



County of Sonoma
Permit & Resource Management Department

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: December 21, 2017
Meeting No.: 17-13

ROLL CALL

Greg Carr
Larry Reed
Komron Shahhosseini
Pamela Davis
Cameron Mauritsen, Chair

STAFF MEMBERS

Jennifer Barrett
Traci Tesconi
Derik Michaelson
Melinda Grosch
Amanda Rhodes, Secretary
Christa Shaw, County Counsel

BOARD OF ZONING ADJUSTMENTS UNCONTESTED CALENDAR

Item No.: 1
Time: 1:05 P.M.
File: UPE14-0036
Applicant: William (Hal) Hinkle
Cont. From: N/A
Owner: William (Hal) Hinkle
Staff: Traci Tesconi, Project Planner
Env. Doc: Mitigated Negative Declaration, previously adopted December 17, 2015
Proposal: Request for a one year extension of time of a previously approved Use Permit for a new winery with a maximum annual production capacity of 30,000 cases and olive oil mill with a maximum annual production capacity of 450 gallons within two new processing and storage buildings totaling approximately 22,385 square feet. The winery and olive oil mill will also offer custom processing, tasting, and retail sales limited to five other growers in the local area. The project also includes a public tasting room (approximately 1,800 square feet) and a reserve tasting room with food pairing (approximately 1,300 square feet in size); and 23 annual agricultural promotional events (11 with 75 guests, 2 with 125 guests, and 1 with 100 guests), including 9 weddings (3 with 75 persons, 3 with 100 guests and 3 with 150 guests),

and participation in 12 industry wide total event days on 22.09 acres. The parcel is under a prime Land Conservation Act contract.

Location: 21800 River Road, Geyserville

APN: 141-180-037 (formerly APN 141-180-022 portion of)

District: 4

Zoning: LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), VOH (Valley Oak Habitat), Z (Second Unit Exclusion).

Action: Commissioner Mauritson motioned to approve as recommended with modified conditions of approval. Seconded by Commissioner Carr and passed with a 5-0-0 vote.

Appeal Deadline: 10 Days

Resolution No.: 17-014

Vote:

Commissioner Carr

Aye

Commissioner Reed

Aye

Commissioner Shahhosseini

Aye

Commissioner Davis

Aye

Commissioner Mauritson

Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Sonoma County Board of Zoning Adjustments Actions
December 21, 2017

Item No.: 2
Time: 1:05 P.M.
File: PLP14-0079
Applicant: Valley Ford Water Association
Owner: Les and Sheryl Erbst
Cont. From: N/A
Staff: Traci Tesconi, Project Planner
Env. Doc: Mitigated Negative Declaration, previously adopted October 15, 2015
Proposal: Request for a one year extension of time of a previously approved Use Permit and Coastal Permit for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system. A leased area of approximately 0.40 acres of APN 026-050-002 contains an existing well, a new proposed second well to be drilled, with new water storage tanks with a total capacity of 6,000 gallons, a pressure tank, two small booster pumps (one for the on-site residence and one for the community water system), and metering and water level monitoring equipment. A new water transmission line will be routed along the roadway and through four privately owned parcels to new treatment tanks. The existing storage tanks will remain. The two well(s) will serve the existing 20 connections of the Valley Ford Water Association and the leased parcel. Vegetation planting is proposed to screen the facilities from Highway 1. None of the parcels included in the project are under a Land Conservation Act contract.
Location: 14655, 14495 and 14459 Valley Ford Road, 14375 Highway 1 and 14460 School Street, Valley Ford
APN: 026-050-002, 026-010-058, -060, -065, and -066
District: 5
Zoning: APN 026-050-002- LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource)
APN 026-010-058 – RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density.
APN 026-010-060 – RR CC (Coastal Combining), B6 2 acre density
APN 026-010-065 - RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource)
APN 26-010-066- CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR (Scenic Resource)
Action: Commissioner Davis motioned to approve as recommended. Seconded by Commissioner Carr and passed with a 5-0-0 vote.
Appeal Deadline: 10 Days.
Resolution No.: 17-015

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	Aye
Commissioner Davis	Aye
Commissioner Mauritson	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 3
Time: 1:10 P.M.
File: UPE16-0027
Applicant: Jamie Reagan, Down Under Industries, Inc.
Owner: Ko Ri, Inc.
Cont. From: November 30, 2017
Staff: Derik Michaelson, Project Planner
Env. Doc: Categorically Exempt per CEQA Section 15301 (Existing Facilities)
Proposal: Request for Use Permit approval to open a medical cannabis dispensary and delivery service within a vacant tenant space of an existing shop building located on a one-acre commercial property in northern unincorporated Petaluma.
Location: 50 Ely Road North, Petaluma
APN: 047-213-003
District: 2
Zoning: LC F2 VOH - Limited Commercial (LC) with Floodplain (F2) and Valley Oak Habitat (VOH) Combining Districts

Action: Commissioner Reed motioned to approve as recommended with modified conditions of approval. Seconded by Commissioner Mauritson and passed with a 5-0-0 vote.
Appeal Deadline: 10 Days
Resolution No.: 17-016

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	-Aye
Commissioner Davis	Aye
Commissioner Mauritson	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Sonoma County Board of Zoning Adjustments Actions
December 21, 2017

Item No.: 4
Time: 1:15 P.M.
File: PLP15-0067
Applicant: Jeremy Wright, Kenwood Winery
Owner: Penrod Ricard Kenwood Holding LLC
Cont. From: N/A
Staff: Brian Millar, Project Planner
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit to allow the construction of a new 4,232 square foot tasting room to replace an existing 1,200 square foot tasting room and for construction of related site improvements. The project also proposes holding of additional agricultural promotional events at the property.
Location: 9592 Highway 12, Kenwood
APN: 051-160-033
District: 1
Zoning: DA B6 20, HD, LG/MTN, RC 50/50, SR

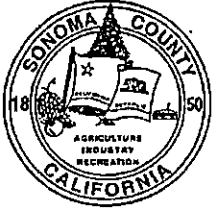
Action: Commissioner Carr motioned to continue off calendar for more information on visual impacts and cumulative traffic and asked for staff analysis of the conditions posed by VOTMA. Seconded by Commissioner Davis and passed with a 4-0-1 vote.

Appeal Deadline: N/A

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Shahhosseini	Aye
Commissioner Davis	Aye
Commissioner Mauritson	Absent

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0



Sonoma County Combined Planning Commission and 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: October 15, 2015
Meeting No.: 15-13

ROLL CALL

Dick Fogg
Kathleen Doyle
Tom Gordon
Tom Lynch
Paula Cook, Chair

STAFF MEMBERS

Jennifer Barrett
Traci Tesconi
Yolanda Solano
McCall Miller, Secretary
Jeff Brax, Chief Deputy County Counsel

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 1
Time: 1:05 p.m.
File: PLP14-0079
Applicant: Valley Ford Water Association
Owner: Les and Sheryl Erbst
Cont. from: N/A
Staff: Traci Tesconi
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit and Coastal Permit for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system. A leased area of approximately 0.40 acres of APN 026-050-002 contains an existing well, a new proposed second well to be drilled, with new water storage tanks with a total capacity of 6,000 gallons, a pressure tank, two small booster pumps (one for the on-site residence and one for the community water system), and metering and water level monitoring equipment. A new water transmission line will be routed along the roadway and through four privately owned parcels to new treatment tanks. The existing storage tanks will remain. The two well(s) will serve the existing customers of the Valley Ford Water Association and the leased parcel. Vegetation planting is proposed to screen the facilities from Highway 1. None of the parcels included in the project are under a Land Conservation Act contract.

Location: 14655 Valley Ford Road, Valley Ford
APN: 026-050-002, 026-010-058, -060, -065, and -068
District: 5
Zoning: APN 026-050-002- LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource)
APN 026-010-058 – RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density
APN 026-010-060 – RR CC (Coastal Combining), B6 2 acre density

APN 026-010-065 - RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource)
APN 26-010-066- CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR
(Scenic Resource)

Action: **Commissioner Lynch** motioned to approve the Use Permit and Coastal Permit as recommended by staff. Seconded by **Commissioner Fogg** and approved by a 5-0 vote.

Appeal Deadline: 10 calendar days

Resolution No.: 15-019

Vote:

Commissioner Fogg	Aye
Commissioner Doyle	Aye
Commissioner Gordon	Aye
Commissioner Lynch	Aye
Commissioner Cook	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 2

Time: 1:45 p.m.

File: ZCE13-0016

Applicant: County of Sonoma

Owner: Various

Cont. from: N/A

Staff: Yolanda Solano

Env. Doc: Categorically Exempt

Proposal: Amend the General Plan, Local Coastal Plan, Bennett Valley Area Plan, Bicycle and Pedestrian Plan, Zoning Code and Official Zoning Database to correct minor technical errors to accurately reflect currently established combining zone boundaries and for efficient processing of routine, noncontroversial amendments required as conditions of prior project approvals.

Location: Countywide

APN: Various

District: All

Zoning: Various

Action: **Commissioner Fogg** motioned to recommend approval to the Board of Supervisors. Seconded by **Commissioner Lynch** and passed with a 5-0 vote.

Appeal Deadline: N/A

Resolution No.: 15-007

Vote:

Commissioner Fogg	Aye
Commissioner Doyle	Aye
Commissioner Gordon	Aye
Commissioner Lynch	Aye
Commissioner Cook	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0



Sonoma County Combined Planning Commission and Board of Zoning Adjustments

AGENDA

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

Date: October 15, 2015
Meeting No.: 15-13

ROLL CALL

Dick Fogg
Kathleen Doyle
Tom Gordon
Tom Lynch
Paula Cook, Chair

STAFF MEMBERS

Jennifer Barrett
Traci Tesconi
Yolanda Solano
McCall Miller, Secretary
Jeff Brax, Chief Deputy County Counsel

ADA Accessibility: The County of Sonoma does not discriminate on the basis of disability and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. This hearing is located in an accessible facility. If you wish to request a copy of the agenda in an alternate format, or would like to attend this meeting and will require special assistance in order to participate, please contact McCall Miller at (707) 565-1947 or McCall.Miller@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

1:00 p.m. Call to order and Pledge of Allegiance. Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.

Approval of Minutes – Board of Zoning Adjustments – June 18, 2015

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances – The Board of Zoning Adjustments invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments are limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Board of Zoning Adjustments members.

Items scheduled on the agenda In order to expedite the meeting, it is requested that you fill out a speaker card before speaking.

The Board of Zoning Adjustments also invites interested persons to submit written comments and presentation which will be entered into the permanent record. Written comments and presentations may be submitted prior to the meeting by mail addressed to: Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. You may also hand-deliver comments and presentations to the above address. Materials related to an item on this Agenda submitted to the Board of Zoning Adjustments after distribution of the Agenda packet are available for public inspection at the above address. Office hours are 8:00 a.m. to 4:00

p.m. on Monday and Tuesday, 10:30 a.m. to 4:00 p.m. on Wednesday, and 8:00 a.m. to 4:00 p.m. on Thursday and Friday.

Uncontested Calendar: All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the Board, the hearing will be closed and the items may be acted upon with a single majority vote.

Public Hearings are conducted at the time stated on the agenda, or after the stated time if another item takes longer. County staff will first give a brief report, followed by the applicant's presentation not to exceed 10 minutes.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. The meetings are recorded and all testimony must be given through the microphone or submitted in writing. Please state your name and address upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

Please be respectful of the speakers and the varying points of view. No clapping, booing, or speaking out of turn. At the end of the hearing, the applicant will be given an opportunity to respond to the comments received. The Chair will close the public hearing and once the hearing is closed, no further public comments can be received. The Commission will then discuss the issues and make a decision by motion and roll call vote.

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 1
Time: 1:05 p.m.
File: PLP14-0079
Applicant: Valley Ford Water Association
Owner: Les and Sheryl Erbst
Cont. from: N/A
Staff: Traci Tesconi
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit and Coastal Permit for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system. A leased area of approximately 0.40 acres of APN 026-050-002 contains an existing well, a new proposed second well to be drilled, with new water storage tanks with a total capacity of 6,000 gallons, a pressure tank, two small booster pumps (one for the on-site residence and one for the community water system), and metering and water level monitoring equipment. A new water transmission line will be routed along the roadway and through four privately owned parcels to new treatment tanks. The existing storage tanks will remain. The two well(s) will serve the existing customers of the Valley Ford Water Association and the leased parcel. Vegetation planting is proposed to screen the facilities from Highway 1. None of the parcels included in the project are under a Land Conservation Act contract.
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APN: 026-050-002, 026-010-058, -060, -065, and -068
District: 5
Zoning: APN 026-050-002- LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource)
APN 026-010-058 – RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density
APN 026-010-060 – RR CC (Coastal Combining), B6 2 acre density
APN 026-010-065 - RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource)
APN 26-010-066- CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR (Scenic Resource)

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Fogg
Commissioner Doyle
Commissioner Gordon
Commissioner Lynch
Commissioner Cook

Ayes:
Noes:
Absent:
Abstain:

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 2
Time: 1:45 p.m.
File: ZCE13-0016
Applicant: County of Sonoma
Owner: Various
Cont. from: N/A
Staff: Yolanda Solano
Env. Doc: Categorically Exempt
Proposal: Amend the General Plan, Local Coastal Plan, Bennett Valley Area Plan, Bicycle and Pedestrian Plan, Zoning Code and Official Zoning Database to correct minor technical errors to accurately reflect currently established combining zone boundaries and for efficient processing of routine, noncontroversial amendments required as conditions of prior project approvals.
Location: Countywide
APN: Various
District: All
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Fogg
Commissioner Doyle
Commissioner Gordon
Commissioner Lynch
Commissioner Cook

Ayes:
Noes:
Absent:
Abstain:

Resolution Number 17-015

County of Sonoma
Santa Rosa, California

December 21, 2017
PLP14-0079 Traci Tesconi

Final Reso
File Copy

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, GRANTING A
ONE-YEAR EXTENSION OF TIME OF A PREVIOUSLY
APPROVED USE PERMIT AND COASTAL PERMIT TO THE
VALLEY FORD WATER ASSOCIATION, FOR PROPERTY
LOCATED AT FOR PROPERTY LOCATED AT 14655 VALLEY
FORD ROAD, VALLEY FORD; APN 026-050-002, 026-010-058,
-060, -065, AND -066.

WHEREAS, the applicant, Valley Ford Water Association, filed a Use Permit and Coastal Permit application with Permit Sonoma for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system, located at 14655 Valley Ford Road, Valley Ford; APN 026-050-002, 026-010-058, -060, -065, and -068; Zoned LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource), RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density, RR CC (Coastal Combining), B6 2 acre density, RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource), CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR (Scenic Resource); Supervisorial District No 5; and

WHEREAS, the Use Permit and Coastal Permit was approved on October 15, 2015. A one-year time extension request was submitted on September 29, 2017, prior to the October 15, 2017, expiration date of the approved Use Permit and Coastal Permit; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 21, 2017, 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. A Mitigated Negative Declaration was previously reviewed and adopted as part of this project, pursuant to Section 15162 of CEQA Guidelines. There have been no changes in the project design or operations. There are no new impacts and no required changes to the Mitigated Negative Declaration, nor any changes which would warrant denial of the request for a one-year time extension. Therefore, no additional environmental review is required.
2. The project site is governed by the Local Coastal Plan, adopted in 2001. The new well site is under an Agriculture land use designation, but, the property is 6.97 acres and not used for a commercial agriculture use. The proposed project conforms with the Land Use- Agriculture policies of the Local Coastal Plan because the new lease area will not conflict or distract from any agricultural uses on the property, the project does not include a subdivision of agricultural land, and the project site is not under a Land Conservation Act contract.

3. The proposed project is consistent with the Development-Public Services- Water Supply policies of the Local Coastal Plan as it will improve an existing water system that is currently deemed inadequate under the Local Coastal Plan. Current conditions do not meet public health standards. Water supply is currently obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. These wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. There is a moratorium on new connections. The proposed project is intended to provide a new water source and treatment equipment to provide a safe potable water source for the existing community and eliminate the need to truck in potable water. The water storage and distribution system will be retained and essentially unchanged by the project. The proposed project consists of improvements to the Valley Ford community water system by obtaining a new well site that contains two wells (existing and proposed) with new water transmission lines to serve existing connections of the Valley Ford Water Association. All parcels served by the Association have existing development. These parcels are served by private septic system because public sewer is not available. Based on these parcels served by public water only, under the CS (Rural Commercial) zoning district, a one (1) acre minimum parcel size is required for a subdivision of property. Out of the 20 parcels, only one parcel APN 026-010-065 has subdivision potential to create one additional parcel. Septic system standards must be demonstrated to approve the subdivision, as well as biological and cultural resource studies to determine developable areas. The PF zoned parcel 026-010-055 is the Valley Ford Volunteer Fire Department which utilizes the entire property for its operations. Any new future connection is restricted by the State's permit approval and requires a majority vote from the members of the Association to approve a new connection. Therefore, it is unlikely that any new connections would be allowed in the near future.
4. The project conforms to the Development-Visual Resource policies in the Local Coastal Plan because the wells, water transmission lines are not visible, and the new water tank and water treatment tanks will be screened by planting new trees and shrubs from Highway 1. The project would not involve tree removal, construction or grading that would affect the scenic corridor. Neither of the proposed treatment building sites are located in a Scenic Corridor or Scenic Landscape designations. Conditions require a final landscape plan with water conservation measures be submitted prior to PRMD for review and approval prior to any building permit issuance on the leased site.
5. The project conforms to the Historical Resource policies in the Local Coastal Plan because the proposed Alternative 1 for the pipeline route would pass in front of three Sonoma County Landmarks whereas in this area a "trenchless" installation of the water main near or through the HD zoned parcels and required setbacks are met from these buildings. This area also includes rows of mature trees that contribute to the historic setting, therefore, an arborist shall review and clear the grading plans and monitor construction work in these areas.
6. The project conforms to the Environmental Resource policies of the Local Coastal Plan because a Biological Resources Assessment prepared for the project by a qualified biologist determined there were no special-status plant or animal species observed during the assessment site visits. However, three special-status plant species and three special-status animal species have a moderate potential to be present. To avoid impacts to these species, pre-construction plant and animal surveys are required prior to any well drilling or grading activity, or issuance of any building permits. In addition, sensitive biological communities were identified within the Project Area that include seasonal wetlands that function as wetlands during the winter and spring wet season and are dry the remainder of the year, and a man-made pit with indication of ponding into the

summer months. The project would not cause a direct impact to any wetlands. The project does not involve direct removal, filling, hydrological interruption, or other means of disturbance. The proposed treatment building option A is located within the County right of way on an undeveloped but mowed and maintained strip adjacent to an existing roadway. Consistent with the seven standards listed under Attachment M of the Administrative Coastal Manual, the proposed water treatment building is small in scale and provides a less intensive use when compared to other agricultural, residential, industrial, or commercial structures or uses in the area. It is approximately 10 feet east and north of potential wetland areas on the adjacent parcel. The adjacent parcel is used for grazing lands and wetland habitat is seasonal, marginal, and under constant disturbance by the grazing, but plant species are present meeting the coastal definition of wetland. The building, approximately 120 square feet in size, will not impact the seasonal wetlands as it will not alter existing drainage at that site to any appreciable way. The proposed water treatment building is temporarily occupied for routine maintenance and meets the standards set forth in Attachment M to allow a reduced setback. Wetlands are expected to be avoided by the project, however, prior to issuance of any grading permit or building permit, a qualified Biologist shall determine that the project will not require an approved Section 404 Nationwide permit from the Army Corps of Engineers, or an approved Section 401 Certification from the Regional Water Quality Control Board.

7. The proposed project is consistent with the LEA (Land Extensive Agriculture), RR (Rural Residential), and CS (Rural Services) zoning district of the Coastal Zoning Ordinance as minor public service uses and facilities with a Use Permit approval and combined with the Coastal Permit approval for the grading and earth-moving activities.
8. The project, as described in the application and accompanying materials and as conditioned, conforms to the plans, policies, requirements, and standards of the Local Coastal Program. In this specific case, the proposed improvements are to an existing community water system in Valley Ford that is long overdue and necessary to protect public health.
9. Based upon the whole record and 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.
10. 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: 1) The new wells will serve existing water connections within the community of Valley Ford; 2) construction activities will be short in duration and temporary in nature; 3) pre-construction surveys are required for plants and animals; 4) wetlands will be avoided and no wetland will be disturbed or filled and indicated on the exhibits by utilizing trenchless construction in those areas; and 5) a qualified arborist will review the grading and construction plans and oversee the construction activities in certain areas to protect existing trees.
11. A licensed Geologist (RC. Slade) concludes in his analysis that the pumping of the existing Erbst well for use by the Valley Ford Water Association at the rates and

durations described in his April 11, 2015 Revised Draft Memorandum will not likely affect either of the Braga wells, for the reasons described: a).The shallow Braga Irrigation well, which is located roughly 330 feet north of the existing Erbst Well, is considered to derive the majority of its water from the relatively thin, and laterally limited alluvial deposits into which is was hand-dug. The existing Erbst Well clearly produces water from the deeper portion of the Wilson Grove Formation, and is at an elevation that is 229 feet deeper than the bottom of the Braga Irrigation Well. Based on this elevation difference, and the fact that the Braga Irrigation well derives most of its water from the shallow alluvial deposits, and not the deeper Wilson Grove Formation, the proposed future pumping of the existing Erbst Well is very unlikely to affect the Braga Irrigation well; b) located roughly 1,300 feet southwest of the existing Erbst Well, the shallow Braga Residential well produces water at an elevation 220 feet higher than the uppermost perforations in the existing Erbst Well which is in the Wilson Grove Formation. The Braga Residential well is considered to derive its water from the thin alluvial deposits as shown by its location on the geologic map. Due to the great lateral distance and elevation difference between the Braga Residential well and the existing Erbst well, and the fact that the Braga well produces it groundwater from the alluvial deposits that exist beneath the Braga property, the proposed future pumping of the existing Erbst well is very unlikely to affect the Braga Residential well; and c) the new second well proposed with the request, Slade also concludes in an addendum letter that the proposed second well to serve the Association also located on the leased site will not affect the Braga wells as the new well will be drilled in the same aquifer and similar depth of the existing Erbst well and required as a condition of approval for the Coastal Permit and Use Permit.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested one-year extension of time for the Use Permit and Coastal Permit to extend the expiration to December 21, 2018, 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 11th day after the date of the Resolution unless an appeal is taken.

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

Commissioner	Carr	Aye
Commissioner	Reed	Aye
Commissioner	Shahhosseini	Aye
Commissioner	Davis	Aye
Commissioner	Mauritson	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.

Resolution Number

County of Sonoma
Santa Rosa, California

December 21, 2017
PLP14-0079 Traci Tesconi

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, GRANTING A
ONE-YEAR EXTENSION OF TIME OF A PREVIOUSLY
APPROVED USE PERMIT AND COASTAL PERMIT TO THE
VALLEY FORD WATER ASSOCIATION, FOR PROPERTY
LOCATED AT FOR PROPERTY LOCATED AT 14655 VALLEY
FORD ROAD, VALLEY FORD; APN 026-050-002, 026-010-058,
-060, -065, AND -066.

WHEREAS, the applicant, Valley Ford Water Association, filed a Use Permit and Coastal Permit application with Permit Sonoma for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system, located at 14655 Valley Ford Road, Valley Ford; APN 026-050-002, 026-010-058, -060, -065, and -068; Zoned LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource), RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density, RR CC (Coastal Combining), B6 2 acre density, RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource), CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR (Scenic Resource); Supervisorial District No 5; and

WHEREAS, the Use Permit and Coastal Permit was approved on October 15, 2015. A one-year time extension request was submitted on September 29, 2017, prior to the October 15, 2017, expiration date of the approved Use Permit and Coastal Permit; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on December 21, 2017, 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. A Mitigated Negative Declaration was previously reviewed and adopted as part of this project, pursuant to Section 15162 of CEQA Guidelines. There have been no changes in the project design or operations. There are no new impacts and no required changes to the Mitigated Negative Declaration, nor any changes which would warrant denial of the request for a one-year time extension. Therefore, no additional environmental review is required.
2. The project site is governed by the Local Coastal Plan, adopted in 2001. The new well site is under an Agriculture land use designation, but, the property is 6.97 acres and not used for a commercial agriculture use. The proposed project conforms with the Land Use- Agriculture policies of the Local Coastal Plan because the new lease area will not conflict or distract from any agricultural uses on the property, the project does not include a subdivision of agricultural land, and the project site is not under a Land Conservation Act contract.
3. The proposed project is consistent with the Development-Public Services- Water Supply policies of the Local Coastal Plan as it will improve an existing water system that is currently deemed inadequate under the Local Coastal Plan. Current conditions do not meet public health standards. Water supply is currently obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. These wells do not meet current construction

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3. The proposed project is consistent with the Development-Public Services- Water Supply policies of the Local Coastal Plan as it will improve an existing water system that is currently deemed inadequate under the Local Coastal Plan. Current conditions do not meet public health standards. Water supply is currently obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. These wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. There is a moratorium on new connections. The proposed project is intended to provide a new water source and treatment equipment to provide a safe potable water source for the existing community and eliminate the need to truck in potable water. The water storage and distribution system will be retained and essentially unchanged by the project. The proposed project consists of improvements to the Valley Ford community water system by obtaining a new well site that contains two wells (existing and proposed) with new water transmission lines to serve existing connections of the Valley Ford Water Association. All parcels served by the Association have existing development. These parcels are served by private septic system because public sewer is not available. Based on these parcels served by public water only, under the CS (Rural Commercial) zoning district, a one (1) acre minimum parcel size is required for a subdivision of property. Out of the 20 parcels, only one parcel APN 026-010-065 has subdivision potential to create one additional parcel. Septic system standards must be demonstrated to approve the subdivision, as well as biological and cultural resource

studies to determine developable areas. The PF zoned parcel 026-010-055 is the Valley Ford Volunteer Fire Department which utilizes the entire property for its operations. Any new future connection is restricted by the State's permit approval and requires a majority vote from the members of the Association to approve a new connection. Therefore, it is unlikely that any new connections would be allowed in the near future.

4. The project conforms to the Development-Visual Resource policies in the Local Coastal Plan because the wells, water transmission lines are not visible, and the new water tank and water treatment tanks will be screened by planting new trees and shrubs from Highway 1. The project would not involve tree removal, construction or grading that would affect the scenic corridor. Neither of the proposed treatment building sites are located in a Scenic Corridor or Scenic Landscape designations. Conditions require a final landscape plan with water conservation measures be submitted prior to PRMD for review and approval prior to any building permit issuance on the leased site.
5. The project conforms to the Historical Resource policies in the Local Coastal Plan because the proposed Alternative 1 for the pipeline route would pass in front of three Sonoma County Landmarks whereas in this area a "trenchless" installation of the water main near or through the HD zoned parcels and required setbacks are met from these buildings. This area also includes rows of mature trees that contribute to the historic setting, therefore, an arborist shall review and clear the grading plans and monitor construction work in these areas.
6. The project conforms to the Environmental Resource policies of the Local Coastal Plan because a Biological Resources Assessment prepared for the project by a qualified biologist determined there were no special-status plant or animal species observed during the assessment site visits. However, three special-status plant species and three special-status animal species have a moderate potential to be present. To avoid impacts to these species, pre-construction plant and animal surveys are required prior to any well drilling or grading activity, or issuance of any building permits. In addition, sensitive biological communities were identified within the Project Area that include seasonal wetlands that function as wetlands during the winter and spring wet season and are dry the remainder of the year, and a man-made pit with indication of ponding into the summer months. The project would not cause a direct impact to any wetlands. The project does not involve direct removal, filling, hydrological interruption, or other means of disturbance. The proposed treatment building option A is located within the County

right of way on an undeveloped but mowed and maintained strip adjacent to an existing roadway. Consistent with the seven standards listed under Attachment M of the Administrative Coastal Manual, the proposed water treatment building is small in scale and provides a less intensive use when compared to other agricultural, residential, industrial, or commercial structures or uses in the area. It is approximately 10 feet east and north of potential wetland areas on the adjacent parcel. The adjacent parcel is used for grazing lands and wetland habitat is seasonal, marginal, and under constant disturbance by the grazing, but plant species are present meeting the coastal definition of wetland. The building, approximately 120 square feet in size, will not impact the seasonal wetlands as it will not alter existing drainage at that site to any appreciable way. The proposed water treatment building is temporarily occupied for routine maintenance and meets the standards set forth in Attachment M to allow a reduced setback. Wetlands are expected to be avoided by the project, however, prior to issuance of any grading permit or building permit, a qualified Biologist shall determine that the project will not require an approved Section 404 Nationwide permit from the Army Corps of Engineers, or an approved Section 401 Certification from the Regional Water Quality Control Board.

7. The proposed project is consistent with the LEA (Land Extensive Agriculture), RR (Rural Residential), and CS (Rural Services) zoning district of the Coastal Zoning Ordinance as minor public service uses and facilities with a Use Permit approval and combined with the Coastal Permit approval for the grading and earth-moving activities.
8. The project, as described in the application and accompanying materials and as conditioned, conforms to the plans, policies, requirements, and standards of the Local Coastal Program. In this specific case, the proposed improvements are to an existing community water system in Valley Ford that is long overdue and necessary to protect public health.
9. Based upon the whole record and 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.

10. 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: 1) The new wells will serve existing water connections within the community of Valley Ford; 2) construction activities will be short in duration and temporary in nature; 3) pre-construction surveys are required for plants and animals; 4) wetlands will be avoided and no wetland will be disturbed or filled and indicated on the exhibits by utilizing trenchless construction in those areas; and 5) a qualified arborist will review the grading and construction plans and oversee the construction activities in certain areas to protect existing trees.
11. A licensed Geologist (RC. Slade) concludes in his analysis that the pumping of the existing Erbst well for use by the Valley Ford Water Association at the rates and durations described in his April 11, 2015 Revised Draft Memorandum will not likely affect either of the Braga wells, for the reasons described: a) The shallow Braga Irrigation well, which is located roughly 330 feet north of the existing Erbst Well, is considered to derive the majority of its water from the relatively thin, and laterally limited alluvial deposits into which it was hand-dug. The existing Erbst Well clearly produces water from the deeper portion of the Wilson Grove Formation, and is at an elevation that is 229 feet deeper than the bottom of the Braga Irrigation Well. Based on this elevation difference, and the fact that the Braga Irrigation well derives most of its water from the shallow alluvial deposits, and not the deeper Wilson Grove Formation, the proposed future pumping of the existing Erbst Well is very unlikely to affect the Braga Irrigation well; b) located roughly 1,300 feet southwest of the existing Erbst Well, the shallow Braga Residential well produces water at an elevation 220 feet higher than the uppermost perforations in the existing Erbst Well which is in the Wilson Grove Formation. The Braga Residential well is considered to derive its water from the thin alluvial deposits as shown by its location on the geologic map. Due to the great lateral distance and elevation difference between the Braga Residential well and the existing Erbst well, and the fact that the Braga well produces its groundwater from the alluvial deposits that exist beneath the Braga property, the proposed future pumping of the existing Erbst well is very unlikely to affect the Braga Residential well; and c) the new second well proposed with the request, Slade also concludes in an addendum letter that the proposed second well to serve the Association also located on the leased site will not affect the Braga wells as the new well

will be drilled in the same aquifer and similar depth of the existing Erbst well and required as a condition of approval for the Coastal Permit and Use Permit.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested one-year extension of time for the Use Permit and Coastal Permit to extend the expiration to December 21, 2018, 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 11th 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.

Resolution Number 15-019

County of Sonoma
Santa Rosa, California

October 15, 2015
PLP14-0079 Traci Tesconi

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS,
COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND GRANTING A USE
PERMIT AND COASTAL PERMIT TO VALLEY FORD WATER
ASSOCIATION, FOR PROPERTY LOCATED AT 14655 VALLEY
FORD ROAD, VALLEY FORD; APN 026-050-002, 026-010-058,
-060, -065, AND -066.

WHEREAS, the applicant, Valley Ford Water Association, filed a Use Permit and Coastal Permit application with the Sonoma County Permit and Resource Management Department for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system, located at 14655 Valley Ford Road, Valley Ford; APN 026-050-002, 026-010-058, -060, -065, and -068; Zoned LEA (Land Extensive Agriculture), B6 CC (Coastal Combining) 160 acre density/640 acre minimum, SR (Scenic Resource), RR (Rural Residential), B6 CC (Coastal Combining) 2 acre density, RR CC (Coastal Combining), B6 2 acre density, RR CC (Coastal Combining), B6 2 acre density, SR (Scenic Resource), CS (Rural Services), CC (Coastal Combining) HD (Historical District), SR (Scenic Resource); Supervisorial District No 5; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Zoning Adjustments held a public hearing on October 15, 2015, at which time the Board of Zoning Adjustments 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 hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Board of Zoning Adjustments has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Mitigated Negative Declaration and the Project.

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

1. The project site is governed by the Local Coastal Plan, adopted in 2001. The new well site is under an Agriculture land use designation, but, the property is 6.97 acres and not used for a commercial agriculture use. The proposed project conforms with the Land Use- Agriculture policies of the Local Coastal Plan because the new lease area will not conflict or distract from any agricultural uses on the property, the project does not include a subdivision of agricultural land, and the project site is not under a Land Conservation Act contract.

2. The proposed project is consistent with the Development-Public Services- Water Supply policies of the Local Coastal Plan as it will improve an existing water system that is currently deemed inadequate under the Local Coastal Plan. Current conditions do not meet public health standards. Water supply is currently obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. These wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. There is a moratorium on new connections. The proposed project is intended to provide a new water source and treatment equipment to provide a safe potable water source for the existing community and eliminate the need to truck in potable water. The water storage and distribution system will be retained and essentially unchanged by the project. The proposed project consists of improvements to the Valley Ford community water system by obtaining a new well site that contains two wells (existing and proposed) with new water transmission lines to serve existing connections of the Valley Ford Water Association. All parcels served by the Association have existing development. These parcels are served by private septic system because public sewer is not available. Based on these parcels served by public water only, under the CS (Rural Commercial) zoning district, a one (1) acre minimum parcel size is required for a subdivision of property. Out of the 20 parcels, only one parcel APN 026-010-065 has subdivision potential to create one additional parcel. Septic system standards must be demonstrated to approve the subdivision, as well as biological and cultural resource studies to determine developable areas. The PF zoned parcel 026-010-055 is the Valley Ford Volunteer Fire Department which utilizes the entire property for its operations. Any new future connection is restricted by the State's permit approval and requires a majority vote from the members of the Association to approve a new connection. Therefore, it is unlikely that any new connections would be allowed in the near future.
3. The project conforms to the Development-Visual Resource policies in the Local Coastal Plan because the wells, water transmission lines are not visible, and the new water tank and water treatment tanks will be screened by planting new trees and shrubs from Highway 1. The project would not involve tree removal, construction or grading that would affect the scenic corridor. Neither of the proposed treatment building sites are located in a Scenic Corridor or Scenic Landscape designations. Conditions require a final landscape plan with water conservation measures be submitted prior to PRMD for review and approval prior to any building permit issuance on the leased site.
4. The project conforms to the Historical Resource policies in the Local Coastal Plan because the proposed Alternative 1 for the pipeline route would pass in front of three Sonoma County Landmarks whereas in this area a "trenchless" installation of the water main near or through the HD zoned parcels and required setbacks are met from these buildings. This area also includes rows of mature trees that contribute to the historic setting, therefore, an arborist shall review and clear the grading plans and monitor construction work in these areas.
5. The project conforms to the Environmental Resource policies of the Local Coastal Plan because a Biological Resources Assessment prepared for the project by a qualified biologist determined there were no special-status plant or animal species observed during the assessment site visits. However, three special-status plant species and three special-status animal species have a moderate potential to be present. To avoid impacts to these species, pre-construction plant and animal surveys are required prior to any well drilling or grading activity, or issuance of any building permits. In addition, sensitive

biological communities were identified within the Project Area that include seasonal wetlands that function as wetlands during the winter and spring wet season and are dry the remainder of the year, and a man-made pit with indication of ponding into the summer months. The project would not cause a direct impact to any wetlands. The project does not involve direct removal, filling, hydrological interruption, or other means of disturbance. The proposed treatment building option A is located within the County right of way on an undeveloped but mowed and maintained strip adjacent to an existing roadway. Consistent with the seven standards listed under Attachment M of the Administrative Coastal Manual, the proposed water treatment building is small in scale and provides a less intensive use when compared to other agricultural, residential, industrial, or commercial structures or uses in the area. It is approximately 10 feet east and north of potential wetland areas on the adjacent parcel. The adjacent parcel is used for grazing lands and wetland habitat is seasonal, marginal, and under constant disturbance by the grazing, but plant species are present meeting the coastal definition of wetland. The building, approximately 120 square feet in size, will not impact the seasonal wetlands as it will not alter existing drainage at that site to any appreciable way. The proposed water treatment building is temporarily occupied for routine maintenance and meets the standards set forth in Attachment M to allow a reduced setback. Wetlands are expected to be avoided by the project, however, prior to issuance of any grading permit or building permit, a qualified Biologist shall determine that the project will not require an approved Section 404 Nationwide permit from the Army Corps of Engineers, or an approved Section 401 Certification from the Regional Water Quality Control Board.

6. The proposed project is consistent with the LEA (Land Extensive Agriculture), RR (Rural Residential), and CS (Rural Services) zoning district of the Coastal Zoning Ordinance as minor public service uses and facilities with a Use Permit approval and combined with the Coastal Permit approval for the grading and earth-moving activities.
7. The project, as described in the application and accompanying materials and as conditioned, conforms to the plans, policies, requirements, and standards of the Local Coastal Program. In this specific case, the proposed improvements are to an existing community water system in Valley Ford that is long overdue and necessary to protect public health.
8. Based upon the whole record and 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.
9. 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: 1) The new wells will serve existing water connections within the community of Valley Ford; 2) construction activities will be short in duration and temporary in nature; 3) pre-construction surveys are required for plants and animals; 4) wetlands will be avoided and no wetland will be disturbed or filled and indicated on the exhibits by utilizing trenchless construction in those areas; and 5) a qualified arborist will

review the grading and construction plans and oversee the construction activities in certain areas to protect existing trees.

10. A licensed Geologist (RC. Slade) concludes in his analysis that the pumping of the existing Erbst well for use by the Valley Ford Water Association at the rates and durations described in his April 11, 2015 Revised Draft Memorandum will not likely affect either of the Braga wells, for the reasons described: a). The shallow Braga Irrigation well, which is located roughly 330 feet north of the existing Erbst Well, is considered to derive the majority of its water from the relatively thin, and laterally limited alluvial deposits into which it was hand-dug. The existing Erbst Well clearly produces water from the deeper portion of the Wilson Grove Formation, and is at an elevation that is 229 feet deeper than the bottom of the Braga Irrigation Well. Based on this elevation difference, and the fact that the Braga Irrigation well derives most of its water from the shallow alluvial deposits, and not the deeper Wilson Grove Formation, the proposed future pumping of the existing Erbst Well is very unlikely to affect the Braga Irrigation well; b) located roughly 1,300 feet southwest of the existing Erbst Well, the shallow Braga Residential well produces water at an elevation 220 feet higher than the uppermost perforations in the existing Erbst Well which is in the Wilson Grove Formation. The Braga Residential well is considered to derive its water from the thin alluvial deposits as shown by its location on the geologic map. Due to the great lateral distance and elevation difference between the Braga Residential well and the existing Erbst well, and the fact that the Braga well produces its groundwater from the alluvial deposits that exist beneath the Braga property, the proposed future pumping of the existing Erbst well is very unlikely to affect the Braga Residential well; and c) the new second well proposed with the request, Slade also concludes in an addendum letter that the proposed second well to serve the Association also located on the leased site will not affect the Braga wells as the new well will be drilled in the same aquifer and similar depth of the existing Erbst well and required as a condition of approval for the Coastal Permit and Use Permit.

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 CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis 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 11th day after the date of the Resolution unless an appeal is taken.

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

Commissioner Fogg	Aye
Commissioner Doyle	Aye
Commissioner Gordon	Aye
Commissioner Lynch	Aye
Commissioner Cook	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.