NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: Henry Cornell Winery

Project Applicant: Guy Davis, representing Cornell Farms, LLC

The Sonoma County Permit and Resource Management Department has received an application from Guy Davis, representing Cornell Farms, LLC for the proposed Henry Cornell Winery. Sonoma County will be the lead agency and will prepare an Environmental Impact Report (EIR) for the above project. We are asking for your views regarding the scope of environmental issues that should be addressed in the EIR.

The Project Description is contained in the attached materials for your consideration. If you wish to comment on the environmental issues that should be addressed in the EIR, please send written comments to David Hardy at the address on the letterhead.

If you are a responsible agency, we need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the County when considering your permit or other approval for the project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Date: February 27, 2012

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Supervising Planner
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Attachments: Project Description

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375
PROJECT DESCRIPTION
for the
HENRY CORNELL WINERY PROJECT

Project Location
The project site is located at 100, 245, 420, 500 and 560 Wappo Road in eastern Sonoma County [Assessor’s Parcel Numbers (APNs) 028-250-007, 028-260-041, 028-260-047, 028-260-023 and 028-260-025] approximately 1½ miles west of the Sonoma-Napa County line (see Figure 1). The property is owned by Cornell Farms, LLC (Cornell Farms). Including the five project site parcels, Cornell Farms owns a total of seven contiguous legal parcels in the vicinity.

Site Description
245 Wappo Road (APN 028-260-041). The majority of proposed winery development would be located in the southeast portion of this 40-acre parcel. The site of the winery is located on an undeveloped knoll east of and adjacent to Wappo Road. Wappo Road provides primary vehicular access to the site from St. Helena Road, and is private within the Cornell Farms property. Other existing site improvements elsewhere on this parcel include a residence, small vineyard, leach field and a water well.

560 Wappo Road (APN 028-260-025). This 7.2-acre parcel is among the northernmost parcels of the Cornell holdings. The parcel is largely undeveloped except for the access road. The winery’s proposed leachfield would be located within a stand of Douglas fir and oak trees on this property.

420 and 500 Wappo Road (APNs 028-260-047 and 028-260-025). A proposed domestic wastewater pipeline would be installed in Wappo Road on these parcels between the proposed winery and leachfield. The 420 Wappo Road property (94.5 acres) contains much of the Cornell Farms vineyards, as well as several homes, water wells and septic system. The 500 Wappo Road property (6.5 acres) is largely undeveloped, with the exception of the access road and several above-ground water storage tanks.

100 Wappo Road (APN 028-250-007). This 15-acre parcel is the southernmost parcel of the Cornell holdings. A number of proposed improvements to Wappo Road would occur on this property as part of the project. This property contains a residence, spring-fed pond, water well and septic system.

Proposed Project Characteristics
The proposed winery is presented in Figure 2. The proposed winery would have a maximum annual production capacity of 10,000 cases. The project would include new building development; a wine cave; access and parking improvements; various project-related infrastructure improvements for stormwater management, including rainwater harvesting and storage, wastewater treatment, conveyance and disposal; and landscaping improvements. Existing vineyards on the Cornell Farms property at 420 Wappo Road would provide majority of the grapes for the wine to be produced at the winery. The vineyard and its maintenance and operation are not part of the project.
Figure 1

Project Location
Typical hours of operation of the winery would be weekdays, 8:00 a.m. to 5:00 p.m., with wine tasting by appointment only, and limited to a maximum of 15 guests at a time. No more than 10 special events would be allowed per year at the winery, with a maximum of ten guests per event, in addition to the private tasting events. All events would end by 10:00 p.m. The winery would require three full-time employees, with up to four additional employees during harvest season.

Winery Buildings and Cave
The winery would include construction of two single-story buildings just east of Wappo Road totaling 6,700 square feet (sf), including a winery production building and winery support building. The 3,500 sf winery production building would house fermentation tanks and crush facilities. The 3,200 sf winery support building would include the winemaker’s office, laboratory, mechanical equipment, and space for bottling and case good storage. These two buildings would be located on either side of a concrete delivery apron that would be used for receiving fruit, and provide one disabled parking space. The primary parking area would be located just west of Wappo Road, consisting of seven parking spaces surrounded by a driveway.

A 10,200 sf cave would be constructed within the knoll, with the cave portals proposed to be adjacent to the winery production building. The cave would be used for wine barrel storage, and would contain a wine tasting room. It is anticipated that approximately 15,400 cubic yards (cy) of cut and 1,400 cy of fill would be required to terrace the project site for the proposed buildings and tank pads, excavate the cave, and roadway grading. The proposed winery production building would be recessed into the hillside, necessitating a 20-foot high cut to be retained by the adjacent soil nail cave portal. Retaining walls are proposed on the southeast side of the winery buildings, along a portion of Wappo Road and parking area, and at the proposed tank sites. Excess earthwork would be moved off-site to a permitted disposal site.

Access and Parking
Vehicular access to the winery would be provided via Wappo Road. Wappo Road would be improved from St. Helena Road to the proposed winery parking area to comply with County fire safe standards (see also discussion of drainage improvements for Wappo Road, below). The primary parking area for the winery would be located just west of Wappo Road across, consisting of seven parking spaces surrounded by a driveway. The delivery apron located between the winery buildings would provide an additional parking space.

Water, Wastewater and Stormwater Improvements
Groundwater from an existing well on a ridge located northeast of the winery site (at 420 Wappo Road) would supply water for the winery production. The project also proposes to collect runoff water from project buildings during the rainy season, to be stored in two proposed on-site water storage tanks west of Wappo Road (total 140,000 gallon capacity), and used to establish native species landscape during the dry season. Once those plants are established, the rainwater would be used to irrigate the adjacent vineyard during the dry season, instead of drawing that amount of water from the existing well (which serves the vineyard and would serve the proposed winery). In addition, an area approximately 300 feet northeast of the proposed winery buildings would contain a water storage tank for potable water and fire protection, and an aerobic treatment system for winery process wastewater. The treated processed waste water would be stored in a water tank at this site for irrigation of the Cornell Farms vineyards. Pipes would be installed beneath Wappo Road to convey water and other liquid material to and from the storage tanks.
Domestic wastewater generated at the winery would be collected, clarified and treated, and then disposed at a new leach field proposed at the 560 Wappo Road property. Domestic wastewater would be conveyed from the treatment site to the leach field via an approximate 3,000 foot long pipe installed beneath Wappo Road.

Rain gardens and vegetated buffers would be installed along Wappo Road and other locations within the project site to collect and treat stormwater runoff (see Figure 3). In addition, crushed rock shoulders would be installed at locations along Wappo Road for stormwater energy dissipation.

**Landscaping**

The preliminary landscaping plan proposes a variety of new trees (e.g., firs, oaks madrones and maples), shrubs and groundcover (e.g., manzanita, ceanothus, and herbs) to be planted throughout the project site for aesthetics and erosion control, and offset effects to the existing trees that would be affected from the construction of the winery.

**Areas of Probable Impact**

The EIR will analyze the potential environmental impacts resulting from implementation of the proposed project, and identify potential mitigation measures, as appropriate, in the following areas:

- Aesthetics
- Agriculture Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation and Traffic; and
- Utilities and Service Systems.

Comments and suggestions regarding the scope of the analysis and alternatives are welcome.
Figure 3

Proposed Wappo Road Improvements