



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Board of Zoning Adjustments***

### ***Agenda***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

April 13, 2023  
Meeting No.: 23-06

#### **Roll Call**

Caitlin Cornwall, District 1  
Larry Reed, District 2  
Evan Wiig, District 3  
Eric Koenigshofer, District 5  
Shaun McCaffery, Chair, District 4

#### **Staff Members**

Scott Orr  
Hannah Spencer  
Tasha Levitt, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

#### **Disability Accommodation**

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-1935 or email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org) at least 72 hours in advance of the meeting to make arrangements.

#### **Materials**

Available digitally through the link in the Agenda and on the Board of Zoning Adjustments website. You can also email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org) or the project planner to request materials.

---

**1:00 PM** Call to order, Roll Call and Pledge of Allegiance.

#### **Correspondence**

#### **Planning Commission/Board of Supervisors Actions**

#### **Commissioner Announcements**

#### **Public Appearances for Non-Agenda Items**

**Items scheduled on the Agenda** in order to expedite the meeting, please fill out a speaker card located on the back table before speaking.

## Board of Zoning Adjustments Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/exW6r9bfGuY/>

**Item No.:** 1  
**Time:** 1:05 PM  
**File:** UPE16-0052  
**Applicant:** Steve Martin Associates Inc.  
**Owner:** Carneros Vintners Inc.  
**Cont. from:** Not Applicable  
**Staff:** Hannah Spencer  
**Env. Doc:** Mitigated Negative Declaration  
**Proposal:** Request for a modification to Use Permit PLP02-0085 to allow an increase in production from 250,000 cases of wine annually to up to 2.5 million cases through additional grape crushing and wine production as a bulk wine/custom crush service; the construction of an additional 22,000 square foot wine production building and associated parking and stormwater management improvements; an increase in full-time employees from 10 to 15, reduction in seasonal employees from 14 to 5 and an increase in daily business visitors from 3 to 4. The proposed modification would eliminate hospitality uses including public tastings and events previously approved under PLP02-0085. No changes to hours of operation are proposed.

### Recommended

**Action:** Staff recommends that the Board of Zoning Adjustments find the 2007 adopted Mitigated Negative Declaration (MND) prepared for the original winery project File No. PLP02-0085 remains valid for the use permit modification request and approve the use permit.

**Location:** 4202 Stage Gulch Rd., Petaluma

**APN:** 142-051-031

**District:** Second

**Zoning:** Land Extensive Agriculture (allowed density: 100 acres per dwelling unit) and combining zones for Accessory Unit Exclusion, Riparian Corridor with 50-foot setbacks, and Scenic Resources.

Action:

Appeal Deadline:

Resolution No.: 23-0\_

### Vote:

Commissioner Cornwall

Commissioner Reed

Commissioner Wiig

Commissioner Koenigshofer

Commissioner McCaffery

Ayes:

Noes:

Absent:

Abstain:

---

## Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

**File:** UPC17-0016  
**Project Name:** UPC17-0016 / Outdoor Cannabis Cultivation  
**Applicant:** Jay Ress, Property Owner and Managing Member of RR Ranch LLC.  
**Staff:** Haleigh Frye  
**Location:** 10201 Green Valley Road, Sebastopol  
**APN:** 104-050-013  
**Project Description:** Request for a five-year limited-term Conditional Use Permit to cultivate 43,560 square feet of outdoor cannabis, in addition to ancillary processing (limited to drying) in two (2) temporary trailers, and self-distribution located on a 51-acre parcel zoned Resource and Rural Development (RRD) at 10201 Green Valley Road, Sebastopol. Proposed hours of operation are 7:00 am to 6:00 pm seven days a week. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The project would hire a maximum of seven (7) employees including two (2) full time staff and five (5) part time seasonal staff. No public access or retail sales are permitted.  
**Last Day for Public Comment:** April 17, 2023

---

**Public Appearances for Non-Agenda Items:** Shortly after the hearing begins, the BZA invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the BZA commissioners.

**Public Appearances for Agenda Items:** Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

**Hearing Waiver Calendar:** The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

**Public Comments**

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The BZA invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

**Mail Public Comments:** Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

**Email Public Comments:** Email comments to: [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org). Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

**If you wish to speak** on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

**If you wish to comment on a hearing waiver item**, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

**Please Be Respectful** of others and the varying points of view. No clapping, booing, or speaking out of turn.

**Please Be Courteous** turn off cell phones and pagers while the meeting is in session.