



County of Sonoma

State of California

Date: August 18, 2020

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution of The Board of Supervisors of the County Of Sonoma, State Of California, Adopting A Mitigated Negative Declaration And Approving Use Permit PLP16-0050, as requested by Guadagni Family Wines, For A New Winery, Tasting Room And Agricultural Promotional Events Located At 2060 Yoakim Bridge Road, Healdsburg, APN 139-130-022; Supervisorial District No. 4.

Resolved, that the Board of Supervisors (“Board”) of the County of Sonoma (“County”) finds and determines as follows:

Section 1. Proposed Project and Procedural History

1.1 On October 7, 2016, the applicant, Guadagni Family Wines, filed a Use Permit and Design Review application with the Sonoma County Permit and Resource Management Department for a winery with annual production of 30,000 cases, and 16 agricultural promotional events and eight industry wide events on a 41.45 acre parcel located in the Land Intensive Agriculture (LIA) B6 20; Accessory Dwelling Unit Exclusion (Z); Floodway (F1); Riparian Corridor (RC) 50/50 and 100/50; Scenic Resources (SR) Valley Oak Habitat (VOH)) Zoning Districts. As amended during the review process, the project would be constructed in a single phase. The Tasting Room Facility would be 2,500 square feet and would include an office, accounting room, tasting room, conference room, and commercial kitchen, with a 2,000 square foot canopy. The Production Facility would be 6,000 square feet, with a 2,000-square foot covered crush pad and receiving area. The Winery Production Building and Tasting Room Facility would be 33 feet in height. The project proposes 18 full-time employees, with a maximum of 20.

1.1 On May 6, 2019, the application was deemed complete for processing.

1.1 A Mitigated Negative Declaration (“MND”) was prepared for the Project and noticed and made available for agency and public review on April 24, 2020, in accordance with the

California Environmental Quality Act, California Public Resources Code §21000 et seq. (“CEQA”) and Title 14 of the California Code of Regulations, §§15000 et seq. (“CEQA Guidelines”) and County CEQA guidelines.

1.1 In accordance with applicable provisions of law, the Board of Supervisors held a public hearing under original jurisdiction on August 18, 2020, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to be heard regarding the Mitigated Negative Declaration and the Project. At the conclusion of public testimony, the Board closed the hearing, considered and discussed the Mitigated Negative Declaration, and the Proposed Project and by a [REDACTED] vote, found the Mitigated Negative Declaration to be in conformance with applicable law, approved the Mitigated Negative Declaration, and approved the Proposed Project (“the Project”), subject to the conditions of approval imposed herein.

1.1 The Board has had an adequate opportunity to review this Resolution and the findings and determinations contained herein and finds that this Resolution accurately sets forth the Board’s intentions regarding the MND and the Project. The Board’s decisions herein are based upon the testimony and evidence presented to the County orally or in writing prior to the close of the Board’s hearing, including the full record of proceedings. By Board Rule, information submitted after the close of the Board hearing is deemed late and not considered by the Board.

Section 2. CEQA Compliance

2.1 Following public review, the County received a comment from the California Department of Toxic and Substance Control, which did not result in any changes to the MND in that the conditions of approval address the DTSC comments.

2.1 In making its determinations, the Board has gained a well-rounded understanding of the range of the environmental issues related to the Project by its review of the MND, including all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Board has reviewed and considered the evidence and analysis presented in the MND, the technical reports, and all public comments and information submitted at or before the Board hearing. The Board’s findings are based on full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Board further finds that the MND reflects the Board’s independent judgment and analysis.

2.1 The Board finds that the MND has been completed in compliance with CEQA and CEQA Guidelines and that the MND adequately and fully describes and evaluates the changes or

alterations to the Proposed Project that have been requested as part of the Project.

Section 3. General Plan, Planning and Zoning Compliance

3.1 General Plan Consistency

The Project is consistent with the LIA designation of the Sonoma County General Plan in that it proposes a winery and visitor serving activities consistent with the permitted uses in the General Plan and as allowed by the Agricultural Resources Element policies AR-1a, AR-4a, AR-5a, AR-5c, AR-5g, AR-6a, AR-6d and AR-6f. The expansion and addition of facilities on-site are essential to the proposed operation of the site as a vineyard and is scaled in proportion to the needs for processing crops grown on site. Approximately 0.01 percent of the site will be used for winery and tasting room purposes and is proportional to agricultural production on the site. The use will not require extension of sewer or water, does not detract from agricultural production, and does not include lodging facilities. There are no nearby residential neighborhoods. The closest winery (Yoakim Bridge Winery on Dry Creek Road) is over 2,000 feet away, and the closest residences are 450 – 810 feet. The project takes direct access from Yoakim Bridge Road, and there are no joint access conflicts. The project is also consistent with the Guidelines for New Use Permits with Visitor Serving Agricultural Uses adopted by the Dry Creek Valley Citizen's Advisory Council.

3.2 Zoning Consistency

The Project is consistent with the LIA 20 Zoning designations in that it proposes a use allowed with a Use Permit in the LIA district. The Project's new structures are consistent with applicable structural setback standards and other development criteria for the LIA, Scenic Resource (SR) and Riparian Corridor (RC) zoning designations. Views from Dry Creek Road and Yoakim Bridge Road would remain primarily vineyards. Existing vegetation and trees partially screen some viewpoints along Yoakim Bridge Road. The proposed building colors would use earth tones, which would offer subdued visual contrasts. The proposed buildings are located outside the Riparian Corridor setback.

3.3 General Use Permit Finding

As conditioned, the Project 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. Design of the winery and visitor serving buildings are consistent with the rural

setting of the Project.

- b. Traffic generated by the Project will not have a significant impact on local public roads or intersections, as determined by the project traffic studies, and adequate parking is provided on-site.
- c. The site has capacity to provide adequate water, septic disposal and access for the project and will not affect area wells.
- d. The project would not have an adverse effect on groundwater availability.
- e. Noise generated by the project would comply with County noise standards.

NOW, THEREFORE, Be It Further Resolved that based on the foregoing findings and determinations and the full record of these proceedings, the Board hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Board certifies that the Mitigation 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 CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgement and analysis of the Board.
3. The use permit is granted for the Proposed Project as presented in the application package submitted on October 7, 2016, and as subsequently amended, and as described in the Conditions of Approval attached hereto as Exhibit A and incorporated herein.
4. Staff is directed to file and post a Notice of Determination of this action pursuant to the California Environmental Quality Act within five (5) days of the date of this resolution.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

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Rabbitt: Zane: Gore: Hopkins: Gorin:

Ayes: Noes: Absent: Abstain:

So Ordered.