

# PAUL HOBBS

Proposed New Winery Facility  
**Crossbarn Winery**  
4930 Gravenstein Highway North  
Sebastopol, Sonoma County

## Proposal Statement/Project Description

The proposed Crossbarn Winery involves the development of a new winemaking facility on our 7.56 acre parcel located at 4930 Gravenstein Highway North in Sebastopol, California. The facility will be an owner-operated winery dedicated to the production of ultra-premium wines primarily of the Burgundy varietals. Although, an ultimate production of 20,000 cases of wine is requested, the wine production at this facility will begin small, at only 5,000 cases and grow to match the success of producing world class wines.

With the winery being located on an existing family ranch property, it is our desire to have a quiet operation and winemaking facility. We plan to be open for public tours, tasting and retail sales primarily for the marketing of our wines and the Russian River appellation. Special events such as weddings, concerts and festivals are not planned nor requested with this application. We plan on participating in County-wide wine related events such as Russian River Grower's Winter Wine Escape, Barrel Tasting and Grape-to-Glass weekend events.

The proposed winery will produce wines from 4.5+ acres of vineyard to be planted onsite and from local vineyards in Sonoma County. The vineyards are being developed in a manner to produce the highest of quality fruit with an emphasis on sustainable farming and stewardship of the land; in turn, preserving and supporting local agriculture and local business.

The winery development is planned to be in three phases. First will be the total renovation and remodel of the existing farmhouse. The plans for this building call to preserve as much of the historic material as possible including the exterior siding, windows, doors and trim. Any historic material to be removed for the remodel will be re-used in other parts of the farmhouse. All existing facilities will be renovated including the heating, plumbing and electrical, and new accessible toilet rooms will be built. It is located 250'± from the road and 360'± from the closest neighbor.

Additionally a 2000± SF winery building that reflects a traditional barn structure and is in concert with the surrounding agricultural area will be built. The winery design and layout has been driven by the function and the criteria for gentle handling of fruit and gentle wine processing. It will include an exterior covered grape receiving/crushing area with fermentation, barrel storage, casegoods/bottling, equipment storage, production offices, restrooms, shop and lab within the building structure. The winery/ tasting room building will be nestled in amongst a new vineyard and partially screened from view of Gravenstein Highway. It will be located approx. 600'± from the closest neighbor and 230'± from the road.

Related winery infrastructure includes new chip seal paved parking areas and access road to the winery building, a subsurface leachfield system for sanitary wastewater and process wastewater treatment and disposal, storm water management improvements, fire protection and domestic water storage and associated grading and landscape improvements.

To support the proposed new winery facility, we anticipate maintaining a staff of 12 full-time employees with an increase to 24 full-time employees during the harvest season and bottling. Tasting room visitors are anticipated to be on the order of 5 for an average day and 15 for a peak weekend day. Business visitors are anticipated to be on the order of 2 for either an average or peak day. Operating hours shall be 7 AM to 6PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.

It is our intention to create a quiet exclusive winery facility that produces world class wines from Russian River Valley and Sonoma County and in turn support the local agriculture and economy. The facility is designed to have minimal impact to the land with use of sustainable materials and systems and an architectural style that blends with the surroundings and existing structures in the area.

## **SMA**

130 South Main Street, Suite 202  
Sebastopol, CA 95472

707-824-9730  
707-824-9707 (fax)

### **CROSSBARN WINERY Sebastopol, CA**

#### **PROPOSED NEW WINERY FACILITY**

##### **PRELIMINARY ENGINEERING AND PLANNING DATA**

In order to verify the suitability of the site for the proposed winery, an initial investigation of various relevant aspects of the existing property were performed. The following items were, or are in the process of being evaluated:

#### **A. Sonoma County Planning Department**

Preliminary discussions were held with Sigrid Swedenborg of Sonoma County PRMD to determine existing zoning and General Plan requirements and conformity for the proposed winery development project. Related potential project impacts and the suitability of the site for the winery were reviewed.

#### **B. Property Information**

1. Zoning –The parcel is zoned Diverse Agriculture DA B6 10. Gravenstein Highway North fronts the property and the parcel is within the Scenic Reserve area. The Sonoma County Zoning Ordinance includes wineries as a permitted use upon grant of a Use Permit.
2. The following documents were obtained and reviewed for restrictions and conflicts:
  - a. Assessor's Parcel Map. A.P.N. 084-130-009
  - b. Preliminary Title ReportNo conflicts with the General Plan were noted. The proposed project is in Supervisorial District 5.
3. Topographic Mapping – Field surveying and topographic mapping of the subject parcel was performed in March 2007 by Erikson Engineering of Valley Ford, California. The resulting information is used on the attached Overall Site Plan, Site Plans and Preliminary Grading & Drainage Plan. This topographic mapping will also be utilized for engineering design purposes, with supplemental fieldwork as necessary.

#### **C. Environmental Information and related Engineering Data**

1. **Aesthetics (Visual)** – The existing farmhouse is slated for complete restoration including all new plumbing, heating and electrical systems, and will remain a residence for the current time. However, in the future it will be transformed into a Tasting Room with Administrative Offices for the winery. A new parking lot near the farmhouse will be screened from the road by existing trees and a new vineyard. The existing driveway will be improved, per the county standards, for greater access.

New winery/ tasting room buildings that reflect a traditional barn structure continue the agrarian architectural theme of the area. They will be located approximately 200' from the centerline of the road and 23' from the renovated farmhouse and construction of the buildings will be phased along with production. The existing grade will be slightly lowered around the future winery area thereby providing a visual reduction in the winery buildings from the road and allowing the views from the residence to remain. Not only will the winery

buildings be partially shielded by topography, the existing trees and shrubs will also screen the buildings from Gravenstein Highway. The new winery buildings will also be subject to approval of an Administrative Design Review.

All buildings will minimize glare from windows and all exterior lighting will be shielded and directed downward.

## 2. Agricultural Resources

### E AGRICULTURAL RESOURCES ELEMENT

#### 2.0 GOALS AND POLICIES RELATED TO AGRICULTURE

##### 2.1 ASSIST IN THE MARKETING AND PROMOTING OF SONOMA COUNTY'S AGRICULTURAL PRODUCTS

Successful promotion and marketing of agricultural products grown in Sonoma County can both enhance the County's image and reduce economic pressure on farmers and ranches to subdivide or convert the land to nonagricultural uses.

This element shall establish policies that will assist in promoting and marketing agricultural products grown or processed in Sonoma County.

Goal AR-1: Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County.

Objective AR-1.2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use.

##### 2.5 REGULATE THE LOCATION AND INTENSITY OF AGRICULTURE RELATED COMMERCIAL AND INDUSTRIAL USES IN AGRICULTURAL AREAS

Objective AR-5.1: Facilitate County agricultural production by allowing agricultural processing facilities and uses in all agricultural land-use categories.

Policy AR-5e: Local concentrations of any commercial or industrial uses, 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 shall be avoided.

Policy AR-5f: Permit storage facilities for agricultural products either grown or processed on the site. Size the facilities according to the processing operation.

##### 2.6 REGULATE THE LOCATION AND INTENSITY OF VISITOR SERVING COMMERCIAL USES WITHIN AGRICULTURAL AREAS

Goal AR-6: Allow new visitor-serving uses and facilities in some agricultural areas, but limit them in size and location. These uses must be beneficial to the agricultural industry and farm operators and compatible with long-term agricultural use of the land.

Policy AR-6d: Follow these guidelines for approval of visitor-serving uses in agricultural areas, such as wine tasting:

- 1) the use promotes and markets only agricultural products grown or processed in Sonoma County,

- 2) the use is compatible with existing agricultural production activities in the area, and
- 3) the use will not require the extension of sewer and water.

Policy AR-6g: Concentrations of visitor-serving uses in a local area, 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 for such uses.

3. **Air Quality** – Emissions from traffic accessing the winery site will be below the Bay Area Air Quality Management District Criteria (“BAAQMD”) and will not obstruct the implementation of the applicable air quality plan. The Winery Trip Generation, estimated by using the average daily trips (ADT) generated by the proposed project, is estimated at 66. For reference, the average daily trips generated by the creation of one new residential parcel are approximately 10 one-way trips per day. The BAAQMD CEQA guidelines do not recommend further analysis of vehicle emissions if the amount of new traffic generated would be less than 2,000 vehicles per day.

The hot water boiler will be propane fired and will approximately generate annual hot water volume equivalent to two 3 bedroom residences. Process wastewater and sanitary sewage from the facility will be screened, pre-treated, treated in septic/settling tanks and disposed of in subsurface drip dispersal systems. Consequently, odors associated with wastewater treatment will not be present.

Pomace will be spread and decomposed within the vineyard or hauled offsite.

**Biological Resources** – The Tasting and Winery buildings are approximately 1000 feet away from the nearest creek, Atascadero Creek. The creek should not be impacted by the winery development. The Open Space Element Map of Sonoma County General Plan (7-2-02) indicates that there are no riparian or critical habitat areas, including Biotic Resource Combining District on the proposed project parcel.

Minimal shrub and tree removal will occur with the winery development. Valley Oaks and Valley Oak woodlands will be protected in accordance with the provisions of the Section 5.1 of the General Plan Resource Conservation Element.



The Pitkin Marsh is located on an adjacent property; however there are no identified wetlands within the vicinity of the proposed project area.

The project is not located within an area subject to a local, regional, or state habitat conservation plan.

4. **Cultural Resources** (Archeology and Historic) – A record search of the files of the Northwest Information Center (NCIC file no. 05-409) at Sonoma State for the subject property was conducted by ARS Archaeological Resource Service. Summary of the record search and proposed recommendations are outlined in the letter dated January 29, 2008 prepared by ARS and included as “Attachment D”. The letter indicates that the area has “high archaeological sensitivity and is choice location for a prehistoric site.” However “no recorded cultural resources are within the current parcel.”

Additionally, the reports states that the existing farmhouse could possibly be considered a "significant historic resource" and that it should be evaluated by an architectural historian for possible inclusion of the California Register of Historical Resources. Since the procedure of listing a building is arduous, the owner will not be undertaking this at this time. However all work proposed for the house will be carried out using the Secretary of Interior Standards for the Rehabilitation of Historic Buildings so that the Owner may be able to list it in the future.

5. **Geology and Soils** – A site assessment and subsequent soils report was prepared by Bauer Associates of Sebastopol, CA in March, 2007. The report concludes that "the planned development is fasible from a geotechnical and engineering viewpoint". This complete geotechnical investigation and report will be later utilized for engineering design purposes.
6. **Hazards and Hazardous Materials** (Winery Chemicals) – Wine production operations typically involve the use or production of materials classified as "hazardous" in the California Health and Safety Code. These include nitrogen, carbon dioxide and sulfur dioxide gases. County Fire Department regulations require the establishment of a Hazardous Materials Business Plan (HMBP) that specifies the use, quantities, storage, transportation, disposal and upset conditions for hazardous materials in accordance with state and county regulations. An HMBP will be required to ensure no significant public exposure from the potential use of hazardous materials at the winery site because the winery will include chemical storage and fermentation areas.

There is no school proposed, or existing, within one-quarter mile of the site.

7. **Hydrology and Water Quality**

- a. *Water Supply* - Water for process and domestic uses and landscape irrigation will be groundwater-supplied by the existing new well on the property. Fire protection system water will be stored in a dedicated water tank. These systems will be sufficient to satisfy process, domestic landscape and irrigation and fire protection water requirements at the proposed level of production.
- b. *Goundwater* - The well site is within a "major groundwater basin" (1 classification), as defined by the Sonoma County General Plan Resource Conservation Map dated December 31, 1998 (Figure RC-2i). The project will not substantially deplete groundwater supplies or interfere with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.
- c. *Drainage* – The preliminary drainage concept of the proposed winery development is indicated on the Preliminary Grading & Drainage Plan. Drainage improvements to the site as well as erosion/sediment control measures will be supplemented during construction to handle any increases in storm runoff. Building setbacks from waterways are required as per the Sonoma County Water Agency Design Criteria. The winery site and access road are not subject to flooding during a 100-year occurrence.
- d. *Process Wastewater Management* – Process wastewater (PW) from the proposed facility will be collected in a plumbing system separate from the sanitary sewage (SS). Initial treatment will occur in via screening, septic/settling tanks and membrane filtration with final treatment and disposal via a subsurface drip dispersal system for

Phase I production and via above ground drip dispersal in the vineyard for Phase II production. The tested and proposed disposal area is indicated on the Overall Site Plan. Detailed background and preliminary design information on the process wastewater management system is provided in the Wastewater Feasibility Study by RAM Engineering (see Attachment D). The design will conform to the requirements of both Sonoma County PRMD – Well & Septic and the North Coast Regional Water Quality Control Board (RWQCB) and will be operated under permit with that agency.

- e. *Sanitary Sewage System* – Sanitary sewage (or domestic wastewaters) will be treated in septic tanks and membrane filtration with final treatment and disposal via a subsurface drip dispersal for SS. The tested and proposed leachfield area is indicated on the Overall Site Plan. Detailed background and preliminary design information on the process wastewater management system is provided in the Wastewater Feasibility Study by RAM Engineering (see Attachment D).

- 8. **Land Use and Planning** (General Plan) – The Sonoma County Planning Department published the new Sonoma County General Plan in March 1989. Relevant excerpts from this document include:

- E. LAND-USE ELEMENT

- 2.7 AGRICULTURAL LAND USE POLICY

- 2.7.1 Policy for Diverse Agricultural zones

Permitted Uses:

Agricultural Processing: Preparation of agricultural products that are not grown onsite, processing of agricultural products of a type grown or produced primarily onsite or in the local area, storage of agricultural products grown or processed onsite and bottling or canning of agricultural products grown or processed onsite subject at a minimum to the criteria of general plan Policies AR-5e and AR-5f.

Promotional Uses: Tasting rooms and other temporary seasonal or year-round sales and promotional products grown or processed in the county subject to the minimum criteria of general plan policies AR-6d and AR-6g.

Neighbors Crossbarn Winery will be contacting the neighboring property owners in the near future to attend an onsite meeting for the purpose of informing them of the proposed winery project.

- 9. **Noise** – Minimal noise is expected from the winery project. The primary noise source from the winery is during harvest. The proposed crush pad is located on the north side of the proposed winery to minimize noise reaching the neighbors. At total build-out, the crush pad will be contained on the north and south sides thereby minimizing the noise from both neighbors and the existing residence. The crush pad will be under a canopy aiding in attenuating potential noise impacts. Additional low-level noise would be generated from motors, refrigeration and process equipment and vehicles. The related mechanical equipment will be housed in an enclosed mechanical room. The period of highest noise impact will occur during "crush" (August – October).

The winery site is also well removed and sheltered from residences on surrounding properties by topography and trees. The nearest residence is approximately 420 feet north of the proposed winery building.

10. **Population and Housing** –Crossbarn Winery will relocate employees from their existing facility also in the City of Sebastopol and potentially create two to four seasonal jobs, thereby indirectly increasing seasonal population growth. The property currently has a historic farmhouse that will be renovated. The outbuildings were of poor quality and have been removed.
11. **Public Services (Fire District)** – Fire protection requirements such as access, water availability and water storage were reviewed. Fire sprinkler system requirements, building materials, etc. were also reviewed. The project will meet or exceed the Fire Standards in Ordinance No. 5370 or the ordinance in effect at the time of construction. The proposed winery and tasting building will have sprinkler systems, a dedicated fire protection water storage tank and fire pump. The fire protection system tank and pump house are shown on the Overall Site Plan.

The existing entrance at Gravenstein Highway North and the existing driveway are planned to be improved and are as shown on the Overall Site Plan. The new entrance will increase safety, sight distance and conform to Sonoma County Commercial Entrance standards. The existing driveway will be widened with a hammerhead installed meeting requirements of Sonoma County Fire Safe Standards.

12. **Recreation** – There are no proposed future parks at, or near, the proposed project. The proposed project will not have an adverse impact on existing recreation.
13. **Transportation/Traffic** – The projected traffic and related impacts from the winery are summarized in the Project Traffic Description and Summary by W-Trans of Santa Rosa dated September 20, 2007 (Attachment E). The summary concludes that “the Crossbarn Winery project is expected to have less-than-significant impacts on the operation of the study segment of Gravenstein Highway.” Furthermore, “a left hand turn lane is not warranted on Gravenstein Highway at the project access driveway” and that “the sight distance requirements would be met at the proposed project driveway.”

In addition, an analysis of the proposed traffic is included in the Winery Trip Generation form (WTG). The information within this form is based on the following:

Traffic would consist primarily of the following:

- a. *Employees* – Average employee numbers are projected at 12 during the non-harvest period and 24 during the harvest season. To be conservative, employee numbers utilized for the ultimate production analysis in the WTG were 24.
- b. *Grape Transport* – The grapes to be processed at the facility will be obtained onsite and from neighboring vineyards.
- c. *Bottle Delivery* – Minimal casegoods storage is provided onsite; therefore, most of the storage and distribution will be located at a separate warehousing facility. The

offsite warehousing facility allows for the coordination of casegoods shipments with glass deliveries for more efficient shipping and backhaul capabilities.

To reduce traffic, Crossbarn Winery will coordinate bottle shipments with casegood deliveries for more efficient shipping and bottle backhaul capabilities.

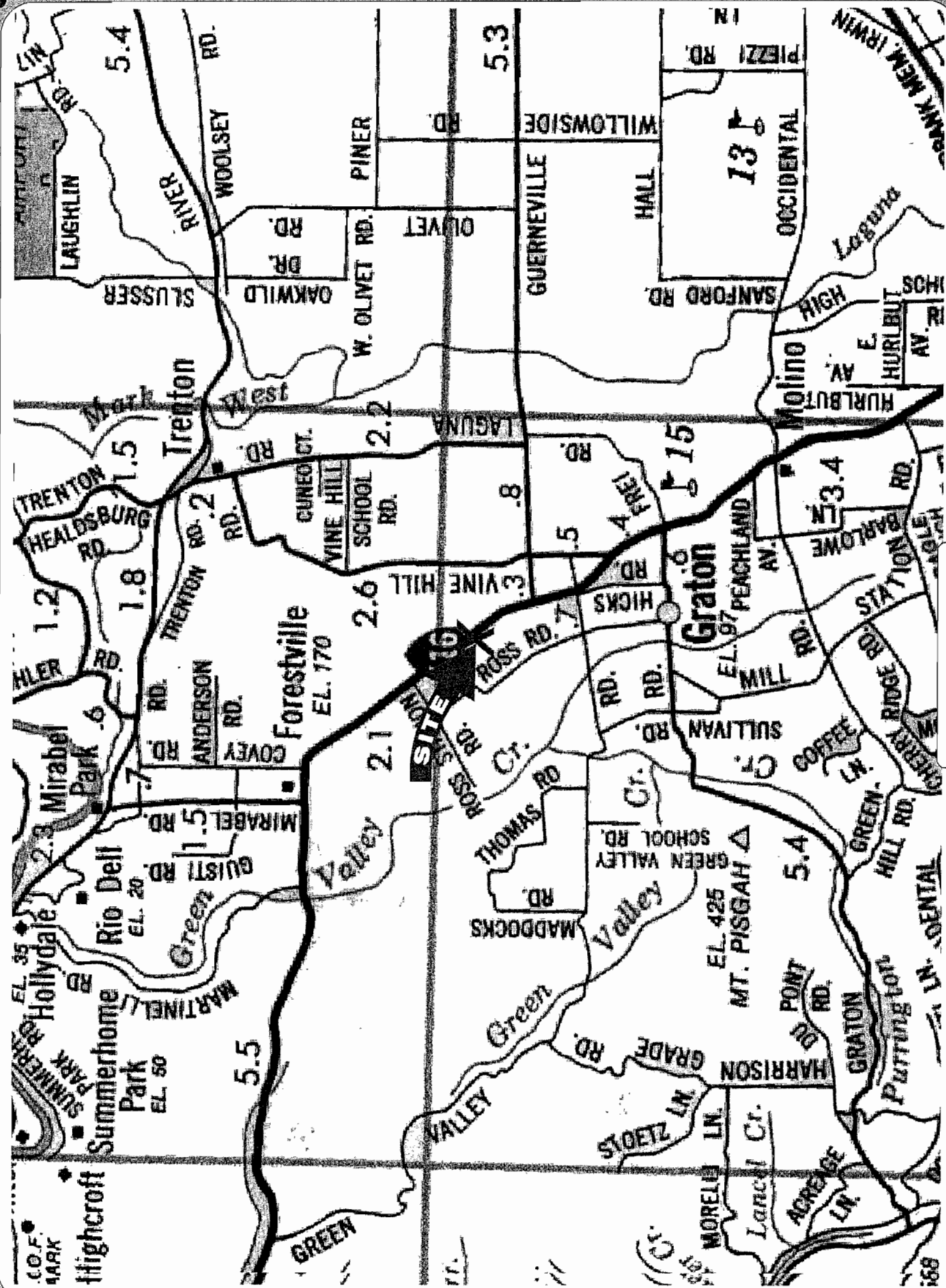
- d. *Barrel Delivery* – Because the winery would produce an ultra premium product, there will be a two-year barrel program. New barrels would be arriving following the crush for the new vintage year.
- e. *Miscellaneous Deliveries* – Deliveries of paper products, miscellaneous winery supplies, etc. are expected to be about three vehicles per week.
- f. *Finished Wine Transportation to Storage and Sales* – To reduce traffic, Crossbarn Winery will coordinate casegoods shipments with bottle deliveries for more efficient shipping and casegoods backhaul capabilities.
- g. *Visitors* – Public tours and tasting with retail sales are requested under this permit. Tasting room visitors are anticipated to number on the order of 5 per day on weekdays with a peak of 15 per day on weekends.
- h. *Business Visitors* – Business visitors (distributors, marketing personnel, special industry guests, etc.) are anticipated to number around eight to nine per month (2 on a peak day, maximum) on an invitation-only, prearranged basis. Marketing activities onsite would involve trade-related groups on the order of 15 people, three to four times per year.
- i. *Other Events* – Events onsite are planned to include up to 50 visitors and occur six times per year by invitation. The Crossbarn Winery will be participating in several public, countywide events annually. No additional traffic to public roads will be generated during the countywide wine events by the proposed winery.
- j. *Access* – As indicated on the Overall Site Plan, vehicle access to the winery will be from the improved driveway entrance off Gravenstein Highway. The existing driveway will be improved as described above.
- k. *Parking* - Eleven paved parking spaces will be provided, including one ADA parking space. Overflow parking for special and countywide events will be designated adjacent to the driveway and in the crush area.

**14. Utilities and Service Systems** – No new public services will be needed for this project.

- a. *Electrical* – Primary electrical power will be supplied from the existing service onsite along the east property line. New electrical to the winery and tasting building will be routed underground.
- b. *Gas* – Propane gas will be used at the facility and supplied by an onsite tank.
- c. *Sewage* – see Item 7d and & 7e above.

- d. *Solid Waste* – Pomace, seeds and stems will be either hauled offsite or spread in the vineyard as a soil conditioner and supplemental nutrient source and disked under on a routine basis. Approximately 4.5 +/- acres of onsite vineyard is available for this use. Normal winery trash, debris and rubbish will be removed by private haulers. Waste glass and cardboard from the winery will be recycled.

Vicinity Map



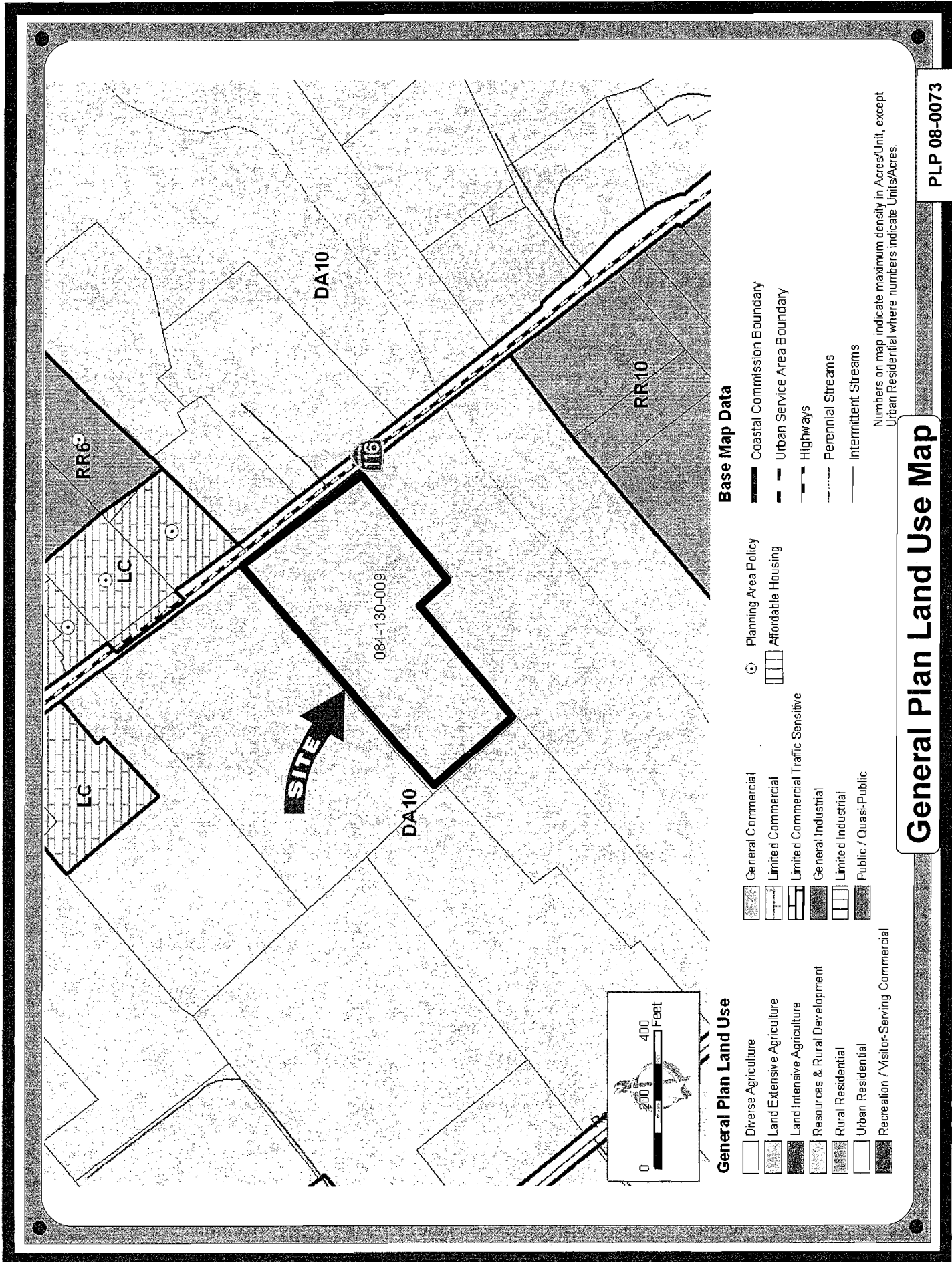
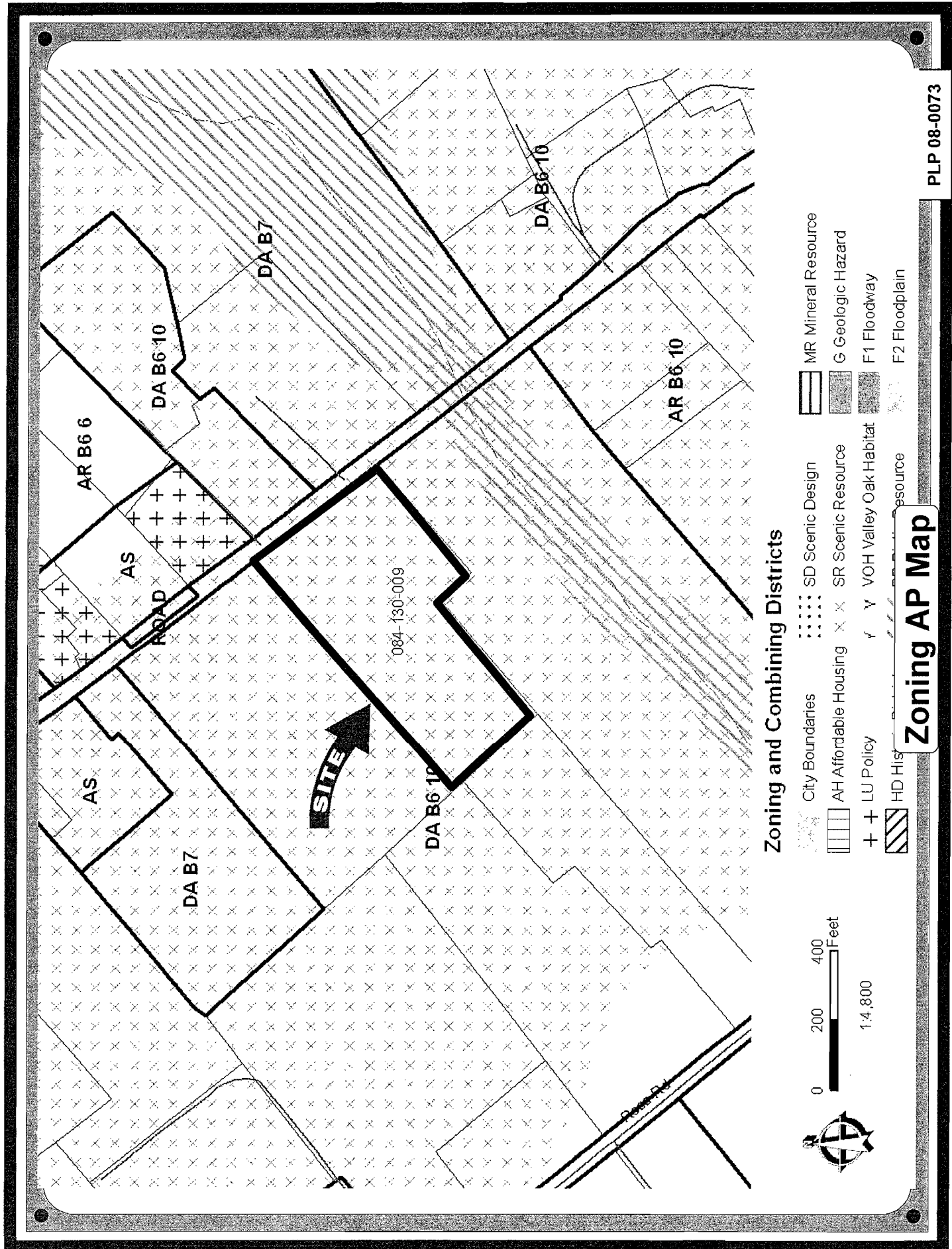
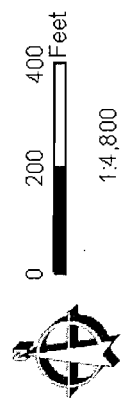


EXHIBIT D



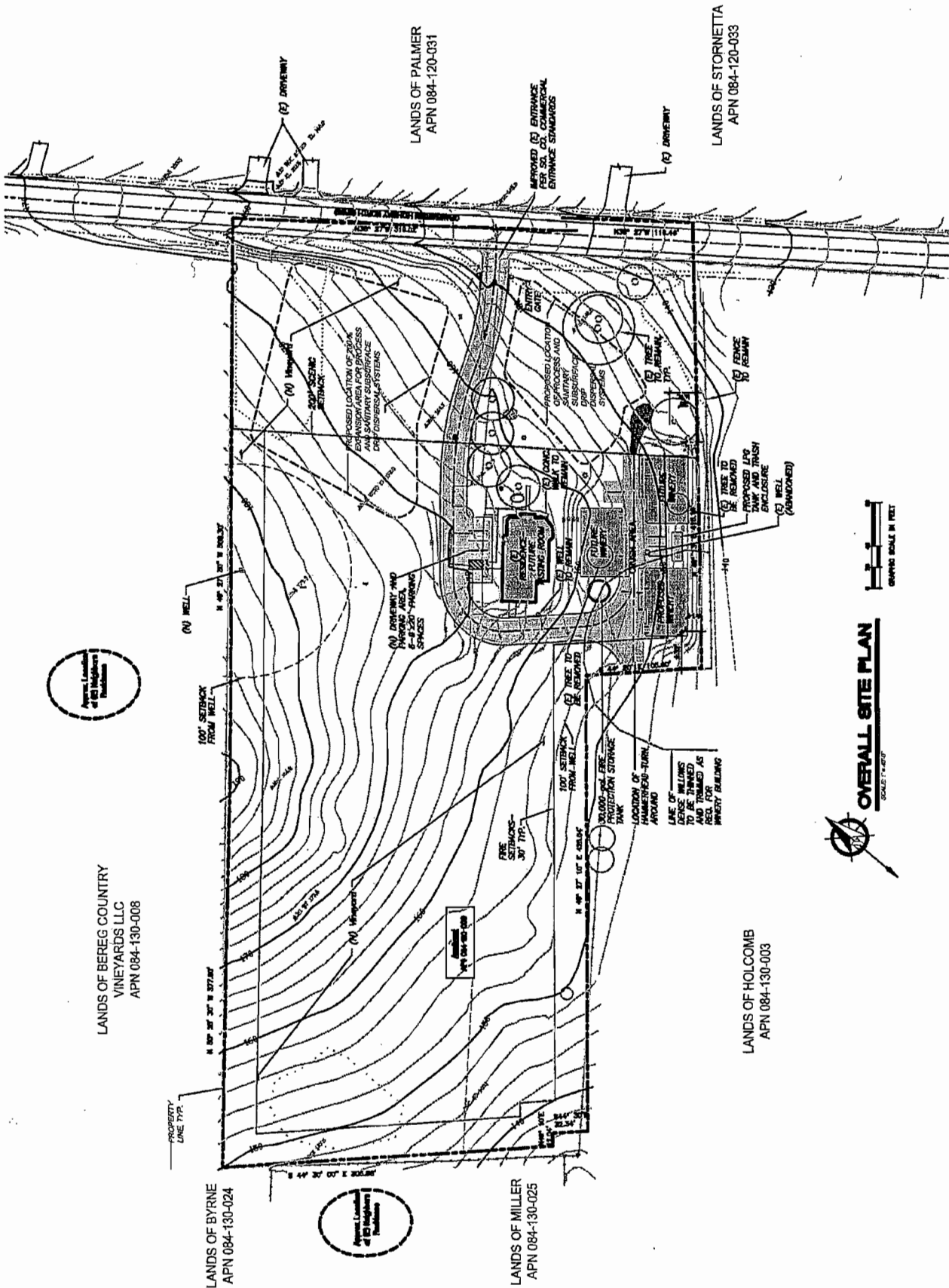
**Zoning and Combining Districts**

- City Boundaries
- SD Scenic Design
- MR Mineral Resource
- AH Affordable Housing
- LU Policy
- SR Scenic Resource
- VOH Valley Oak Habitat
- HD Historic Resource
- G Geologic Hazard
- F1 Floodway
- F2 Floodplain



**Zoning AP Map**

PLP 08-0073



LANDS OF BEREG COUNTRY  
VINEYARDS LLC  
APN 084-130-008

LANDS OF BYRME  
APN 084-130-024

LANDS OF MILLER  
APN 084-130-025

LANDS OF PALMER  
APN 084-120-031

LANDS OF STORNETTA  
APN 084-120-033

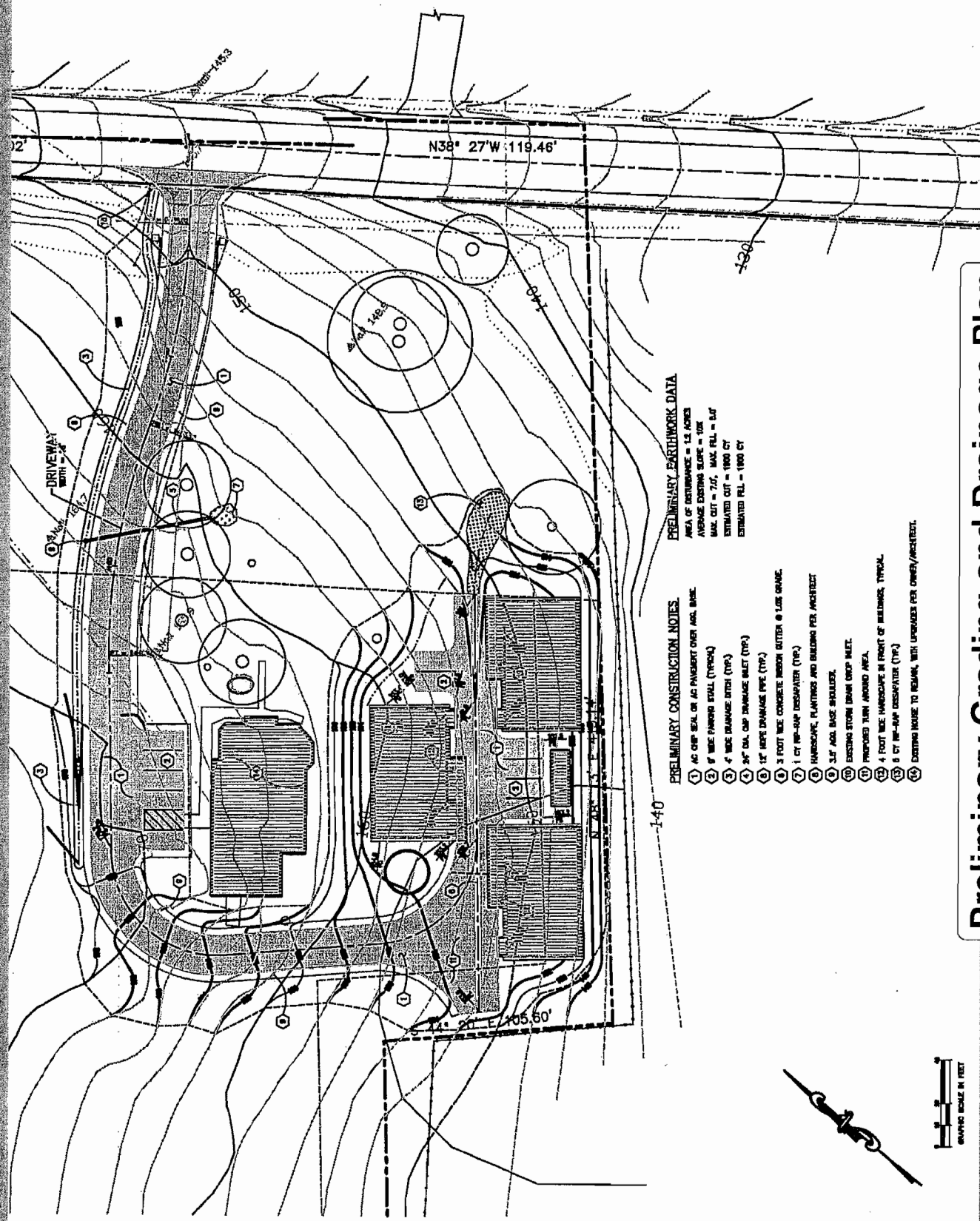
LANDS OF HOLCOMB  
APN 084-130-003



# Site Plan

PLP 08-0073

# Preliminary Grading and Drainage Plan



### PRELIMINARY EARTHWORK DATA

AREA OF DISTURBANCE = 1.6 ACRES  
 AVERAGE EXISTING SLOPE = 10%  
 MAX. CUT = 7.7', MAX. FILL = 5.0'  
 ESTIMATED CUT = 1900 CY  
 ESTIMATED FILL = 1900 CY

### PRELIMINARY CONSTRUCTION NOTES

- 1) 4" CURB SEAL OR AC PAVEMENT OVER AND BASE.
- 2) 8" WIDE FIBERGLASS SILL (TYPICAL)
- 3) 4" WIDE DRAINAGE DITCH (TYP)
- 4) 24" DIA. CURB DRAINAGE INLET (TYP)
- 5) 12" RAIN DRAINAGE PIPE (TYP)
- 6) 3 FOOT WIDE CONCRETE BARRICADE (TYP) @ 100' GRAD.
- 7) 1 CY W/ JUMP DISSEMINATOR (TYP)
- 8) HARDSCAPE, PLANTINGS AND BUILDING PER ARCHITECT
- 9) 3.0' AND BASE SHOULDER
- 10) EXISTING STORM DRAIN (NO. 12)
- 11) PROPOSED TURN AROUND AREA
- 12) 4 FOOT WIDE HARDSCAPE IN FRONT OF BUILDINGS, TYPICAL
- 13) 5 CY W/ JUMP DISSEMINATOR (TYP)
- 14) EXISTING HOUSE TO REMAIN, WITH UPDATES PER OWNER/ARCHITECT.

Resolution Number

County of Sonoma  
Santa Rosa, California

January 28, 2010  
PLP08-0073 Melinda Grosch

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,  
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A  
MITIGATED NEGATIVE DECLARATION AND GRANTING A  
USE PERMIT TO CROSSBARN WINERY FOR PROPERTY  
LOCATED AT 4930 HIGHWAY 116 NORTH, SEBASTOPOL;  
APN 084-130-009.

WHEREAS, the applicant, Crossbarn Winery c/o Paul Hobbs, filed a Use Permit application with the Sonoma County Permit and Resource Management Department for a new 2,000 square foot winery with a maximum annual production capacity of 20,000 cases located at 4930 Highway 116 North, Sebastopol; APN 084-130-009; Zoned DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource); Supervisorial District No 5; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on January 28, 2010, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The proposal is consistent with the zoning and General Plan designations of (DA) Diverse Agriculture and policies in the General Plan regarding uses of agricultural lands. The project as conditioned, is consistent with the Highway 116 Scenic Highway guidelines and the SR (Scenic Resources) zoning designation.
2. The existing Victorian era house is to be preserved, retaining the historic appearance of the structure and integrating elements of the historic period into the design of the new winery buildings will maintain the historic resource.
3. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
  - a. There are no traffic impacts resulting from this application as it does not cause an increase in congestion resulting in a drop in level of service and the driveway

intersection meets Caltrans' criteria for entry onto a state highway.

- b. Odors and noise generated by the project will not create an adverse impact on adjoining properties. The nearest residential uses are more than 500 feet from the winery and noise will dissipate to less than a significant level.
- c. Biotic resources will be protected through implementation of erosion and sediment control measures.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Negative Declaration reflects the independent judgment of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board's decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner \_\_\_\_\_, who moved its adoption, seconded by Commissioner \_\_\_\_\_, and adopted on roll call by the following vote:

Commissioner  
Commissioner  
Commissioner  
Commissioner  
Commissioner

Ayes:      Noes:      Absent:      Abstain:

WHEREUPON, the Chair declared the above and foregoing resolution duly adopted; and

SO ORDERED.

