



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

### ***Actions***

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

September 28, 2023  
Meeting No.: 23-08

#### **Roll Call**

Commissioner Cornwall, District 1  
Commissioner Gilardi, District 2  
Absent, District 3  
Commissioner Koenigshofer, District 5  
Commissioner McCaffery, Chair, District 4

#### **Staff Members**

Cecily Condon, PRMD Division Manager  
Jen Chard, Project Planner  
Tasha Levitt, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

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## **Board of Zoning Adjustments Regular Calendar**

- Item No.:** 1  
**Time:** 1:05 PM  
**File:** PLP20-0007  
**Applicant:** Tony Korman  
**Owner:** Jackson Family Investments III, LLC  
**Cont. from:** N/A  
**Staff:** Jen Chard  
**Env. Doc:** Mitigated Negative Declaration  
**Proposal:** Request for:
- 1) A Lot Line Adjustment between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047, -050) resulting in a 24.08+/- acre parcel and a 109.01+/- acre parcel;
  - 2) A Use Permit and Design Review for a new 4,530-square foot tasting room (Nunes Farm) with up to 20 events per year (16 agricultural promotional, 4 industry-wide) with a

maximum of 200 attendees on the resulting 24.08 +/- acre parcel; and

3) A Use Permit and Design Review for a new winery (Saralee's Vineyard) including a tasting room, a winery building used for production, storage, and administration with an annual production of 95,000 cases and up to 20 events (16 agricultural promotional, 4 industry-wide) per year with a maximum of 200 attendees, and marketing accommodations within an existing building on the resulting 109.01 +/- acre parcel.

**Recommended**

**Action:** Permit Sonoma recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a Lot Line Adjustment and two Use Permits with Design Review, subject to the attached Conditions of Approval.

**Location:** 3400 Slusser Road, Windsor

**APN:** 057-070-050, -047 and -049

**District:** Fourth

**Zoning:** Land Intensive Agriculture (LIA) Frozen Lot (B7) with combining districts for Accessory Unit Exclusion (Z), Biotic Habitat (BH), Floodplain (F2), Riparian Corridor with 50 ft and 100 ft setbacks (RC50/25, RC100/50), Scenic Corridor and Scenic Landscape Unit (SR), and Valley Oak Habitat (VOH)

**Action:** **Commissioner Koenigshofer** motioned to approve the project as recommended. Seconded by **Commissioner Cornwall** and approved with a 4-0-1 vote. **0h51m**

Appeal Deadline: 10 days

Resolution No.: 23-07

**Vote:**

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0