



# Sonoma County Board of Zoning Adjustments ACTIONS

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

Date: **March 12, 2009**  
Meeting No.: **09-003**

## ROLL CALL

### Commissioners present

Don Bennett  
Dennis Murphy  
Tom Lynch  
Bob Williams, Chair

### Commissioners absent

Paula Cook

### Staff

Jennifer Barrett, Deputy Director  
Denise Peter  
David Hurst, Chief Deputy County Counsel  
Sue Dahl, Secretary

**1:00 PM** Call to order and Pledge of Allegiance  
**Approval of Minutes** - N/A

## REGULAR CALENDAR

**Item No. 1**    **Time:** 1:05 p.m.    **File:** UPE05-0016  
**Applicant:** Viansa Winery    **Staff:** Denise Peter  
**Env. Doc.:** Mitigated Negative Declaration  
**Proposal:** New Use Permit and Design Review for an 18,000 square foot, 40,000 case per year winery with 450 square foot caretaker apartment; a separate 2,300 square foot, 5,000 case per year winery integrated with a 5,100 square foot additional tasting room/hospitality area; a 1,365 square foot package sewer treatment plant; continuation of previously approved 150 annual special events (including dinners, banquets, weddings, corporate gatherings, and music concerts) per year with a maximum of 220 people; and allow for on-site cooking and sales of foods and retail items to promote local agricultural products.  
**Location:** 25200 Arnold Dr., Sonoma  
**APN:** 128-491-059    **Supervisorial District:** 1  
**Zoning:** LEA (Land Extensive Agriculture), B6 100 acre density, Z (Second Dwelling Unit Exclusion), F2 (Secondary Flood Plain), SR (Scenic Resource), BR (Biotic Resource), HD (Historic District)  
**Action:** **Approved as recommended with modified conditions**  
**Resolution No.:** 09-005  
**Appeal Period:** ten days  
**Vote:** 4 ayes, 0 noes, 0 abstain, 1 absent  
  
**Bennett:** S/aye  
**Cook:** absent  
**Murphy:** aye  
**Lynch:** aye  
**Williams:** M/aye