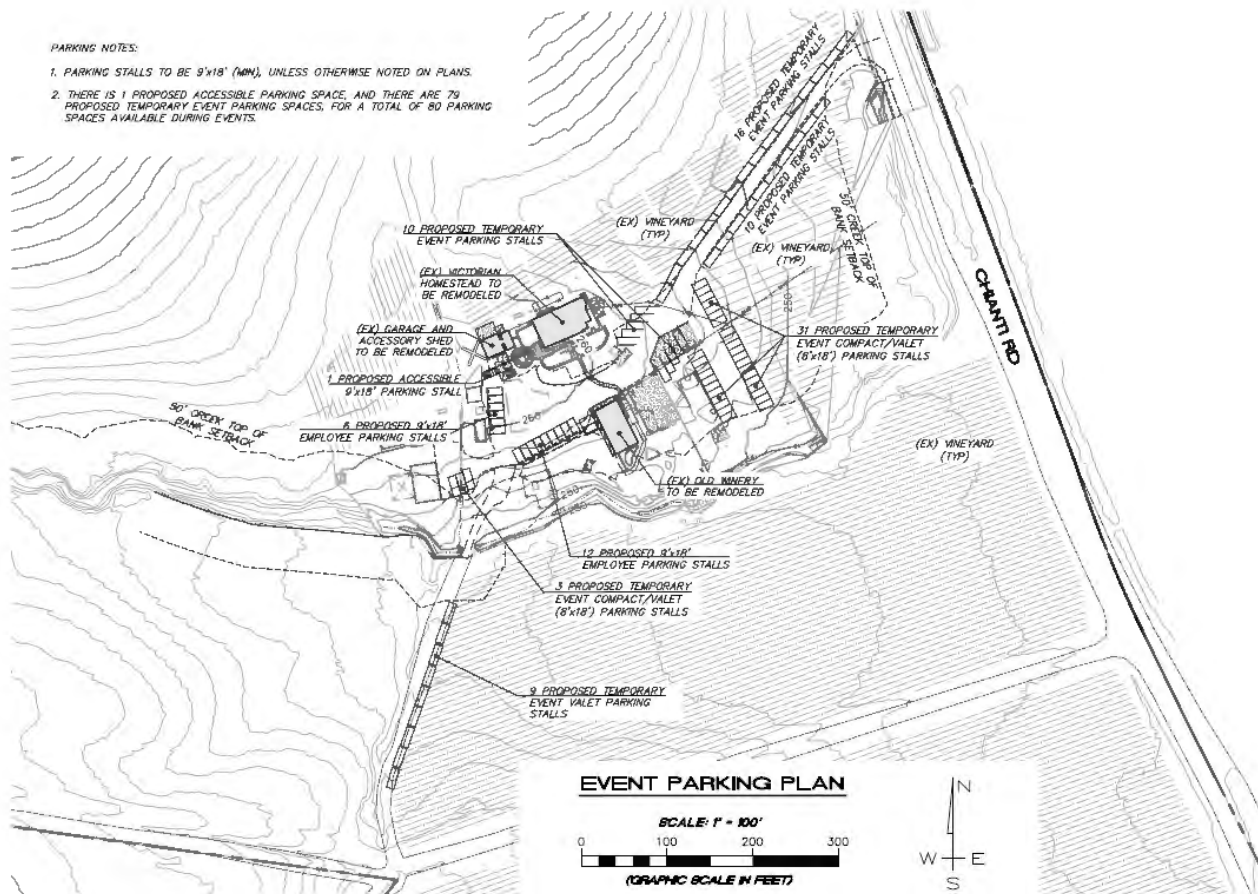
- Guests: 9 gravel parking spaces and 1 improved ADA parking space
- Employees: 6 gravel parking spaces

During events (Figure 8):

- Guests: 1 improved ADA parking space
- Employees: 15 gravel parking spaces
- Overflow event parking: 79 temporary parking stalls along driveway and vineyard roads

Six bicycle parking stalls (Figure 7).

Figure 8: Employee and Event Parking Plan



5. The associated septic system (primary and reserve leach fields) will be located at 24407 Rich Ranch Road, Cloverdale, which is the adjacent 56.38 acre vineyard parcel immediately south of the tasting facility site. During testing the civil engineer was unable to find suitable ground for the installation of the septic system on the 28-acre tasting facility parcel.

The domestic wastewater disposal would be via an on-site septic tank with an offsite leach field. The primary and reserve leach fields are located on the adjacent parcel (septic parcel) to the south – 24407 Rich Ranch Road, Cloverdale (Figure 9). A quarter of an acre of existing vineyard is expected to be removed for septic purposes. The sewer pipe will be installed in a trench within the existing driveway from the primary mound septic system to the unnamed seasonal stream where it will cross over the unnamed seasonal stream on top of the existing culvert where the existing driveway crosses and then continue across the open area between the buildings and connect to the back side of the existing Victorian Homestead.

Williamson Act contracted land can only contain uses that serve onsite permitted agricultural and residential uses. Currently, Assessor Parcel Numbers -013 and -011 are separate legal parcels subject to a single Williamson Act contract. To avoid Williamson Act and Onsite Wastewater Treatment System (OWTS) compliance issues, a lot line adjustment between -011 and -013 is required as a condition of approval of PLP18-0004.

Section 4.6 of the Permit Sonoma OWTS Manual - Locations and Off-Site Easements states:
A. OWTS shall be constructed, or designed to be placed, on the same legal parcel containing the structure(s) intended to be served by the OWTS.

B. If an OWTS cannot comply with 4.6.A due to soil or site constraints then legal access to adjacent parcels shall be established through a lot line adjustment or parcel merger.

Figure 9: Seghesio Home Ranch Off-site Septic System



Proposed Operational Changes

The proposed project involves operational changes in the type of uses to support the applicant's overall agricultural and winemaking business. Specifically, the applicant proposes adding the following events:

Guests arriving at Seghesio Home Ranch will be greeted by a host in the Reserve Tasting Room. From there the guest will be given a tour of the old winery, original Homestead and estate vineyards. Guests will then be escorted to one of the private tasting parlors to enjoy a flight of estate wines produced from the Seghesio Home Ranch vineyards. Upon completion of Phase Three, guests will also have the opportunity to participate in wine and food pairings showcasing locally sourced farm-to-table ingredients in any of the tasting parlors, three in the Victorian Homestead and one in the restored garage.

In some cases, the Seghesio Home Ranch may close out tasting appointments to host other business activities such as by-appointment winemaker lunches and educational seminars during normal business hours. These business activities would follow the same daily guest count guidelines as normal daily tasting operations.

The Seghesio Home Ranch will also host marketing events that promote agricultural education and the sale of agricultural commodities and products produced on property and in Alexander Valley throughout the year. These events will include:

Agricultural Promotional Events:

By-invitation winemaker dinners and tasting receptions for up to 100 guests; up to 12 times a year outside of normal business hours (beginning no earlier than 8AM and concluding no later than 10PM and adhering to the county winery events noise standards).

These events may be held both indoors and outdoors. The indoor events will be held in the Reserve Tasting Room while the outdoor events will be held on the outdoor garden area adjacent to the Reserve Tasting Room.

The event will include a coursed meal or small bites to pair with wines. These events may feature live music or music played from a stereo sound system; in both cases, sound will adhere to county winery events noise standards.

Industry-wide Events:

Six Open House Reception/Passport style event days. These events would be held during regular open hours in lieu of tasting appointments. "Reception" style would include wine club new release tastings and pickup event, for example. Industry-wide "Passport" style events are more "open house" in format and focus on the history of Seghesio and preservation of the culture of Alexander Valley (e.g. "Experience Alexander Valley" produced by the Alexander Valley Winegrowers association). Upon completion of Phase Three, the entire site will be utilized for these events.

Examples of Industry-wide events:

- "Winter Wineland" put on by Wine Road; One weekend in January (Sat. & Sun.)
- "Experience Alexander Valley" put on by Alexander Winegrowers; One weekend in June (Sat. & Sun.)
- "Wine & Food Affair" put on by Wine Road; one weekend in November (Sat & Sun)

These events will be held both indoors and outdoors. These events would take advantage of the entire site and offer small bites to pair with wines. These events may feature live music.

The 6 industry wide-event days and 12 agricultural promotional events per year within the Seghesio Homestead complex are summarized in Table 1 below.

Table 1. Agricultural Promotional and Industry-wide Events

Event type	Number of events per year	Maximum guests per event	Event location	Amplified Music/Sound
Industry-wide	6 event days total	200	Indoors within all tasting room buildings and outdoors, within the building complex	Indoor and outdoor amplified music
Agricultural Promotional (winemaker dinners & wine releases)	12	100	Inside Reserve Tasting Room and outside, on the Reserve Tasting Room patio.	Indoor and outdoor amplified music

Hours of Operation: Tasting Rooms: 10AM to 5PM, seven days a week; Industry Wide Events: 10AM to 5PM; Agricultural Promotional Events: 8AM to 10PM

Employees: Six full-time employees for regular tasting room operations. Up to fifteen employees for events.

Topography and Soils: The existing topography will remain. No grading is proposed.

Drainage and Stormwater: No new drainage structures are proposed ([Figure 7](#)).

Vegetation, Habitats, and Biological Resources: The proposed improvements are located within already-affected areas. No new development is proposed near the unnamed seasonal stream or within the 50-foot setbacks. The new sewer pipe will be installed in a trench within the existing driveway from the primary mound septic system to the unnamed seasonal stream where it will cross over the unnamed seasonal stream on top of the existing culvert where the existing driveway crosses and then continue across the open area between the buildings and connect to the back side of the existing Victorian Homestead. There are no natural habitats within the existing Seghesio Home Ranch complex. The existing redwood trees will be retained. The vegetation around the existing buildings on the site will be improved in accordance with the landscape plan ([Future 6](#)). The remainder of the project site will remain planted in vineyard, except for the quarter of an acre of existing vineyard expected to be removed for septic purposes. No sensitive habitats or species exist presently on the parcel and nothing in the current proposal would change this situation.

Cultural Resources: Historical research and an evaluation found that the main residence, barn and “Chianti Station” qualify as historic resources under the CEQA. The main residence and “Chianti Station” also qualify as historic resources because of their architectural distinction. The exterior of the original main residence will be restored to its original Victorian style, with no changes proposed to the existing exterior aesthetic of the home. See Phase 3 architectural drawings above. The interior of the home will be remodeled with a modern aesthetic in line with modern hospitality trends. The restoration and repurposing of the main residence shall be consistent with the “Secretary of the Interior’s Standards and Guidelines for Rehabilitation.” No improvements are planned for the barn and “Chianti Station.” The garage and Old Winery where improvements are proposed do not qualify as historic resources.

Noise: A Noise Study was not required at this time as the project activity area is 1200 feet or more from the property lines of sensitive receptors. Noise would be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c). Per conditions of approval, amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan. Agricultural promotional events that include outdoor music would be background music not exceeding the level of ordinary conversations. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma’s opinion, then the applicant would conduct a Noise Study to determine if the current operations meet noise standards and identify any noise mitigation measures, if necessary.

Traffic and Parking: The traffic study conducted by W-Trans concluded with the addition of both tasting room and promotional event-related traffic to existing volumes, intersections would continue to operate acceptably overall; there is adequate emergency access; adequate sight distance in both directions from the existing driveway; and a left-turn lane at the project driveway is not warranted under any of the scenarios evaluated. Therefore no improvements related to traffic are proposed. The traffic study made the following recommendation that is a condition of approval: “To maintain adequate sight lines at the project driveway, any landscaping at and near the driveway should be low-lying or tree canopies should be more than seven feet above the roadway. Any monuments or signage near the driveway should be placed so as not to obstruct sight lines.” The proposed site plan would accommodate the expected parking demand ([Figures 7 and 8](#)).

Scenic Corridors and Landscapes: The physical changes proposed by the project do not include the addition of any buildings. The exterior of the garage is designed to complement the Victorian homestead in scale and character. Proposed exterior building colors are light tan to match the existing Victorian style homestead. The project will install additional landscaping to further screen the repurposed building complex from private and public view sheds. See the proposed architectural elevations and building materials above under proposed physical changes. The temporary overflow parking will be located outside of the Highway 101 Scenic Corridor.

Pursuant to the County's Visual Assessment Guidelines, the project ranked "High" in Site Sensitivity due to the Scenic Resource designation and location within a Community Separator, and "Subordinate" in Visual Dominance, as the project is using existing buildings that are substantially screened from public and private view sheds. The Site Sensitivity table from the County's Visual Assessment Guidelines is provided below for reference.

Table 2: Site Sensitivity Table from Sonoma County Visual Assessment Guidelines

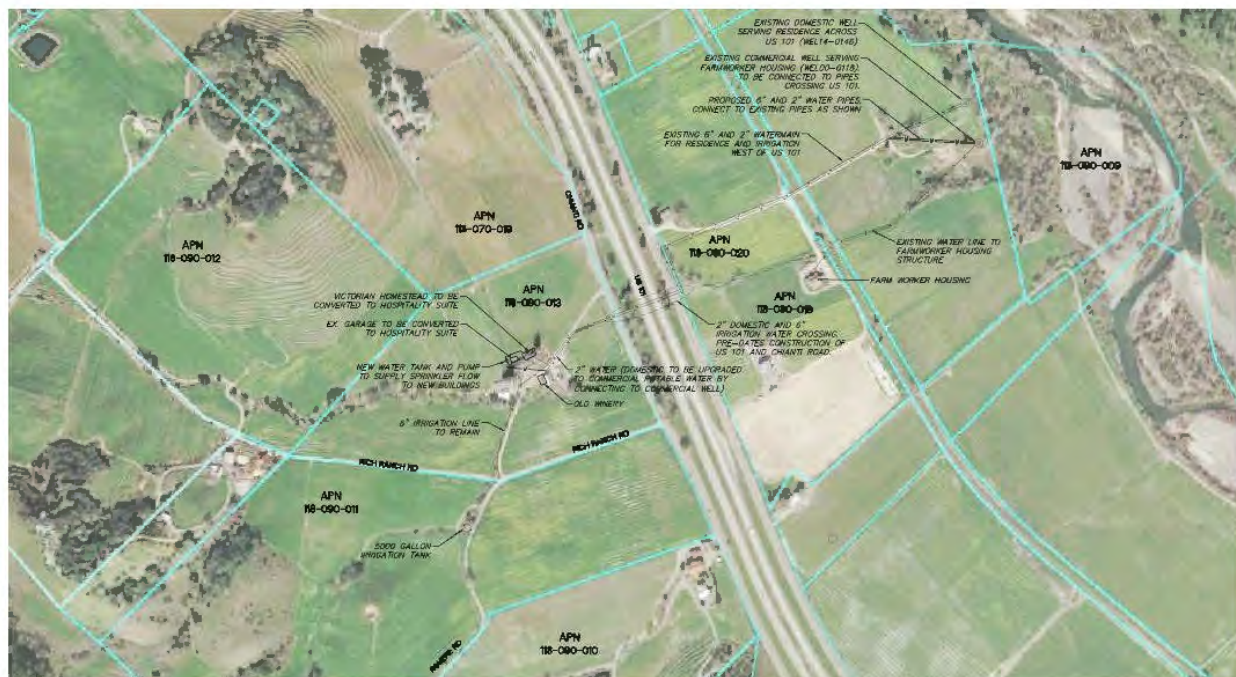
Sensitivity	Characteristics
Low	The site is within an urban land use designation and has no land use or zoning designations protecting scenic resources. The project vicinity is characterized by urban development or the site is surrounded by urban zoning designations and has no historic character and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

Maximum

The site or any portion thereof is within a land use or zoning designation protecting scenic resources, such as General Plan designated scenic landscape units, coastal zone, community separators, or scenic corridors. The site vicinity is generally characterized by the natural setting and forms a scenic backdrop for a designated scenic corridor. This category includes building or construction sites within the scenic resource designation on or near prominent ridgelines, visible slopes greater than 40 percent or where there are significant natural features of aesthetic value that are visible from a designated scenic corridor.

Water, Wastewater, and Waste Disposal: Water supply would be via an off-site well, located on the property across Highway 101 at 24050 Geyserville Ave. The Seghesio Home Ranch property (APN118-090-013) and associated parcels across Highway 101 (APN's 118-080-019, 118-080-020) contain numerous wells. All but two of these wells are strictly for vineyard irrigation. Two wells are related to the water supply for the proposed Tasting Room. Both of these wells are located on parcel 118-080-020. WEL14-0146 serves the current Victorian Homestead with residential water via a 2" domestic feed and a 6" irrigation feed –crossing under US 101 and Chianti Road. Both pipes were in place prior to the construction of US 101 and Chianti Road. WEL00-0118 is a "commercial" well that currently serves the existing farmworker housing building. For the revision of the Victorian Homestead into a tasting facility, commercial water is required. It is proposed to connect the existing 2" and 6" pipes to the existing commercial well and keep the highway/roadway crossings as they are. See the Water System Plan below (Figure 10). A water use summary report was prepared by the Applicant. The total estimated annual water use from the commercial well is 795,950 gallons or 2.4 acre-feet. The tasting room (visitors, employees, caterers, landscaping) will account for 120,700 gallons and the 37 farmworkers residing in the existing on-site housing on APN 118-080-019 account for 675,250 gallons.

Figure 10: Water System Plan



WATER SYSTEM NOTES

1. THE EXISTING DOMESTIC WELL SERVING RESIDENCE ACROSS US 101 (WEL14-0146) IS A 2\"/>



Under the current proposal, the domestic wastewater disposal would be via an on-site septic tank with an offsite leach field. The primary and reserve leach fields are located on the adjacent septic site parcel to the south – 24407 Rich Ranch Road, Cloverdale. A quarter of an acre of existing vineyard is expected to be removed for septic purposes. See the septic section under Proposed Physical Changes above and **Figure 9**. Final system sizing will be in accordance with PRMD Policy 9-2-31 and in accordance with the septic system permit. See Table A at <http://sonomacounty.ca.gov/PRMD/Policies-and-Procedures/#well-septic>.

A trash enclosure is proposed on the west side of the Reserve Tasting Room. A condition of approval requires that all garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day. Solid waste will be picked up and processed by a local waste hauler.

IV. ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was drafted and circulated to inform and solicit comments from selected relevant local, state and federal agencies, local Tribes; and to special interest groups that were anticipated to take interest in the project. Comments were received from the State of California Water Resources Control Board, Geyserville Planning Committee, Sonoma County Department of Transportation and Public Works, Sonoma County Fire Marshall, Sonoma County Environmental Health, Permit Sonoma's Project Review Section - Health, and Natural Resources. Their comments included recommended conditions of approval.

Assembly Bill 52 Project Notifications were sent to the Cloverdale Rancheria of Pomo Indians, Dry Creek Rancheria Band of Pomo Indians, Torres Martinez Desert Cahuilla Indians, Mishewal Wappo Tribe of Alexander Valley, Middletown Rancheria Band of Pomo Indians, Lytton Rancheria of California, Kashia Pomos Stewarts Point Rancheria and Federated Indians of Graton Rancheria. Comments were received from Cloverdale Rancheria of Pomo Indians, who did not request further consultation on the project, and Kashia Pomos Stewarts Point Rancheria who stated the project is located outside of their Aboriginal Territory.

The following issues were raised:

- Potential traffic impacts
- Potential noise impacts
- Wastewater system primary and reserve leach fields located off-site
- Water supply system

Standard County conditions of approval shall be incorporated into the project as presented in the Initial Study and will substantially reduce potential impacts to a level of less than significant.

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

The applicant, Seghesio Family Vineyards / Stephanie Wycoff, has agreed to accept all mitigation measures listed in this Initial Study as conditions of approval for the proposed project, and to obtain all necessary permits.

1. AESTHETICS:

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

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

Comment: The project site is within the Sonoma County's General Plan Community Separator designation for the northern extent of the Alexander Valley. The Community Separator protects expansive view sheds of vineyard and hills located between the City of Healdsburg, the unincorporated community of Geyserville, and the City of Cloverdale. The project site also touches a sliver of the Scenic Corridor designation of Highway 101. The General Plan (Policy OSRC-1f and) requires new structures within Community Separators to minimize cuts and fills on hills and ridges, minimize vegetation removal, design structures to use building materials and color schemes that blend with the surroundings, use existing landforms and vegetation for screening, cluster structures within existing built areas, and utilize undergrounding of utilities where economically practical. The General Plan Scenic Corridor designation requires that structures be located 200-feet from the centerline of Highway 101.

The majority of the project site is outside of the Highway 101 Scenic corridor. The project does not propose any changes to the property's 20-foot wide sliver of land subject to the Scenic Corridor. The project site is comprised of an existing building complex that is located approximately 500 feet west of Chianti Road, a public road, and about 400 feet from Rich Ranch Road, a privately maintained road. The nearest residence is over 1,000 feet from the project site. About 20 acres of onsite vineyard surround the building complex and several mature redwood trees, ornamental trees, and a handful of mature oak trees, provide substantial screening of the project site (Figure 11). The project will install additional landscaping to further screen the repurposed building complex from private and public view sheds. Proposed exterior building colors are light tan – to match the existing Victorian style homestead. New roofing material will be composite shingle in a dark grey color, which is non-reflective. A standard condition of approval requires all proposed exterior light fixtures to be dark sky compliant, fully shielded and downward casting to minimize night time light pollution. Using Permit Sonoma's Visual Assessment Guidelines, the project ranked "High" in Site Sensitivity due to the Scenic Resource designation, and "Subordinate" in Visual Dominance, as the project is using existing buildings that are substantially screened from public and private view sheds. Therefore, the project will result in a less than significant impact to scenic vistas.

Significance Level: Less Than Significant Impact.

Figure 11: Views from Chianti Road



VIEW 1



VIEW 2



VIEW 3

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

Comment: The project will not damage scenic resources or trees as described in 1.a) above. In addition, the project will not damage rock outcroppings or any historic structure because there are no rock outcroppings or historic buildings existing within a state scenic highway.

Significance Level: Less Than Significant Impact.

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

Comment: See 1.a) above. The project involves restoring and repurposing an existing building complex located in a rural agricultural area that is substantially screened from public and private view by surrounding vineyard and landscaping (Figure 11). No new structures are proposed. With exception of a single ADA-compliant parking stall, no permanent parking areas are proposed. The exterior of the garage and shed will be restored to match the Victorian style of the original Seghesio Homestead. The exteriors of the Seghesio Homestead and Old Winery will also be restored. Therefore, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

Significance Level: Less Than Significant Impact.

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

Comment: The project will require exterior lighting as necessary to comply with the California Building Code. A standard condition of approval requires "All new exterior lighting to be dark sky compliant, low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Lighting shall shut off automatically after closing and security lighting shall be motion sensor activated. Prior to final occupancy of the cave portal, the applicant is required to demonstrate compliance with exterior lighting requirements by providing Permit Sonoma photograph documentation of all exterior light fixtures installed". By incorporating standard conditions of approval, the project will not result in a new source of substantial light or glare which would adversely affect day or nighttime view in the area.

Significance Level: Less Than Significant Impact.

2. AGRICULTURE AND FOREST RESOURCES:

Would the project:

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

Comment: The project site currently contains approximately 20 acres of vineyard and an existing building complex. The project involves converting the building complex for the purpose of selling and marketing agricultural commodities produced onsite and within Sonoma County. The septic system associated with the project is proposed to be located on an adjacent 58-acre parcel, which is devoted to vineyard. According to the Sonoma County Important Farmlands Map, the project site and the adjacent parcel are designated as Prime Farmland and Unique Farmland. It is estimated that approximately ¼ acres of Prime Farmland would have to be converted for installation of the septic system necessary to develop the project, which would not be considered a significant loss of land devoted to agricultural production. The sale and marketing of local agricultural commodities is consistent with the General Plan Agriculture Resources Element. No change in the land use or zoning is proposed. The primary use of the project site and the septic system site would remain in agricultural production.

Significance Level: Less Than Significant Impact.

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

Comment: The project proposes to convert an existing building complex for the purpose of selling and marketing agricultural commodities (grapes) grown onsite and within the local area. In addition to the building complex, the project site contains 20 acres of commercial vineyard, a residence, and a barn. The adjacent parcel proposed to contain the tasting room septic system contains approximately 55 acres of commercial vineyard and no structures. Both properties are subject to a single Land Conservation (Williamson) Act Contract (recorded under Book 2606, Page 708 of Sonoma County Records) for Prime Agricultural Land which provides a tax break to the owner for land restricted to agricultural uses.

The Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules") allow Williamson Act contracted lands to sell and market agricultural commodities grown onsite. Sale and marketing of agricultural commodities in their natural state or beyond, including winery tasting rooms, promotional activities, marketing accommodations, farmer's markets, stands for the sampling and sale of agricultural products, livestock auction or sale yards, and related signage are considered an agricultural support and compatible use. However, the proposed project is required to meet the "Compatible Use" threshold under the County's Uniform Rules. The compatible uses enumerated under the County's Uniform Rules may be allowed on contracted land if they collectively occupy no more than 15% of the contracted land as a whole, or 5 acres, whichever is less, excluding public roads, private access roads, and driveways. The 529 SF garage and 200 SF shed will be converted to a private tasting

parlor. The 1669 SF Old Winery will be converted into a Reserve Tasting Room. The 1995 SF Victorian will be converted into private tasting parlors. The total square footage of the tasting facility will be 4313 SF which is .003% of the 28-acre tasting facility parcel. With parking, the percentage is still well below 15%.

Installation of a septic system will result in about ¼ of an acre of vineyard removed out of production on the 58-acre septic parcel. Per the County's Uniform Rules, at least 50% of the property must be devoted to a commercial agricultural operation. The project will not result in conflict with the Williamson Act contract as both sites exceed the 50% agricultural use threshold: 70% of the 28.5-acre (primary) project site is devoted to vineyard; over 90% of the 58-acre site is devoted to vineyard.

General Plan land use and Zoning designations for the project site is Land Intensive Agriculture (LIA), which allows with a use permit, tasting rooms and year-round sales and promotion of agricultural products grown in the County (Sec. 26-04-020), consistent with General Plan Policies AR-6d and AR-6f:

General Plan Policy AR-6d States:

Follow these guidelines for approval of visitor serving uses in agricultural areas:

- (1) The use promotes and markets only agricultural products grown or processed in the local area.*
- (2) The use is compatible with and secondary and incidental to agricultural production activities in the area.*
- (3) The use will not require the extension of sewer and water.*
- (4) The use is compatible with existing uses in the area.*
- (5) Hotels, motels, resorts, and similar lodging are not allowed.*
- (6) Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*
- (7) Special events on agricultural lands or agriculture related events on other lands in the Sonoma Valley Planning Area will be subject to a pilot event coordination program which includes tracking and monitoring of visitor serving activities and schedule management, as necessary, to reduce cumulative impacts.*

General Plan Policy AR-6f States: *Local concentrations of visitor serving and recreational uses, and agricultural support uses as defined in Goal AR-5, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:*

- (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.*
- (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.*
- (3) Whether the above uses would be detrimental to the rural character of the area.*

The Traffic Study (W-Trans, May 14, 2019) concluded the following:

- Upon the addition of both tasting room and promotional event-related traffic to existing volumes the study intersections would continue operating at acceptable Levels of Service.
- With the addition of project-generated trips, as well as the addition of volumes for the largest event, to the Future Conditions, the intersections would continue to operate acceptably overall.
- Pedestrian and transit facilities are adequate given the site location and lack of any anticipated demand. Offsite and on-site bicycle facilities are adequate.
- There is adequate sight distance in both directions from the existing driveway.

Therefore, the use will not result in joint road access conflicts or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.

For the revision of the Victorian Homestead into a tasting facility, commercial water is required. It is proposed to connect the existing 2" and 6" pipes to the existing commercial well and keep the

highway/roadway crossings as they are. As stated previously, the total estimated annual water use (Munselle, May 8, 2019) from the commercial well is 795,950 gallons or 2.4 acre-feet. The tasting room (visitors, employees, caterers, landscaping) will account for 120,700 gallons and the 37 farmworkers residing in the existing on-site housing on APN 118-080-019 account for 675,250 gallons. The tasting facility will account for only 15% of the water use from the existing commercial well.

As stated in Section 1.c above, the project involves restoring and repurposing an existing building complex located in a rural agricultural area that is substantially screened from public and private view by surrounding vineyard and landscaping. No new structures are proposed. With exception of a single ADA-compliant parking stall, no permanent parking areas are proposed. The exterior of the garage and shed will be restored to match the Victorian style of the original Seghesio Homestead. The exteriors of the Seghesio Homestead and Old Winery will also be restored. Therefore, the project will not substantially degrade the existing visual character or quality of the site and its surroundings.

The proposed project is also in compliance with guidelines of General Plan Policy AR-6d and would not result in the detrimental factors listed in General Plan Policy AR-6f. Therefore, the project would not conflict with existing zoning for agricultural use, or the Williamson Act Contract.

Significance Level: No Impact.

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

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

Significance Level: No Impact.

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

Comment: No forest land is present on the site.

Significance Level: No Impact.

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

Comment: Installation of a septic system will result in about ¼ of an acre of vineyard removed out of production on the 58-acre adjacent septic site. Per the County's Uniform Rules, at least 50% of the property must be devoted to a commercial agricultural operation. The project will not result in conflict with the Williamson Act contract as both sites exceed the 50% agricultural use threshold: 70% of the 28.5-acre tasting facility site is devoted to vineyard; over 90% of the 58-acre septic site is devoted to vineyard.

Significance Level: Less Than Significant Impact.

3. AIR QUALITY:

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

Would the project:

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

Comment: The project is located in the North Coast Air Basin. The Northern Sonoma County Air Pollution Control District (NSCAPCD) regulates air emissions in this part of the basin. However, the NSCAPCD relies on the Bay Area Air Quality Management District's (BAAQMD) California Environmental Quality Act (CEQA) Air Quality Guidelines to assess air quality and GHG emissions from land use projects. An analysis was conducted following guidance provided by BAAQMD. The California Emissions Estimator Model, Version 2016.3.2 (CalEEMod) is recommended by BAAQMD for use in estimating emissions from land use development projects.

Air pollutant emissions are based on the CalEEMod modeling that predicts air pollutant emissions in the form of ozone precursors (i.e., reactive organic gases [ROG] and nitrogen oxides [NO_x]) along with respirable particulate matter with an aerodynamic diameter of 10 micrometers or less (PM₁₀) and fine particulate matter that has an aerodynamic diameter of 2.5 micrometers or less (PM_{2.5}). These emissions were predicted to include days that could have the highest emissions, i.e., a day when the project is operating and 200 guests attend an event. The model also computes construction emissions. Construction emissions are based on model default conditions that likely over-predict project emissions because much of the construction involves renovations that do not use heavy-duty diesel equipment that the model assumes is used in typical project construction.

Based upon the air pollutants and GHG emissions analysis (Illingworth & Rodkin, March 27, 2019, Updated April 13, 2020), the main source of additional conventional air pollutant and greenhouse gas (GHG) emissions was assumed to be the vehicle trips generated by the daily tasting room visitation during normal business hours plus the after-hours and weekend events. Conventional air pollutants represented only incremental increases and were well below published guidelines. Standard conditions for avoiding or reducing dust and conventional air pollutant emissions are included as conditions of approval. As such, the project would not conflict with or obstruct implementation of an applicable air quality plan.

Significance Level: 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 applicable federal or state ambient air quality standard?

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

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

Greenhouse gas and air pollutant emissions analysis conducted for the project (Illingworth & Rodkin, Inc., March 27, 2019, Updated April 13, 2020) estimated construction and operational emissions using the California Emissions Estimator Model (CalEEMod, v. 2016.3.2). Criteria air pollutant emissions were estimated for all project components, including:

- Demolition of the existing exterior of buildings, including rooftops, to be restored;
- Remodeling and restoration of existing buildings;
- Installation of new landscaping;
- Placement of gravel in parking area within the Seghesio Home Ranch complex; and
- Days that could have the highest emissions, i.e., a day when the project is operating and 200 guests attend an industry-wide event.

Construction Emissions

Project construction activities would include demolition of existing building exteriors and rooftops, building construction/restoration, construction of concrete ADA-compliant parking space, and architectural coating. Ground disturbing activities, such as demolition as well as on- and off-site travel could generate dust and particulate matter. CalEEMod default assumptions for construction phases, duration, equipment, and deliveries were used in the modeling. Construction emissions are based on model default conditions that likely over-predict project emissions because much of the construction involves renovations that do not use heavy-duty diesel equipment that the model assumes is used in typical project construction. Being an attainment area outside the Bay Area, NSCAPCD has established air pollutant emissions-based thresholds that can be applied to land use projects for the purpose of evaluating the significance under CEQA. Estimated construction emissions, evaluated against the NSCAPCD CEQA thresholds, are presented below in Table 1.

As shown in Table 1, potential construction emissions would be well below all NSCAPCD significance thresholds; however, for all projects, the County requires the BAAQMD construction best management practices (BMPs) to be incorporated into the a project to minimize construction fugitive dust emissions levels. The County implements these BMPs by incorporating them into standard conditions of approval for projects.

Table 1. Construction Emissions

Scenario	ROG	NOx	PM₁₀	PM_{2.5}
Total Project Construction Emissions	0.06 tons	0.57 tons	0.04 tons	0.03 tons
<i>NSCAPCD Thresholds (tons per year)</i>	<i>40 tons</i>	<i>40 tons</i>	<i>15 tons</i>	<i>10 tons</i>
<i>Significant?</i>	No	No	No	No

Significance Level: Less Than Significant Impact

Operational Emissions

CalEEMod was used to estimate full build-out operational GHG emissions, shown in Table 2. Unless otherwise noted below, the model defaults for the Sonoma County – North Coast were used. The year 2020 was used for modeling, as this assumed to be the first full year after construction that the project could be operational. Annual emissions occurring after 2020 would be lower as vehicle and electricity production emission rates are anticipated to continually decrease. CalEEMod estimates emissions for mobile, areas sources, electricity consumption, natural gas combustion, electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport. Table 2 summarizes annual operational GHG emissions due to implementation of the project.

Table 2. Annual Operational GHG Emissions in Metric Tons of CO₂e

Source	Methodology	Project Emissions
Area	Based on CalEEMod default	<1
Energy Consumption	Based on CalEEMod default, adjusted to PG&E verified rate for electricity	2
Mobile	Includes daily traffic generation	45
Mobile	6 Annual Special Events (200 people)	4.1
Mobile	12 Annual Special Events (100 people)	4.1
Solid Waste	Based on CalEEMod default	1
Water	Based on CalEEMod default	<1
Project Total		57

Air pollutant emissions are reported in Table 3. The proposed project's operational emissions are well below the NSCAPCD CEQA significance thresholds.

Table 3. Annual Operational Air Pollutant Emissions

Scenario	ROG	NO _x	PM ₁₀	PM _{2.5}
Typical Project Operational emissions	0.02 tons	0.07 tons	0.04 tons	0.01 tons
Emissions from Events	<0.01	0.01	<0.01	<0.01
Total	0.02	0.08	0.05	0.02
<i>NSCAPCD Thresholds (tons per year)</i>	<i>40 tons</i>	<i>40 tons</i>	<i>15 tons</i>	<i>10 tons</i>
<i>Exceed Threshold?</i>	No	No	No	No

Significance Level: Less Than Significant I

c) Expose sensitive receptors to substantial pollutant concentrations?

Comment: The project is located more than 1,200 feet from the nearest off-site residence and is not located near any other sensitive receptor or population (school, hospital, nursing facility, etc.). The project will not emit a substantial pollutant concentration based on the analysis under Section 3 b. above.

Significance Level: Less Than Significant Impact.

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

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

Significance Level: No Impact.

4. BIOLOGICAL RESOURCES:

Would the project:

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

Comment: The proposed improvements are located within the already-affected areas of the existing Seghesio Home Ranch complex. There is an unnamed seasonal stream with a 50-foot Riparian Corridor setback on both sides that traverses the parcel. There is an existing driveway starting at Chianti Road that traverses through both the tasting room and septic parcels. The existing driveway goes through the Riparian Corridor, crosses over the unnamed seasonal stream on top of an existing culvert and continues through the vineyards past the location of the proposed mound septic system. The sewer pipe will be installed in a trench within the existing driveway from the primary mound septic system to the unnamed seasonal stream where it will cross over the unnamed seasonal stream on top of the existing culvert where the existing driveway crosses and then continue across the open area between the buildings and connect to the back side of the existing Victorian Homestead. There are no natural habitats within the existing Seghesio Home Ranch complex. No new development is proposed near the unnamed seasonal stream or within the 50-foot Riparian Corridor setbacks. The existing redwood trees will be retained. No sensitive habitats and no sensitive, listed, or special status species exist presently on the parcel and nothing in the current proposal would change this situation.

Significance Level: Less Than Significant Impact.

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

Comment: Based on the discussion in Section V.4.a above, there are no natural habitats or other sensitive natural communities within the existing Seghesio Home Ranch complex. No new development is proposed near the unnamed seasonal stream or within the riparian 50-foot setbacks.

Significance Level: No Impact.

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

Comment: Based on the discussion in Section V.4.a above, there are no natural habitats or other sensitive natural communities within the existing Seghesio Home Ranch complex. No new development is proposed near the unnamed seasonal stream or within the riparian 50-foot setbacks. There are no other state or federally protected wetlands on the property.

Significance Level: No Impact.

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

Comment: Based on the discussion in V.4.a above, there are no natural habitats or other sensitive natural communities within the existing Seghesio Home Ranch complex. No new development is proposed near the unnamed seasonal stream or within the 50-foot Riparian Corridor setbacks. The project cannot interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the usage of native wildlife nursery sites.

However, there is a possibility that a native bird may nest in some of the trees located in the area of the Seghesio Home Ranch complex or the unnamed seasonal stream south of the complex. Standard conditions of approval will be included that if construction is going to occur during nesting season, a pre-construction survey for nesting birds shall be performed.

Significance Level: No Impact.

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

Comment: Based on the discussion in Section V.4.a above, the project will not conflict with any local policies or ordinances protecting biological resources including, but not limited to, the Sonoma County riparian corridor, valley oak habitat or tree protection ordinance. All native oak and redwood trees will be retained.

Significance Level: No Impact.

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

Comment: No such plans are applicable to the property.

Significance Level: No impact

5. CULTURAL RESOURCES:

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

Would the project:

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

Comment: An assessment of the historical character of the structures on the property was conducted by APD Preservation LLC, September 2019. Features that render the property historically significant were identified. The main residence, barn and “Chianti Station” qualify as historic resources under the CEQA. The buildings date to the early development of the ranch from 1902-1936. Each of the buildings retains sufficient integrity to convey its association with the Seghesio family and their winemaking business (criterion 1 and 2). The main house and “Chianti Station” also qualify as historic resources because of their architectural distinction (criterion 3). The main residence provides an excellent example of the Queen Anne Victorian style of residential architecture. Although it has been moved, the “Chianti Station” still is an example of the folk Victorian, rural railroad stations that sprang up from the 1880s – 1900s.

Only the main residence, the non-historic garage and the non-historic Old Winery are part of the proposed project. There is no work proposed for either the 1902 barn or “Chianti Station.” APD Preservation reviewed the proposed project and found that the project is consistent with the “Secretary of the Interior’s Standards and Guidelines for Rehabilitation” and the project will, therefore, have no significant impact on the historic resources. Copies of the APD Preservation Determination of consistency with “Secretary’s Standards” for redevelopment of the Seghesio Home Ranch, dated September 30, 2019, and the Historic Resource Evaluation of the Seghesio Home Ranch, dated September 2019, are

attached.

On November 5, 2019, the Project went before the Landmarks Commission. The action of the Landmarks Commission was to recommend to the Planner/Board of Zoning Adjustments (BZA) that a portion of the parcel containing the historical resources be designated as Historic District (HD) Zoning. The specific portion includes the access road off of Chianti Road, the building cluster, and the north side of the creek to the property line. A map of the proposed HD boundary was circulated amongst the Commissioners and agreed upon. The recommendation will be presented to the BZA as a condition of approval of the project.

Significance Level: No Impact.

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

Comment: There are no known archaeological resources on the site, but the project could possibly uncover such materials during construction. A standard condition of approval requires the following language be printed on the map: **NOTES ON PLANS:** "If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and Permit Sonoma staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists). Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. When contacted, a member of Permit Sonoma Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper procedures required for the discovery. No work shall commence until a protection plan is completed and implemented subject to the review and approval of the archaeologist and Project Review staff. Mitigation may include avoidance, removal, preservation and/or recordation in accordance with accepted professional archaeological practice."

Significance Level: Less Than Significant Impact.

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

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

Significance Level: Less Than Significant Impact.

6. ENERGY

Would the project:

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

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

construction practices will be used. The three restored and repurposed buildings will use modern energy efficient materials, lighting, and appliances replacing the existing older ones that are currently part of these buildings.

Significance Level: No Impact.

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

Comment: There is no state or local plan for renewable energy or energy efficiency. However, the three restored and repurposed buildings will use modern energy efficient materials, lighting, and appliances replacing the existing older ones that are currently part of these buildings.

Significance Level: No Impact.

7. GEOLOGY AND SOILS

Would the project:

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

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

Comment: The Maacacama fault traces are approximately 5 miles to the east and the Healdsburg fault traces several miles to the southeast. The project site is not located in or near a zone mapped in the Alquist-Priolo Earthquake Fault Zoning Map or in an area with other substantial evidence of a known fault based on published fault maps.

Significance Level: No Impact.

- ii. Strong seismic ground shaking?**

Comment: All areas of Sonoma County could be subject to strong ground shaking during earthquakes. The environmental baseline for the project site is a fully developed building complex with a main residence, garage, barn, Old Winery, historic train station, modular home, ancillary structures, parking area and septic system. The building construction proposed in the project will require building permits and be subject to current building code standards as they relate to seismic safety in order to restore and repurpose the three existing structures on the site. The proposed building improvements may decrease adverse effects, including risk of loss or injury or death from strong seismic ground shaking by the application of current building standards.

Significance Level: Less Than Significant Impact.

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

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

Significance Level: Less Than Significant Impact.

iv. Landslides?

Comment: The project parcel has a few landslides, mostly landslide surficial deposits, but no landslides have occurred in the relatively flat area of the parcel where the Seghesio Home Ranch complex is located. Otherwise the area is not prone to landslides per the California Landslides Inventory map at <https://www.conservation.ca.gov/cgs/maps-data>.

Significance Level: Less Than Significant Impact.

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

Comment: Currently, 70% of the 28.5-acre (primary) project site is devoted to vineyard. The developed portion of the property where the Seghesio Home Ranch complex is located is relatively flat so drainage occurs via infiltration and sheet drainage. Three of the existing buildings will be restored and repurposed. No new development or grading is proposed. In addition, the project once it is completed should not directly or indirectly cause potential substantial adverse effects due to erosion or loss of topsoil given the project landscaping.

Objective standards contained in the Sonoma County building and grading ordinances, as well as state and federal permits, ensure that erosion-related project impacts will be less than significant.

Significance Level: Less Than Significant Impact.

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

Comment: See discussion in subparagraph (a), above. The project parcel has a very low susceptibility to liquefaction per the Sonoma County Major Earthquake Fault Zones and Areas of Liquefaction map.

Significance Level: No Impact.

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

Comment: The proposed project is the restoring and repurposing of three existing building. No new development will occur on expansive soil.

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: Under the current proposal, the domestic wastewater disposal would be via an on-site septic tank with an offsite leach field. The primary and reserve leach fields are located on the adjacent parcel to the south, the septic parcel, located at 24407 Rich Ranch Road, Cloverdale. As stated previously, after recent percolation testing, the civil engineer was unable to find suitable ground for the installation of the septic system on the 28-acre tasting facility parcel. A pre-percolation site evaluation was conducted under SEV13-0496 on the 58-acre septic parcel and an estimated percolation rate was agreed upon which led to issuance of the Permit Sonoma Septic Construction Permit SEP19-0209. The applicant will be required to comply with current Sonoma County On-Site Wastewater Treatment System (OWTS) requirements and to obtain a permit for the construction and operation of the system.

Significance Level: No Impact.

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

feature?

Comment: The current site is fully developed with the Seghesio Home Ranch complex and vineyards. Any features that could have been present on the surface have been removed or covered. The proposed changes will not require any surface grading in the Seghesio Home Ranch complex area and will not further disturb natural soils below areas already disturbed. The proposed leach field on the adjacent parcel is located where vineyards currently exist so that area is also already disturbed.

Significance Level: Less Than Significant Impact.

8. GREENHOUSE GAS EMISSIONS:

Would the project:

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

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

GHGs that contribute to climate regulation are a different type of pollutant effect than criteria or hazardous air pollutants because climate regulation is global in scale, both in terms of causes and effects. The 1997 United Nations' Kyoto Protocol international treaty set targets for reductions in emissions of four specific GHGs – carbon dioxide, methane, nitrous oxide, and sulfur hexafluoride – and two groups of gases – hydrofluorocarbons and perfluorocarbons. These are the primary GHGs emitted into the atmosphere by human activities. Although the U.S. was not a signatory of the Kyoto Protocol, the Protocol established the primary GHGs emitted into the atmosphere are and set the basis for future emissions estimation and monitoring methodologies.

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

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

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

The BAAQMD have developed guidelines for GHG emissions from various categories of sources. The County concurs that these guidelines are supported by substantial evidence for the reasons stated by BAAQMD staff. For projects other than stationary sources the GHG significance threshold is 1,100 MTCO₂e or 4.6 metric tons of CO₂e per service population (residents and employees) per year. BAAQMD's staff's analysis is found in the document titled *California Environmental Quality Act Air Quality Guidelines May 2017* which is a publicly available document that can be obtained from the BAAQMD website or from the County.²

A Greenhouse Gas Emissions Analysis, dated March 27, 2019, (updated to include air pollutants, April 13 2020) was prepared for the project by Illingworth & Rodkin, Inc. and is attached. The primary source of GHG emissions associated with the project would be from the traffic. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. The analysis evaluates the greenhouse gas emissions of the proposed project, resulting primarily from vehicle traffic. The traffic information used in the analysis is based on the W-Trans traffic study prepared for this project.

The California Emissions Estimator Model, Version 2016.3.2 (CalEEMod) was used to estimate construction and operational emissions in the form of CO₂e. CalEEMod is a computer model developed to estimate air pollutant and GHG emissions from land use development projects and is recommended by BAAQMD. Neither the County of Sonoma nor the BAAQMD have quantified thresholds for construction activities. Construction of the project would emit 62 metric tons of CO₂e, which would be below the lowest threshold adopted by BAAQMD and could be considered less-than-significant.

Table 2 (from section 3.b above and repeated here) summarizes annual operational GHG emissions due to implementation of the project. Forecasted project trip generation rates provided by W-Trans were applied to separate model runs. The weekday rate adjusted by multiplying the ratio of the CalEEMod default rates for Saturday and Sunday trips were assumed to be the Saturday and Sunday trip rates. The default trip lengths and traffic mix for Sonoma County in CalEEMod were also used. Mobile emissions from planned special events were calculated in a separate model run. They were based on a scenario involving six 200-person and twelve 100-person events annually. CalEEMod defaults for energy use were used, which include the 2016 Title 24 Building Standards. Default model assumptions for emissions associated with solid waste generation use were applied to the project. Water/wastewater use were changed to 100% aerobic conditions to represent wastewater treatment plant conditions.

Table 2. Annual Operational GHG Emissions in Metric Tons of CO₂e

Source	Methodology	Project Emissions
Area	Based on CalEEMod default	<1
Energy Consumption	Based on CalEEMod default, adjusted to PG&E verified rate for electricity	2
Mobile	Includes daily traffic generation	45
Mobile	6 Annual Special Events (200 people)	4.1
Mobile	12 Annual Special Events (100 people)	4.1
Solid Waste	Based on CalEEMod default	1
Water	Based on CalEEMod default	<1
Project Total		57

As shown in Table 2, the proposed project would have direct and indirect emissions that are below the GHG operational threshold recommended by BAAQMD (1,100 metric tons of CO₂e per year)

² California Environmental Quality Act, Air Quality Guidelines, Bay Area Air Quality Management District, May 2017, http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-

for new project. Therefore, the GHG emissions from this project would not significantly contribute to a cumulative impact on global climate change.

Significance Level: Less Than Significant Impact.

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

Comment: The County's adopted goals and policies include GP Policy OSRC-14.4 to reduce greenhouse gas emissions 25% below 1990 levels by 2015. Sonoma County emissions in 2015 were 9% below 1990 levels, while the countywide population grew 4%. In May 2018, the Board of Supervisors adopted a Resolution of Intent to Reduce Greenhouse Gas Emissions that included adoption of the Regional Climate Protection Agency's goal to further reduce greenhouse gas emissions by 40% below 1990 levels by 2030 and by 80% below 1990 levels by 2050. The Resolution of Intent included specific measures that can further reduce greenhouse gas emissions.

All new development is required to evaluate all reasonably feasible measures to reduce greenhouse gas emissions and enhance carbon sequestration. The following greenhouse gas emission reduction measures were incorporated into the project by the applicant and are included as a condition of approval:

- The project is an adaptive reuse project utilizing existing building shells and structures reducing the emissions of greenhouse gases.
- The renovation of the existing buildings will provide energy efficient insulation and building assemblies reducing the energy consumption of the site.
- Construction waste will be minimized through the implementation of a construction waste recycling plan.
- Secure bicycle parking will be provided on site.
- Lockers for employee changing will be provided
- Hiring from local employee workforce
- Construction by local contractors and subcontractors
- Future implementation of solar panels
- All new HVAC equipment to use zero Chlorofluorocarbons (CFC)
- All new HVAC equipment to use zero Halons.

Significance Level: Less Than Significant Impact

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

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

Comment: The project uses do not involve the routine transport, use, or disposal of hazardous materials.

Significance Level: No Impact.

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

Comment: The project uses do not involve the routine transport, use, or disposal of hazardous materials and are not expected to otherwise create a significant hazard to the public or the environment through

reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

Significance Level: No Impact.

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

Comment: The project uses do not involve the routine transport, use, or disposal of hazardous materials.

Significance Level: No Impact.

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

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

Significance Level: No Impact.

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

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

Significance Level: No Impact.

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

Comment: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Significance Level: No Impact.

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

Comment: The project parcel is located away from the mountains to the east and west. It is embedded in an agricultural matrix of vineyards near Highway 101. The project is located in a Moderate Fire Hazard Severity Zone on the General Plan Wildland Fire Hazard Areas map. During a wind-driven ember event from a wildfire in the mountains to the east or west, it is possible that embers could fall onto the project parcel, potentially igniting vegetation or structures that are not properly maintained or fire-hardened. However, nothing inherent in the project creates additional or new significant risk of loss, injury or death from wildland fires. Restoration of the three project structures in accordance with current building standards should decrease the risk to structures on the project parcel.

Significance Level: Less Than Significant Impact.

10. HYDROLOGY AND WATER QUALITY:

Would the project:

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

Comment: The project is located in the watershed of the unnamed stream that traverses the project parcel and is a tributary of the Russian River. The Seghesio Home Ranch complex is fully developed with built structures. Stormwater from the relatively flat complex area infiltrates or sheet flows south towards the unnamed stream and east towards Highway 101. There are presently no low impact development water quality or volume retention features on the parcel. No new grading or drainage structures are proposed. The proposed landscaping and the gravel rock on the area between the main residence and garage on one side and the Old Winery on the other side (Figure 7) will provide treatment of the stormwater before it infiltrates into the ground or discharges into the unnamed stream. There are no paved surfaces in the Seghesio Home Ranch complex with exception of the existing pathways. The majority of the surfaces, other than the limited number of building rooftops, are permeable. .

Significance Level: Less Than Significant Impact.

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

Comment: The project site is not located in a priority basin for sustainable groundwater management. The project will result in an incremental increase in ground water use from the off-site private well. However, that well is located in a Class 1 Groundwater Area. The majority of the project site has permeable surfaces.

Significance Level: Less Than Significant Impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which

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

Comment: There will be no new buildings constructed, no increase in impervious surfaces, and the existing drainage pattern will not be altered (Figure 7). In addition, the project will be required to comply with local, state, and federal standards for erosion and sediment control during active construction to restore and repurpose the three buildings plus install the new landscaping which will avoid or limit the chances of substantial erosion or siltation on- or off-site.

Significance Level: Less Than Significant Impact.

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

Comment: As discussed in subparagraph (a) above, the project will not increase the rate and amount of surface runoff on- or off-site.

Significance Level: No Impact.

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

Comment: As discussed in subparagraph (a) above, the project will not create or contribute additional runoff water. No drainage structures are proposed.

Significance Level: No Impact.

iv. impede or redirect flood flows?

Comment: No new buildings will be constructed that could impede or redirect flood flows.

Significance Level: No Impact.

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

Comment: Not applicable.

Significance Level: No Impact.

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

Comment: The project is not located in a priority basin for the Sustainable Groundwater Management Act.

Significance Level: No Impact.

11. LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

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

Significance Level: No Impact.

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

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

Significance Level: No Impact.

12. MINERAL RESOURCES:

Would the project:

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

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

Significance Level: No Impact.

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

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

Significance Level: No Impact.

13. NOISE:

Would the project:

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

Comment: The project activity area is 1200 feet or more from the property lines of sensitive receptors. Noise would be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c). Per conditions of approval, amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan. Agricultural promotional events that include outdoor music would be background music not exceeding the level of ordinary conversations. If noise complaints are received from nearby residents, and they appear to be valid complaints in Permit Sonoma's opinion, the applicant would be required to conduct a Noise Study to determine if the current operations meet noise standards and identify any noise mitigation measures, if necessary. Temporary increases in ambient noise during project construction would not be significant.

Significance Level: Less Than Significant Impact.

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

Comment: Since the project involves the restoring of three existing buildings, construction methods or equipment that could cause excessive ground borne vibration or noise would not be needed and any ground vibration or noise would not be expected to occur.

Significance Level: Less Than Significant Impact.

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

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

Significance Level: No Impact.

14. POPULATION AND HOUSING:

Would the project:

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

Comment: The project does not propose new homes or other uses that would induce substantial population growth. All guests visiting the Seghesio Home Ranch tasting room would be temporary.

Significance Level: Less Than Significant Impact.

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

Comment: The project will not displace substantial numbers of existing people or housing.

Significance Level: No Impact.

15. PUBLIC SERVICES:

Would the project:

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

Comment: Use of the three restored and repurposed buildings will expand into evening hours from 5:00 pm to 10:00 pm. It is not expected that this will result in the need for new or physically altered governmental facilities in order to provide services to the project parcel.

Significance Level: Less Than Significant Impact.

16. RECREATION:

Would the project:

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

Comment: It is possible that tasting room customers might also use existing parks but it is unlikely that the project would result in a significant increase in park use causing the substantial deterioration of park facilities.

Significance Level: Less Than Significant Impact.

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

Comment: The project does not include recreational facilities or require the construction or expansion of recreational facilities.

Significance Level: No Impact.

17. TRANSPORTATION

Would the project:

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

Comment: The traffic study conducted by W-Trans concluded with the addition of both tasting room and promotional event-related traffic to existing volumes, intersections would continue to operate acceptably overall; there is adequate emergency access; adequate sight distance in both directions from the existing driveway; and a left-turn lane at the project driveway is not warranted under any of the scenarios evaluated. Therefore no improvements related to traffic are proposed. The traffic study made the following recommendation that has been incorporated into the project as a condition of approval: "To maintain adequate sight lines at the project driveway, any landscaping at and near the driveway should be low-lying or tree canopies should be more than seven feet above the roadway. Any monuments or signage near the driveway should be placed so as not to obstruct sight lines." The proposed site plan would accommodate the expected parking demand (Figures 7 and 8). Therefore, the proposed project would not conflict with any programs, plans, ordinances, or policies for the transportation circulation system.

Significance Level: Less Than Significant Impact.

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

Comment: Since the project is not a multi-family dwelling or office project, the potential traffic impacts were analyzed using current Level of Service (LOS) methodology. Tasting room projects were not required to use vehicle miles traveled (VMT) until July 1, 2020.

Per the Office of Planning and Research's (OPR's) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, under Screening Threshold for Small Projects, it states: "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

The W-Trans traffic study (May 14, 2019) found that the proposed project is expected to generate an average of 44 trips per average weekday, including 7 weekday p.m. peak hour trips and 35 weekend peak hour trips. The anticipated trip generation for the largest expected visitation of 200 people during the peak hour for an industry-wide event is 80 trips. Therefore, since the project is expected to generate fewer than 110 trips per day, the evaluation of transportation impacts for this project as less-than-significant does not conflict or is not inconsistent with CEQA Guidelines.

Significance Level: Less Than Significant Impact.

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

Comment: As discussed in subparagraph (a) above, a condition of approval will ensure that the proposed project would not increase hazards due to design features or incompatible uses.

Significance Level: Less Than Significant Impact.

d) Result in inadequate emergency access?

Comment: The traffic study concluded that no improvements related to traffic are required. The proposed site plan would accommodate the expected parking demand. Emergency access and site distances are adequate. Therefore, the proposed project would not result in inadequate emergency access.

Significance Level: No Impact.

f) Result in inadequate parking capacity?

Comment: The traffic study concluded that the proposed site plan would accommodate the expected parking demand (**Figures 7 and 8**). Therefore, the proposed project would have adequate parking capacity.

Significance Level: No Impact.

18. TRIBAL CULTURAL RESOURCES:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5030.1(k), or ii) A resource determined by the lead agency. In its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Comment: All applicable tribes consulted regarding the project declined to request further consultation and did not provide information that the project site has tribal cultural resources.

Significance Level: No Impact.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

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

Comment: The project will require the construction of a new domestic wastewater treatment system, however, this facility will not result in a significant environmental impact. The sewer pipe will be installed in a trench within the existing driveway from the primary mound septic system to the unnamed seasonal stream where it will cross over the unnamed seasonal stream on top of the existing culvert where the existing driveway crosses and then continue across the open area between the buildings and connect to the back side of the existing Victorian Homestead.

Significance Level: Less Than Significant Impact.

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

Comment: The estimated water use by the tasting room (visitors, employees, caterers, landscaping) will account for 120,700 gallons or .4 acre-feet per year (Water Use Summary Report, Munselle, May 8, 2019). The private well that would supply water to the project is located within a Class 1 Groundwater Area, is not located in a priority groundwater basin, and a site specific hydrogeologic study is not required. There is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years.

Significance Level: Less Than Significant Impact.

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

Comment: Not applicable.

Significance Level: No Impact.

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

Comment: The project will not generate excess solid waste.

Significance Level: No Impact.

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

Comment: A condition of approval requires that all garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day. The project will comply with applicable solid waste management and reduction requirements.

Significance Level: No Impact.

20. WILDFIRE

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

Comment: The project parcel is located away from the mountains to the east and the west and is embedded in an agricultural matrix of vineyards near Highway 101. The project is located in a Moderate

Fire Hazard Severity Zone on the General Plan Wildland Fire Hazard Areas map. During a wind-driven ember event from a wildfire in the mountains, it is possible that embers could fall onto the project parcel, potentially igniting vegetation or structures that are not properly maintained or fire-hardened. There is nothing inherent in the project that creates additional or new significant risk of loss, injury or death from wildland fires. Restoration of the three existing project structures in accordance with current building standards should decrease the risk to structures on the project parcel. The building complex on the tasting room site will be maintained in compliance with the County Fire Safe Standards for buildings, hazardous materials, emergency access, water supply and vegetation management. The vineyards will be irrigated throughout the summer and fall.

Significance Level: Less Than Significant Impact.

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Comment: See discussion in Section 4, Biology, above.

Significance Level: No Impact.

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

Comment: For all of the reasons discussed Sections 1, 2, 3, 4, 5, 7, 8, 10, 13, 15, 17 and 19, it is not expected that this project will have impacts that are individually limited but cumulatively considerable.

Significance Level: No Impact.

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

Comment: For all of the reasons discussed in Sections 1, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 20, it is not expected that this project will cause substantial adverse effects on human beings.

Significance Level: No Impact.

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Technical Reports (Attached)

- Attach. 1: APD Preservation LLC, Historic Resource Evaluation, Seghesio Home Ranch, September 2019
- Attach. 2: W-Trans, Traffic Study for the Seghesio Home Ranch Project, May 14, 2019
- Attach. 3: Illingworth and Rodkin, Inc. Seghesio Home Ranch and Winery, Sonoma County, CA – Greenhouse Gas Emissions Analysis, March 27, 2019, Updated to include Air Pollutant Emissions – April 13 2020
- Attach 4: Munselle Civil Engineering, Water Use Summary Report for Seghesio Home Ranch, May 8, 2019