



# Sonoma County Planning Commission **ACTIONS**

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

Date: **April 1, 2010**  
Meeting No.: **10-008**

## ROLL CALL

### Commissioners

Don Bennett  
Paula Cook  
Dennis Murphy  
Tom Lynch  
Bob Williams, Chair

### Staff Members

Jennifer Barrett  
Traci Tesconi  
Blake Hillegas  
Sue Dahl, Secretary  
David Hurst, Chief Deputy County Counsel

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

**Minutes Approved** - December 10, 2009, and January 14, February 18, March 4, 2010 were approved with minor edits.

## REGULAR CALENDAR

**Item No. 1**    **Time:**    **1:05 p.m.**    **File:**    **PLP09-0075**  
**Applicant:**    **Dutton Ranch Corporation**    **Staff:**    Traci Tesconi  
**Env. Doc.:**    Mitigated Negative Declaration  
**Proposal:**    Request for: 1) a Zone Change from the LC (Limited Commercial), SR (Scenic Resource) district to the AS (Agriculture Service), SR district or other appropriate district; and 2) one Use Permit for two winery facilities within two existing buildings and using existing site infrastructure. Both wineries include a 5,000 case maximum annual production capacity with a public tasting room, retail sales, and participation in no more than six industry-wide events per year on 1.93 acres.  
**Location:**    8400 Graton Road and 3100 Highway 116 North, Sebastopol  
**APN:**    130-500-009    **Supervisorial District:** 5  
**Zoning:**    LC (Limited Commercial), SR (Scenic Resource)  
  
**Board of Supervisors Hearing date to be determined.**  
  
**Action:**    **Commissioner Lynch** moved to recommend approval to the Board of Supervisors with possible modifications to conditions. Seconded by **Commissioner Murphy** and passed with a 5-0-0-0 vote.  
**Appeal Deadline:**    n/a  
**Resolution No:**    10-008

Bennett : aye    Cook : aye    Murphy : aye    Lynch : aye    Williams: aye  
Ayes: 5    Noes: 0    Absent: 0    Abstain: 0

**Item No. 2**    **Time:**    **1:45 p.m.**    **File:**    **PLP03-0094**  
**Applicant:**    **John and Andrea Barella**    **Staff:**    Blake Hillegas  
**Cont'd from:**    **March 18, 2010**  
**Env. Doc.:**    Environmental Impact Report  
**Proposal:**    Request for 1) a Zone Change to add the MR (Mineral Resource) combining district to a 198 acre parcel, including a 70 acre quarry designated LEA (Land Extensive Agriculture) B6 - 160 acre density, Z (Second Unit Exclusion), VOH (Valley Oak Habitat); 2) a Use Permit for a 70 acre quarry with an annual production of 570,000 cubic yards per year for 20 years; 3) a Reclamation Plan to reclaim the 70 acre quarry upon completion of mining to agriculture and open space use, including a permanent conservation easement and an irrevocable offer of dedication for public use on the entire 198 acre parcel; and 4) a Williamson Act easement exchange rescinding a Type II Williamson Act contract on the 70 acre mining site and simultaneously placing a permanent agricultural conservation easement on a 243 acre agricultural property near Petaluma.  
**Location:**    7601 and 7175 Roblar Road, Sebastopol, CA  
**APN:**    027-080-009 and -010    Supervisorial District: 2  
**Zoning:**    LEA (Land Extensive Agriculture) B-6 160 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat)

**Board of Supervisors Hearing date to be determined.**

**Action:**    Commissioner Bennett moved to recommend approval to the Board of Supervisors. Seconded by Commissioner Murphy and passed with a 5-0-0-0 vote.

**Appeal Deadline:**    n/a  
**Resolution No:**    10-009

Bennett : aye    Cook : aye    Murphy : aye    Lynch : aye    Williams: aye  
Ayes: 5    Noes: 0    Absent:0    Abstain: 0

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