

13

19410 GEYSERVILLE AVE

2 PE03-0119



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: ZPE03-0119**

**Project Address:** 19410 GEYSERVILLE AVE GEY  
**Cross Street:** HWY 101

**APN:** 140-040-003

**Description:** SPECIAL EVENT

**Status:** STARTED  
**Printed:** May 19, 2003  
**Initialized by:** NCHASE  
**Activity Type:** B-ZPE 201

**Owner:** CLOS DU BOIS WINES INC  
PO BOX 940  
GEYSERVILLE CA 95441-0940

**Applicant:** SONOMA COUNTY WINERIES ASSN  
5000 ROBERTS RD  
ROHNERT PARK CA

94928  
707 586 3795

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
334	EH REVIEW PUB SEW & WAT	025015-3355	104.00	.00	.00
1160	ZONING PERMITS W/POSTING	025015-3830	718.00	.00	.00
			\$822.00	\$0.00	

**Total Fees:** \$822.00

**Total Paid:** \$0.00

**Balance Due:** \$822.00

When validated below, this is your receipt.

# Zoning Permit Application

PJR-004

- Ag. Employee Dwelling Unit
- Biotic Resource
- Confined Livestock
- Daycare-Large Family
- Hobby Kennel
- Home Occupation
- Horse Boarding
- Landmarks Commission
- Minor Timberland Conversion
- Mobile Home
- Non-conforming Uses
- Setback Averaging/Reduction
- Special Events
- Other \_\_\_\_\_

File#: ZPE 03 0119

### Applicant (Contact Person):

Name: Sonoma County Winegrowers Assoc  
Mailing Address: 5000 Roberts Pike Rd  
Chico Park CA 94928  
City/Town: \_\_\_\_\_ State/Zip: \_\_\_\_\_  
Phone: 707-596-2027 Fax: 707-985-2071  
Signature: \_\_\_\_\_ Date: Feb 6 2003

### Owner, other than Applicant:

Name: Clas du Bois Wines  
Mailing Address: PO Box 946  
Geyserville CA 95441  
City/Town: \_\_\_\_\_ State/Zip: \_\_\_\_\_  
Phone: 707-857-3100 Fax: 707-857-3229  
Signature: \_\_\_\_\_ Date: 2-14-03

### Other Persons to be Notified: (Specify: Agent, Lender, Architect or Engineer)

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town	City/Town	City/Town
State/Zip	State/Zip	State/Zip
Title	Title	Title
Phone	Phone	Phone
Fax	Fax	Fax

### Project Information:

Address(es): 19410 Geyserville Avenue  
Assessor's Parcel Number(s): 140, 046, 003, 000  
Project Description: Wine Production - 1st Auction  
5 JULY 12 2003 noon to 4pm  
City/Town: Geyserville  
Acres: 34

Site Served by Public Water:  yes  no  
Site Served by Public Sewer:  yes  no

I/we agree to comply with the attached performance standards/conditions.

Signature of Applicant: \_\_\_\_\_ Date: Feb 6 2003

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Zoning permit approved by: Scott J. Hunsperger Date: 6/16/03  
Signature of Planner

Planning Area: 2 Supervisorial District: 4 Current Zoning: UAB202 SR General Plan Land Use: LIA 20  
Specific Plan: none S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no

Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor: N/A

Previous Files: \_\_\_\_\_  
Application accepted by: NICK CHASE Date: 5-19-03

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
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**Indemnification Agreement**

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application of the adoption of the environmental document which accompanies it. This indemnification shall include but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant

Property Owner (if other than applicant)

Date

File No.

**Note:** The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

**SPECIAL EVENT/CULTURAL EVENT - PERMIT APPLICATION**

FILE NO. ZPE 03-0119

I/We, Sonoma County Wineries Assn [Applicant(s)] propose to hold a special event located at Clos de Bois. The event is to be held Starting through July 12 (dates), during the hours of 11:00 to 4 pm.

The event will include the following activities: Food wine tasting, Silent Auction and Light Music. I/We expect attendance to be 1800. I/We understand that signatures from the following Departments/agencies must be obtained prior to issuance of this zoning permit by the Permit and Resource Management Department.

If the application is approved, the Permit and Resource Management Department will issue a zoning permit specifying any conditions which will be imposed upon the application approval. You must comply with these conditions in connection with the special event you are conducting.

Environmental Health/Consumer Protection Condition(s): Follow safe food handling requirements as specified in 1 day event packet  
1030 Center Dr., Suite A  
Santa Rosa, CA 95403  
(707) 525-6565  
Signature: [Signature] Date: 3/14/03

Well & Septic Division Condition(s): See Attached Conditions  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 565-1900  
Signature: Jonathan Tracy Date: 5-19-03

Fire Services/Local Fire District Condition(s): Follow all fire code provisions - call for fire inspection on or by July 7, 2003. Call Jack Roseman @ 565-1152 to schedule  
2300 County Center Dr., Ste. 221A  
Santa Rosa, CA 95403  
(707) 565-1152  
Signature: [Signature] Date: 3/11/03

Transp. & Public Works/Encroachments Condition(s): Free Off-Street Parking (State Hwy)  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 565-3626 or 3645  
Signature: [Signature] Date: 5/19/03

Sheriff Condition(s): TAKE ALL REASONABLE STEPS TO ENSURE PUBLIC SAFETY. COMPLY WITH ALL STATE LAWS AND LOCAL ORDINANCES.  
600 Administration Dr., #103J  
Santa Rosa, CA 95403  
(707) 565-2511  
Signature: [Signature] Date: 2/26/03

Building Inspection Condition(s): No Permanent Structure. Requires Separate Permit  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 565-1900  
Signature: [Signature] Date: 5/19/03

California Highway Patrol Condition(s): ALLOW FOR SUFFICIENT OFF STREET PARKING. NOTE: PARKING VIOLATIONS/TOW AWAY ZONES WILL BE ENFORCED.  
1600 LaBath Avenue  
Rohnert Park, CA 94928  
(707) 588-1400  
Signature: D. E. Mon Lt Date: MAR 06 2003

**SPECIAL EVENT/CULTURAL EVENT**

Following information shall be provided in order to process the tent/canopy permit:

Name of event: Clos du Bois Winery, Inc  
 Contact Person: Debra Price Phone No.: 707.857.3100  
 Street Address of Contact Person: PO Box 940 Geyserville, CA 95441

Date of event: July 12, 2003 Hours of Operations: 12:00-5:00pm  
 Date tent being erected: July 10 or 7, 2003 Date Down: July 14, 2003  
 Size of tent: 200' x 80' plus interior cellar and culinary space  
 Number of people anticipated: 1500  
 Type of event: Fundraiser - Food & Wine Tasting  
 Entertainment - what type: Strolling musicians  
 Is admission being charged: Yes  
 Liquor served (charging?): Yes - Wine  
 Cooking (how prepared): Chef Demo's  
 Will there be dancing? No public dancing - possibly performers  
 If so, records, tapes or band?  
 Source of power: Generators plus various electrical sources  
 Source of heat: NA  
 Ground cover: Grass

A plot plan indicating the tent and/or canopy dimensions, and distances from other tents and/or ca buildings, vehicle parking areas and roadways shall be provided.

A seating arrangement plan, if applicable, indicating the number of seats, seat spacing, aisle locati widths, exit widths/locations and exit sign locations shall be provided on a floor plan.

A table arrangement plan, if applicable, indicating number of tables, table dimensions and locatio locations and widths shall be provided on the floor plan.

Number, type, rating and locations of portable fire extinguishers shall be indicated on the floor pla

**Period**

Use of any tent, canopy or temporary membrane structure shall not exceed a use period of 180 days wi nth period on a single premise.

**Locations, Access and Parking**



COUNTY OF SONOMA  
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

Environmental Health Division

Jonathan J. Krug - Director

CONDITIONS FOR PLANNING DEPARTMENT  
SPECIAL EVENT/CULTURAL EVENT

Permit Application

EVENT NAME Groze County Inocce Wine Wood

EVENT LOCATION Chas d. Bais Wing

EVENT DATES July 12 2003

ORGANIZATION NAME Groze County Wineries Assn

CONTACT NAME Michael V. ...

CONTACT TELEPHONE 707 586-3745 ext 202

CATERER NAME 50 Local Restaurants - Food

CONDITIONS:

1. All food vendors must have a valid Sonoma County Retail Food Industry Permit for events of two or more consecutive days. Food Permits must be received at least two weeks prior to the event.
2. Food vendors are required to follow the food-handling guidelines that have been provided to the event organizer.
3. Safe, potable water supply shall be provided at each event.
4. The event organizer shall obtain a Special Event Organizer Permit from this office at least two weeks prior to the event.

Note: Attach copy of Special Event/Cultural Event permit application and zoning permit

(For division approval)

David Mesagno  
David Mesagno, REHS III  
Senior Environmental Health Specialist

3/4/03  
Date Approved



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**CONDITIONS FOR PLANNING DEPARTMENT PERMIT APPLICATION  
SPECIAL EVENTS**

Event: Wine tasting, food tasting, auction and dancing.

NAME OF ORGANIZATION: Sonoma County Wineries Association

LOCATION OF EVENT: 19410 Geyserville Ave, Geyserville

DATES OF EVENT: July 12, 2003, from 12:00 PM to 4:00 PM.

1. Provide at least 1 portable toilet per 100 people. Portable toilets must be serviced by a licensed company. If no other facility for hand washing exists for the project, the portable toilets shall be equipped with hand washing sinks if food is sold or served at the event.

**NOTE: ANY EXISTING SEPTIC SYSTEM CANNOT BE USED FOR THESE EVENTS UNLESS IT HAS BEEN THOROUGHLY REVIEWED BY THE WELL & SEPTIC DISTRICT SPECIALIST AND HAS THE CAPACITY TO ACCOMMODATE THE INCREASED LOADING FROM THE EVENTS AND THE EXISTING USES. UPGRADES TO THE EXISTING SEPTIC SYSTEM WILL LIKELY BE NECESSARY. PORTABLE TOILETS REQUIRED.**

2. Provide an adequate number of solid waste receptacles and provide for daily litter pick-up. Containers shall be designed to prevent spillage and the entry of rodents, birds, cats or dogs.

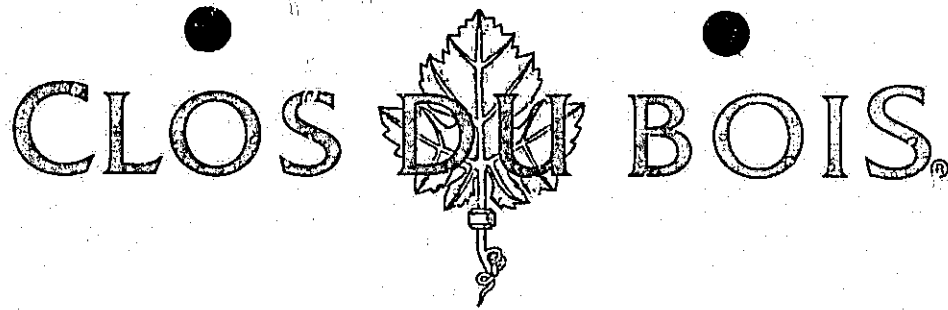
3. Noise shall be controlled in accordance with the Table NE-2 (Attached) of the Noise Element of the Sonoma County General Plan.

**NOTE: ANY AMPLIFIED MUSIC OR LOUDSPEAKERS SHALL BE CONTROLLED SO THAT THE IMPACT TO SURROUNDING PROPERTIES WILL BE MINIMIZED. ORIENTATION OF SPEAKERS SHALL BE AWAY FROM ANY NEIGHBORING RESIDENCES. VOLUMES SHALL ALSO BE MONITORED TO MEET COUNTY STANDARDS AT ALL TIMES. ALL AMPLIFIED MUSIC SHALL CEASE AT 10:00 PM.**

4. Other: (a) Pay Project Review-Health fee of \$104.00 at time of submittal to Planning.  
(b) Comply with conditions of Environmental Health, Consumer Protection regarding food and beverage service. Catering services must be used.  
(d) If any complaints are received regarding this event, the applicant may have to cease this activity based upon investigation by this department.

Jonathan Tracy  
JONATHAN TRACY, R.E.H.S., M.S.  
Senior Environmental Health Specialist, Project Review

5-19-03  
DATE



PROPOSAL STATEMENT

SCWA SHOWCASE OF FOOD & WINE  
TASTES OF SONOMA

DATE: Saturday, July 12, 2003

TIME: 12:00 pm to 4 pm

ACTIVITIES: Food and Wine Tasting, Chef Demos, Art Show,  
Strolling Musicians and Cooperage Demonstration

NO. OF GUESTS: 1800 approximately

FOOD: Yes, prepared by local and celebrity chefs

SECURITY: Yes

ROAD CLOSURES: None

ALCOHOLIC BEVERAGES: Yes, wine will be served

RESTROOMS: Yes, portable units

BARREL ROOM  
SILENT AUCTION

WAREHOUSE



5-STAR  
SUPPLY  
TENT

ENTRY

ENTRY

SERVICE ROAD

REST ROOM

VOLUNTEER AREA

REST ROOM

VINEYARDS

TOUR DEMO

BARREL  
DEMO

PREP TENT

ALEXANDER VALLEY

DRY CREEK

SONOMA VALLEY

RUSSIAN RIVER

PREP TENT

REST ROOM

ROADWAY

ENTRY

CHRYSLER

STORE

ENTRY TENT

CHEF'S  
DEMO

SEATING

ENTERTAINMENT

COFFEE

HOSPITALITY  
CENTER

SCREAMING  
MIMI'S

ART  
EXHIBIT

CLOSED

OFFICES

REST ROOMS

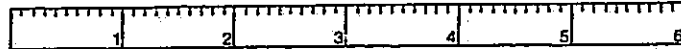
HANDICAPPED PARKING

PARKING

CLOS DU BOIS  
SONOMA SHOWCASE TASTE

FIVE STAR PRODUCTIONS  
1952 Iroquois Street  
Napa, CA 94559

1-800-345-7334



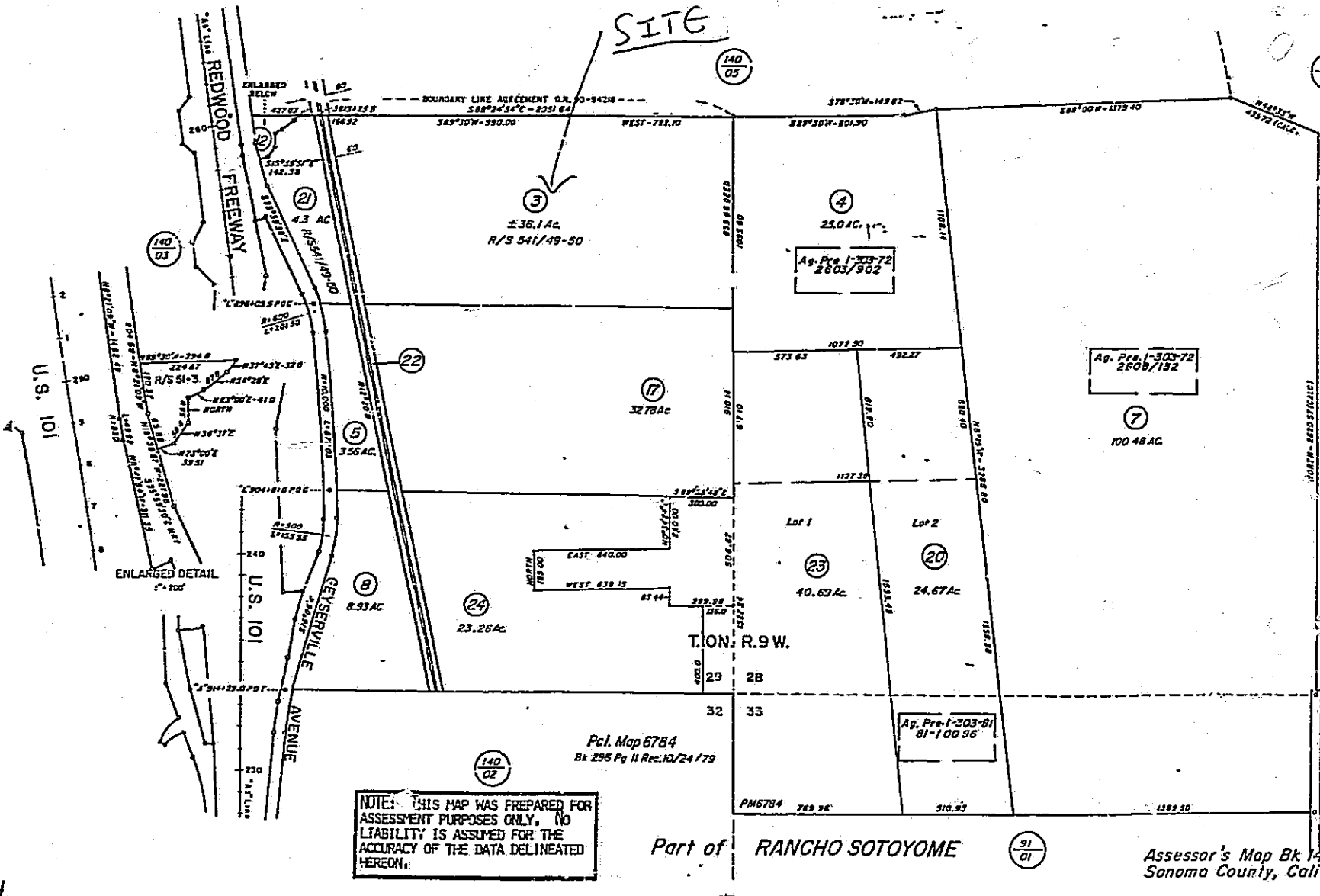
SCALE IS 1/10 OF AN INCH

# COUNTY ASSESSOR'S PARCEL MAP

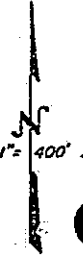
TAX RATE AREA  
87-008

140-04

**SITE**



- REVISIONS
- 3-10-76
  - 2-28-79 #16
  - 11-6-79 #20
  - 4-1-91 #21
  - LSL 6-14-96 #AC
  - CC#
  - RL 4-23-97 #22
  - KT 7-21-98 #24



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Pcl. Map 6784  
Bk 295 Pg 11 Rec. 12/24/79

Part of RANCHO SOTOYOME

Assessor's Map Bk 140 Pg. 04  
Sonoma County, Calif.

FILE: ZE03-0119

Sonoma Co. Wineries Assoc.

Applicant

19410 Geyserville Ave.

Address

*Geyserville*

**AFFIDAVIT OF NOTICING**

I, SCOTT HUNSPERGER, posted three copies of the attached poster at the following  
(Name of responsible planner)

location(s) on or near the subject property: (description of location)

on three telephone poles on both sides of  
Geyserville Ave. on 6/4/03  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

6/4/03  
(Date)

Scott J. Hunsperger  
(Signature)

\*\*\*\*\*

I, \_\_\_\_\_, mailed the attached notice to:  
(Name of responsible Secretary)

\_\_\_\_\_ the County Clerk's Office on \_\_\_\_\_

\_\_\_\_\_ the newspaper on \_\_\_\_\_

\_\_\_\_\_ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on \_\_\_\_\_

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

# NOTICE OF ZONING PERMIT

## REQUEST FOR A CULTURAL EVENT/OUTDOOR FESTIVAL

NOTICE IS HEREBY GIVEN THAT A ZONING PERMIT APPLICATION HAS BEEN FILED WITH THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT FOR A CULTURAL EVENT/OUTDOOR FESTIVAL

<b>EVENT DESCRIPTION:</b>	Request for a special event zoning permit to include wine and food tasting, a silent auction, and light music.
<b>DATE:</b>	July 12, 2003
<b>TIME:</b>	12PM to 4PM
<b>FILE NO.:</b>	ZPE03-0119
<b>LOCATION:</b>	19410 Geyserville Avenue, Geyserville
<b>ZONING:</b>	LIA (Land Intensive Agriculture), B6 20 acre density; Z (Second Dwelling Unit Exclusion), SR (Scenic Resource)
<b>ASSESSOR PARCEL #:</b>	140-040-003
<b>APPLICANT/OWNER:</b>	Sonoma County Wineries Association/Clos Du Bois Wines Inc.

NOTICE IS FURTHER GIVEN THAT THE COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WILL ISSUE A ZONING PERMIT FOR A CULTURAL EVENT/OUTDOOR FESTIVAL AT THIS PROPERTY IF A WRITTEN APPEAL AND THE APPROPRIATE FILING FEE IS NOT RECEIVED WITHIN 10 DAYS FROM THE DATE OF THIS NOTICE. YOU MUST SPECIFY THE REASONS FOR YOUR APPEAL. (SEE CURRENT SCHEDULE FOR APPEAL FEE.)

PERSONS WISHING TO OBTAIN MORE INFORMATION ABOUT THIS APPLICATION, OR TO APPEAL IN WRITING, MUST CONTACT THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT, 2550 VENTURA AVENUE SANTA ROSA, CA 95403 (707) 565-2404.

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

DATED: June 4, 2003

STAFF: Scott Hunsperger



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

June 16, 2003

Sonoma County Wineries Association  
5000 Roberts Lake Road  
Rohnert Park, CA 94928

Re: ZPE03-0119; 19410 Geyserville Avenue, Geyserville

The Sonoma County Permit and Resource Management Department hereby grants the request for a Zoning Permit for a special event to include wine and food tasting, a silent auction, and light music scheduled for July 12, 2003.

Approval and conditions have been received from Building, Environmental Health, Fire Services, Well and Septic, Sheriff's Department, CHP, and Transportation and Public Works. All of the conditions imposed by these Divisions shall be adhered to.

It is the determination of the Permit and Resource Management Department that the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15304(e).

This zoning permit is limited to the use as described on the application form, the proposal statement and the site plan submitted to this Department. Any modifications of the use, expansion or alteration shall be submitted for review and approval of the Permit and Resource Management Department in advance of the proposed change and may, at the discretion of the department, require a new zoning permit.

If you have any questions, feel free to contact me at 707-535-2404. Please refer to your file number (ZPE03-0119) when making inquiries.

Sincerely,

Scott Hunsperger  
Project Planner

c: Clos Du Bois Wines Inc.