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Planning Application

PJR-001.PLP

File#: 4PE06-0056

Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Zoning Permit
- Other: _____

Applicant (Contact Person):

The Fifth Resource, Inc
 Name
P.O. Box 30
 Mailing Address
Cotati CA 94931
 City/Town State/Zip
707 / 664-1797 / 664-1710
 Phone Fax
6/30/2006
 Signature Jim Ford Date

Owner, if other than Applicant:

Vimark, Inc.
 Name
P.O. Box NN
 Mailing Address
Santa Rosa, CA 95402
 City/Town State/Zip
707 / 547-1614 / 542-0613
 Phone Fax
6/30/06
 Signature William J. Furr Date

Other Persons to be Notified: (Specify: Agent, Lender, Architect, Engineer, Surveyor, Other owner(s))

<u>Ed Sohl AIA</u> Name	<u>710 McDonald Ave</u> Mailing Address				
<u>Santa Rosa, CA 95404</u> City/Town State/Zip	<u>Architect</u> Title	<u>707 / 527-0186 / 527-0419</u> Phone Fax			

Project Information:

19550 10050 Geyserville Avenue Geyserville, CA 95441
 Address(es) City/Town
140-050-010 Winery, 140-050-005 Well, other adjoining 172+/- acres combined
 Assessor's Parcel Number(s) Acreage
29,000 10,000

Project Description: case winery, with new tasting room and production winery.
Preserve and use historic Nervo Stone Cellar for wine production and events.
Request 24 annual special events of 25 to 200 persons in addition to wine region events.

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed none

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

Planning Area: 2 Supervisorial District: 4 Current Zoning: LIA B6 20 SR Z VDH General Plan Land Use: LIA 20
 Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
 Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
 Residential Uses: (Enter numbers where applicable)
 New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
 New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____
 Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____
 Previous Files: ZP 87-306
 Application accepted by W. To. Broach Date 6-30-06

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

Ag Preserve Type I Ag Pre 1-282-74 & Ag Pre 1-308-72
 284/682 2607/995

Use Permit - Supplemental Application Information

PJR-022

Existing use of property: Tasting Room and Hospitality (i.e. events within Stone Cellar)

Acreeage: 172 +/-

Existing structures on property: Historic Stone Cellar, Tasting Room and CMU Winery

Proximity to creeks, waterways and impoundment areas: Winter creek north side of site

Vegetation on site: Several trees planted with original winery

General topography: Sloping away from Geyserville Ave toward the Russian River

Surrounding uses to North: Vineyard South: Vineyard

(Note: An adjoining road is not a use.) East: Vineyard West: Geyserville Ave. & US101

New structures proposed (size, height, type): 9,270 sf Historic Stone Cellar to remain unchanged. Existing tasting room and production winery of 8,000 sf to be removed and replaced with new combined tasting and winery building of <10,000 sf. Refer to elevations for heights.

Number of employees: Full time: 3 Part time: 0 Seasonal: 3

Operating days: seven days / week Hours of operation: Visitor 10 - 5

Number of vehicles per day: Passenger: 30 Trucks: 0 to 1

Water source: APN 140-050-005 Sewage disposal: APN 140-050-010

Provider, if applicable: Vimark Inc. Provider, if applicable: Vimark Inc.

New noise sources (compressors, power tools, music, etc.): Winery operations will predomently on the east with forklift access & north screened utility pad with compressor & process equipment. Outdoor areas will not have amplified music.

Grading required: Cut Max: 48" Fill Max: none

Fill area: none Approx. total yds: 966

Vegetation to be removed: Vineyard to remain, with exception of individual vines.

Will proposal require annexation to a district in order to obtain public services: 100% of front landscape to be replaced (see landscape plan).

Yes No

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes No Small quantities of wine lab chemicals.

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): Propose fire access loop around the buildings with two hydrants.

All buildings to be fire sprinklered

Sonoma County Permit and Resource Management Department

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

Design Review Supplemental Application

Existing Use Tasting Room

Proposed Use Winery, Tasting Room, Hospitality / Event

Number of Employees 3 Operating Schedule: Days 7 Hours tasting 10-5 winery seasonal

Expected Traffic 30 vehicles per day (refer to W-Trans Report)

Noise Generated Winery Operations, events (no amplified music).

Chemicals, Oil, Gasoline Storage, etc.

Inside Winery Lab Chemicals

Outside None

Underground None

Surrounding Uses (Include the number, size, type, and location of nearby buildings)

North: Vineyard

West: Geyserville Ave. and US 101

South: Vineyard

East: Vineyard

Type of Building Materials: Stone, Concrete, Wood and Stucco

Roof Materials: Metal

Color: Natural / Rust

Vegetation to be removed: Demo all but vineyard within scope of work and replant.

Parking: Number existing 8 Number Proposed 27 + 32 event

Surfacing of driveway and parking areas: permeable a/c

Signs - Type (attached or detached), number, size, materials, lighting:

Existing Monument 8'h x 4'w on 40" h stone base to be relocated as noted.

Proposed "TRIONE" on Stone Cellar to replace " Canyon Road Winery"

Sign Program (Existing /Proposed) Yes No X (Attach program if yes)

SECTION 1

PROJECT DESCRIPTION – 10,000 Case Winery

Maintain some public wine tasting in the historic Stone Cellar, while removing and replacing the existing Tasting Room (d), Winery (d), Bocci Courts and Picnic Grounds. Upgrade the infrastructure to today's standards with new septic, parking and landscaping, and on-site fire suppression system with all building being sprinklered using the existing well. This project has no residential nor future phases (APN 140-050-010)..

BUILDING AREA SUMMARY

<u>Area</u>	<u>Existing</u>	<u>Proposed</u>
Production Winery	6,622(d)	5,707
Tasting Room & Offices	1,250(d)	2,721
Stone Cellar		
1 st floor	4,635	4,635
2 nd floor	4,635	4,635
Totals	17,142	17,698 sf

(d) Demo and rebuild.

(net increase of 556 sf < 3.5% increase)

The New Production Winery and Tasting Room will have a similar location and footprint to the existing. The Production Winery will be lowered to the same elevation as the Stone Cellar to facilitate forklift movement between the two locations. The tasting room will have a multi-level elevator to provide access to all levels including the second floor of the Stone Cellar. Production and guest restrooms will be provided meeting ADA access requirements.

		<u>Existing</u>	<u>Proposed</u>
Parking Spaces	Marked visitor	5	23
	Employee	3	4
	Event	n/a	31
Total Spaces		8	58

USE / OPERATIONS – The Nervo Winery was established at this site in 1908 and some time in the 1930 opened one of the first tasting rooms in the Alexander Valley. While wine production on site has been off and on the tasting room has remained in continuous operation. So, while the tasting room does not having a document Use Permit, it remains a legal non conforming use.

Nervo Winery	100,000g	10,000cases
Canyon Road Tasting	7 day/week	7 day/week
	10am-5pm	10am-5pm
	Prepackage	Prepackage
	Sandwiches	Sandwiches
Special Events	25 – 100	25 - 200
	Tasting, Bocci	Tasting, Bocci
	1 st flr Winery	1 st & 2 nd flr Winery
Events > 24p	undocumented	24 per year
Regional Wine Marking	Some	All

TRIONE WINERY MISSION is to provide world-class cabernet and augment the Trione Russian River Valley Winery. This will be the home of the Trione Alexander Valley Cabernet with a goal of \$60 - \$75 / bottle.

WINEMAKING – Straight forward with minimum handling. The new winery production building has been design to support the historic Stone Cellar in aging the wines in barrel for 20 to 24 months.

CRUSH -- The crush pad will include the following equipment:

- a) Forklift with bin turner,
- b) Sorting table and receiving hopper,
- c) Euro Select Destemmer,
- d) Basket Press
- e) Six s/s Fermentation Tanks with 5 ton capacity,
- f) Two s/s Drain sumps with screens.

FERMINATION – The cellar will have 7 and the new winery will have 14 Oak Open-Top Fomenters on s/s Stands. They will be capable of process 28,350 to 33,075 gallons (assume 180 g/ton) which equals 157 to 206 tons of grapes.

CELLAR – The wine will be aged 20 to 24 months prior to bottling. The production Winery is being designed to accommodate barrels 5 high; but 4 high with 400 barrels and the Stone Cellar accommodating 472 barrels 2 and 4 high on the first floor. The production winery will have seven blending tanks: two 940 gallon each, one 1943 gallon, one 3,760 gallon and three 9,324 gallon for a capacity of blending 35,555 gallons).

BOTTLING – A portable bottling truck will be use when the wine is ready to be corked. Only the wine sold on site will then be stored on site, the remaining will be shipped to the distribution warehouse.

The remainder of the cellar will be barrel storage and open space. The new Production Winery will be set at the same existing elevation of the stone winery to facilitate fork travel.

EVENTS – The proposed tasting room will adjoin the new production winery and will connect the three buildings with a large deck that overlook hundreds of acres of Alexander Valley vineyards. The tasting room will have an elevator which will provide handicap access to the second floor of the Stone Cellar over this connecting deck. Use permit is applying for 24 special events >24 to 200 persons which is the maximum seating on the second floor of the Stone Cellar (refer to A2.1) for and exhibit of the second floor seating. Other elements of the hospitality include:

- a) Relocating and reconstructing the two existing Bocci Ball Courts,
- b) Retaining a picnic area for guest of the winery,
- c) Catered food service, with prep area. No on-site kitchen,
- d) Prepackage foods for sale
- e) Participation in regional wine events

While the outdoor winery event area is greater than 500 feet from its nearest neighbor (i.e. from the fountain shown adjoining the Bocci Ball Courts), the Trione Winery will not have any outdoor amplified music.

SUMMARY OF STUDIES AND KEY ENVIRONMENTAL ISSUES MITIGATION:

Land Use – The Trione Winery is on Williamson Act Contract land. The following is a review of the Williamson Act principles as they relate to this Use Permit Application. The principles of compatibility with the agriculture are stated in Section 51238.1 of the State Code. Discussion follows:

(1) The proposed winery and tasting facility at 19550 Geyserville Avenue, Geyserville (APN 140-050-010) has operated off-and-on over the past ninety-eight (98) years as a winery and public tasting facility. The Trione Winery is proposing to bring the site up to current standards including the issuance of a Use Permit for what has been legal non-conforming. The proposed use is at or below historical levels and will not compromise the productive agricultural capability of this contracted parcel or other contracted lands in agricultural preserves. In fact the agricultural use of this parcel is intensified in that the agricultural grape crop will now be processed and in part sold on the parcel. Facilities such as the one proposed are necessary to process grapes from the vineyards into their ultimate product of premium wine which require minimum handling. The construction of tasting and sales facilities in conjunction with the winery operations help to insure the survival of the local agricultural industry by promoting and marketing the agricultural product of wine. The parcel will remain primarily in crop production with an area of 172 vineyard acres of Nervo Ranch. It is proposed to now again process the grapes and make them into premium wine and sell and market a significant portion to them on site.

(2) The use will not displace or impair current or reasonably foreseeable agricultural operations on the contracted parcel or on other contracted lands in the agricultural preserves. The modernization of the historic Nervo Winery into the proposed Trione Winery will continue to promote the agricultural use of the land with the more intensive operations of grape processing into wine upon the existing site of the Nervo Winery.

(3) The site improvements will not impact any of the existing adjoining vineyards or open space. In fact, the grape processing portion of the proposed project will provide additional facilities in the area for existing vineyards. Once bottled most of the cases goods will be transported to an industrial warehouse for final distribution.

In conclusion, the proposed Trione Winery focuses entirely on the production, marketing and selling of premium wine. It will be one more addition to an agricultural industry in the state which strives to remain viable and competitive locally and globally with the final result of keeping lands in agricultural use; which is the purpose of the Williamson Act.

Architecture and Occupancy – Use permit is applying for 24 special events >24 to 200 persons which is the maximum seating on the second floor of the Stone Cellar.

All buildings are to be sprinklered and State Historic Building Code to apply to historic Stone Cellar. It was confirmed with PRMD Building that a one-hour fire separation between winery and this second floor area is not required under the State Historic Building Code. As additional consideration of life safety the Stone Cellar's second floor will have one internal and two external stair exits.

Catering Prep Area with an adjoining BBQ is being planned east of the Tasting Room. There will be no on-site kitchen
[Refer to Section 2]

Setbacks - Civil Engineering has surveyed the property and developed an existing winery and vineyard topographic map, noting the location of the existing buildings, driveway access and setbacks / easements. The two most notable is the 50 foot creek setback and the 80 foot wide railroad easement.

Noise. Operational noise will be less than the ambient background noise of the adjoining freeway. The outdoor winery event area is greater than 500 feet from its nearest neighbor (i.e. from the fountain shown adjoining the Bocci Ball Courts), and will not have any outdoor amplified music.

[Refer to Section 3]

Landscaping – Attached is conceptual for preliminary design review.

[Refer to Section 4]

Water Supply – Existing Tasting Room is serviced by a well on APN 140-050-005 and EBA Engineering has provided a groundwater study and confirm that this existing well on the Nervo Ranch is adequate to service the TRIONE WINERY needs. The existing well is completed within a concrete slab at the surface. Based on review of the Well Completion Report, a bentonite sanitary seal was placed from 0 to 50 feet.

[Refer to Section 5]

Sewer - Huffman Engineering who sized the existing septic system for the Canyon Road Tasting room, has designed a new a septic system for all of the Trione Winery waste: Both domestic and process waste. We would like to proceed with it's permitting process and construction to support the interim Stone Cellar tasting room and fermentation of juice as under historical use without a Use Permit.

[Refer to Section 6]

Traffic – W-Trans has prepared a focused Traffic Study of the proposed project to: Appropriate Sight of Distance - The proposed development will limit public visitor access to a single entrance from Geyserville Avenue (which is the existing "south entrance"). The second entrance (the existing "north entrance") is for service vehicles to support winery production and emergency vehicle access.

Prepared the attached "Winery Trip Generation / Event" forms. Sufficient on-site parking is planned for daily operations as well as most special events (with 58 spaces and 2.5 persons per car the on-site parking can accommodate 145 persons.) Larger events will have valet parking or shuttle from the Nervo Ranch. Parking along Geyserville Avenue will be discouraged.

[Refer to Section 7]

Cultural Resources – Archeological Resource Service's has prepared the attached report which can be summarized as follows:

- ✓ CMU Production Winery Building nor Tasting Room – No architectural historic value,
- ✓ Stone Cellar – To be acknowledge as an historic building & use State Historic Codes,
- ✓ Site – Bocci and landscaping no historic value,
- ✓ "Card Room" – Document and preserve cards for historic reference.

[Refer to Section 8]

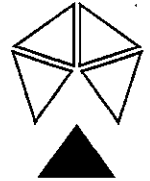
Trione Winery

19550 Geyserville Avenue
Geyserville, California 95441

APN: 140-050-010

DESIGN REVIEW & USE PERMIT SUBMITTAL

INDEX TO DRAWINGS		WINERY CAPACITY REVIEW					
A0.1	COVER SHEET	Fermentation Tanks					
A1.1	EXISTING SITE PLAN	ASSUME 100 GALLONS/TON					
A1.2	SITE / ROOF PLAN	ASSUME 64 CASES PER TON					
A1.3	WINERY PLANS - CRUSH / PRESS / BOTTLING	QTY.	TURNS	GALLON	TOTAL TONS		
A2.1	SECOND FLOOR PLAN				GALLONS		
A3.1	EXTERIOR ELEVATIONS	21	150	5 TON	10,080	157.5	28,350
A3.2	EXTERIOR ELEVATIONS						
A3.3	BUILDING SECTIONS						
C1	PRELIMINARY GRADING						
C2	SITE TOPO						
C3	VINEYARD TOPO						
C4	AREA PROXIMITY MAP						
1 of 1	SEPTIC DESIGN PLAN						
L1	LANDSCAPE CONCEPT						
		Barrel Aged for two (2) years					
		ASSUME 24 CASES/BARREL (10,000 CASES = 416.6 BARRELS x 2 YEARS = 833 BARRELS)					
		AREA	STACKED	QTY.			
		PRODUCTION	4 HIGH	400			
		STONE CELLAR	4 HIGH	256			
		STONE CELLAR	2 HIGH	216			
		872 (allows for 5% loss)					
		Blending Tanks					
		QTY.	SIZE	GALLON	TOTAL GALLONS		
		2	4' x 10'(h)	940	1880		
		1	3'9" x 10'(h)	1943	1943		
		1	8' x 10'(h)	3760	3760		
		3	11'6" x 12'(h)	4324	21912		
		Bottling & Finished Goods					
		ASSUME 56 CASES PER PALLET.					
		ASSUME A PALLET POSITION IS 3.75 x 4 = 15 s.f.					
		10,000 CASES FIT ON 179 PALLETS					
		2 HIGH = 1,350 S.F.					
		3 HIGH = 900 S.F.					
		BOTTLING TRUCK DOES 2,000 CASES PER DAY					



THE FIFTH RESOURCE, INC.

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PROJECT

TRIONE WINERY

19550 Geyserville Avenue
Geyserville, California 95441

DRAWING ISSUE

ISSUE DESCRIPTION	DATE
Design Review & Use Permit Submittal	6/20/2006

SHEET STATISTICS

SCALE: _____
JOB NO.: _____
DRAWN BY: _____
CHECKED BY: _____

SHEET

SHEET NAME
Cover Sheet

SHEET NUMBER

A0.1



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PROJECT

TRIONE WINERY

19550 Geyserville Avenue
 Geyserville, California 95441

DRAWING ISSUE

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

DESK STATUSES

SCALE: 1" = 20'-0"
 JOB NO.: _____
 DRAWN BY: OTW
 CHECKED BY: ESTP

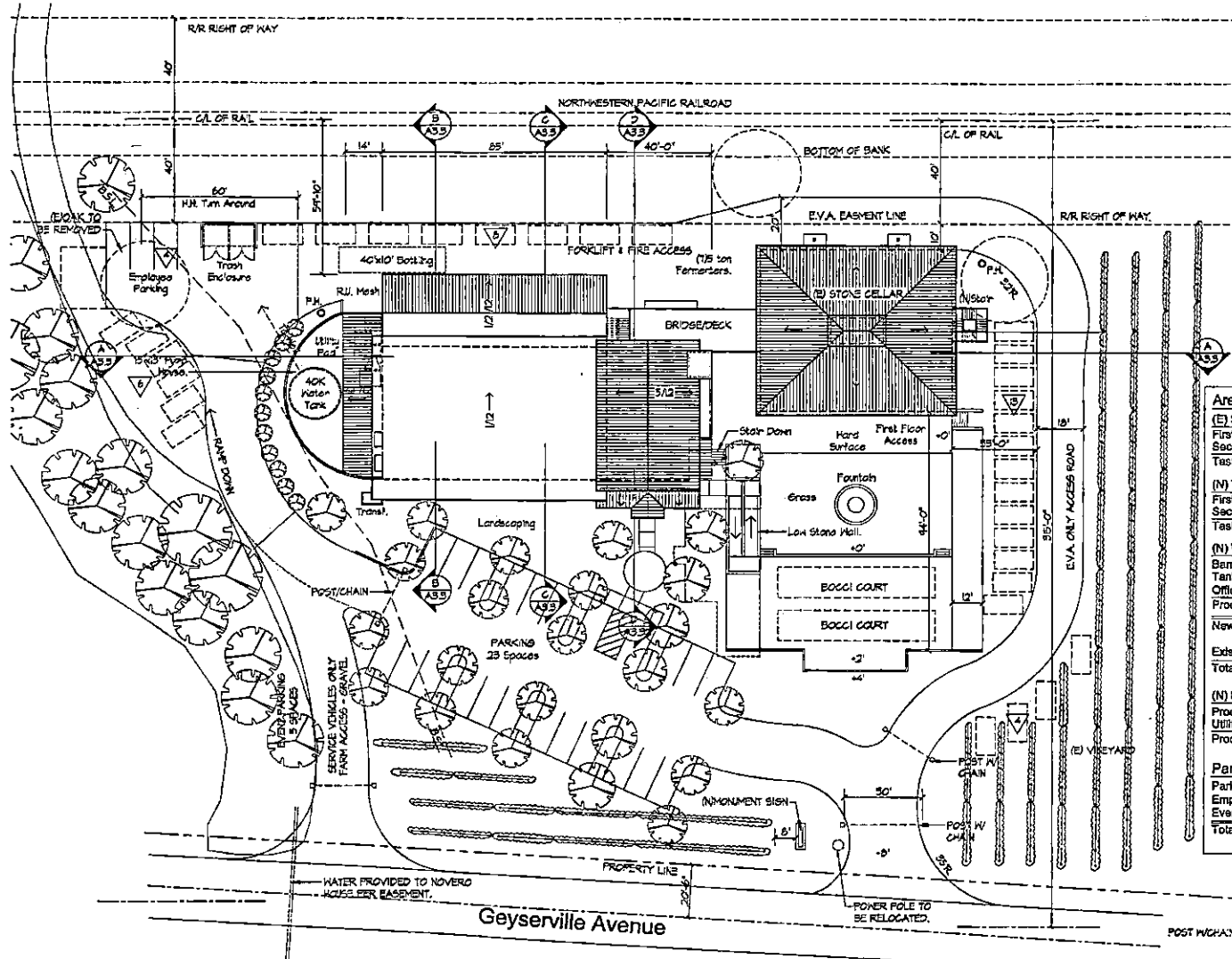
DATE: _____

SHEET NAME:

SITE / ROOF PLAN

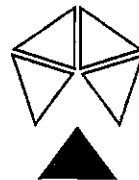
SHEET NUMBER:

A1.2



Area Summary	
(E) Stone Cellar	
First Floor:	4,835 s.f.
Second Floor:	4,635 s.f.
Testing Room Total:	9,270 s.f.
(N) Tasting Room:	
First Floor:	1,892 s.f.
Second Floor:	829 s.f.
Testing Room Total:	2,721 s.f.
(N) Winery	
Barrel Area:	1,870 s.f.
Tank Area:	3,100 s.f.
Office & Lab:	737 s.f.
Production Barn Total:	5,707 s.f.
New Winery Total:	8,428 s.f.
Existing Demolition:	7,872 s.f.
Total Added Building Area:	558 s.f.
(N) Process Support:	
Process Pad:	1,090 s.f.
Utility Pad:	1,880 s.f.
Process Support Total:	3,070 s.f.
Parking Summary	
Parking Lot:	23 Spaces
Employee Parking:	4 Spaces
Event Parking:	31 Spaces
Total:	58 Spaces
58x25(per car)=145 Persons	

SITE / ROOF PLAN
 11-20-07



THE FIFTH RESOURCE, INC.

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PROJECT

TRIONE WINERY

19550 Geyserville Avenue
 Geyserville, California 95441

DRAWING ISSUE

DATE SUBMITTED	DATE
Design Review & Cost Permit Submittal	6/30/2008

SHEET STATISTICS

SCALE	1" = 32'-0"
SHEET NO.	07
DRAWN BY	07/08
CHECKED BY	07/08

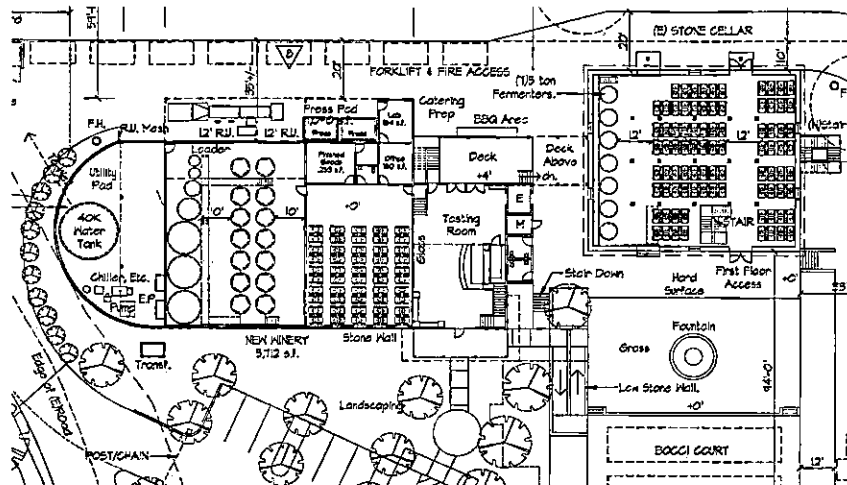
SAL

SHEET NAME

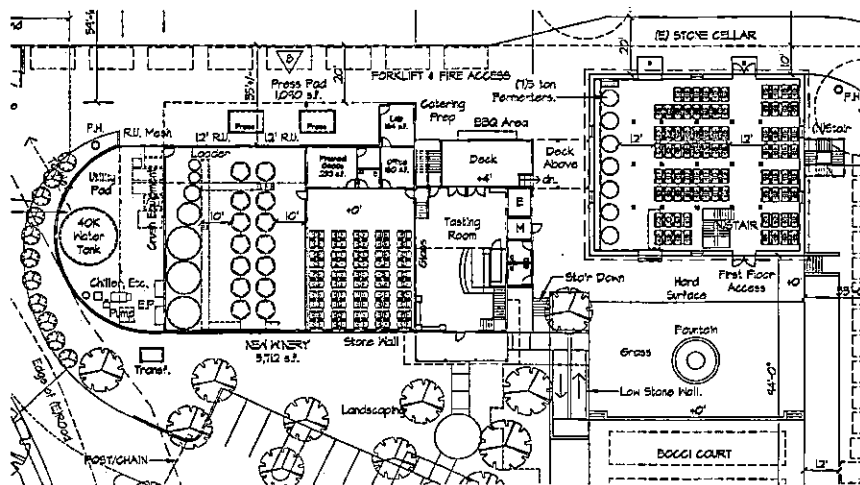
Site / Floor Plans
 Bottling, Crush & Press Phases

SHEET NUMBER

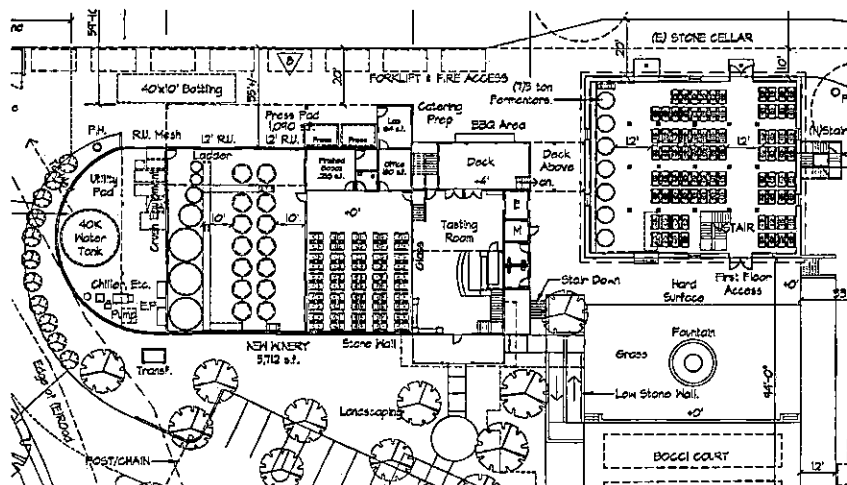
A1.3



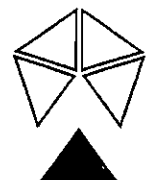
SITE / FLOOR PLAN - CRUSH PHASE
 1" = 32'-0"



SITE / FLOOR PLAN - PRESS PHASE
 1" = 32'-0"



SITE / FLOOR PLAN - BOTTLING PHASE
 1" = 32'-0"



THE FIFTH RESOURCE, INC.

PROJECT TEAM

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CIVIL ENGINEER
 8742 POWER
 COUNSELLOR & ASSOCIATES
 214 TOWNSEND DRIVE, SANTA ROSA, CA
 (707) 540-6651 / FAX (707) 542-1541
 email: power@caebank.com

LANDSCAPE ARCHITECT
 801 MARKET
 OFFICE
 400 MARKET AVENUE, SUITE 117, SANTA ROSA, CA
 (707) 544-1441 / FAX (707) 523-4341
 email: WJ@quadrupole.com

SITE SURVEYING
 801 MARKET
 SURVEYING & SURVEYOR
 174 COLUMBIAN AVENUE, SHERBORN, CA 95472
 (707) 524-1101 / FAX (707) 523-5500
 email: ks@quadrupole.com

WINE MAKER / OWNER
 3024 CORTADO
 17 MARKET VINEYARD - MARK EDESS
 P.O. Box 808, Santa Rosa, CA 95402
 (707) 543-1144 / FAX (707) 542-0813
 email: mark@trionewinery.com

PROJECT

TRIONE WINERY

18550 Geyserville Avenue
 Geyserville, California 95441

DRAWING ISSUE	DATE
Issue Description	6/30/2008
Design Review & Use Permit Submittal	

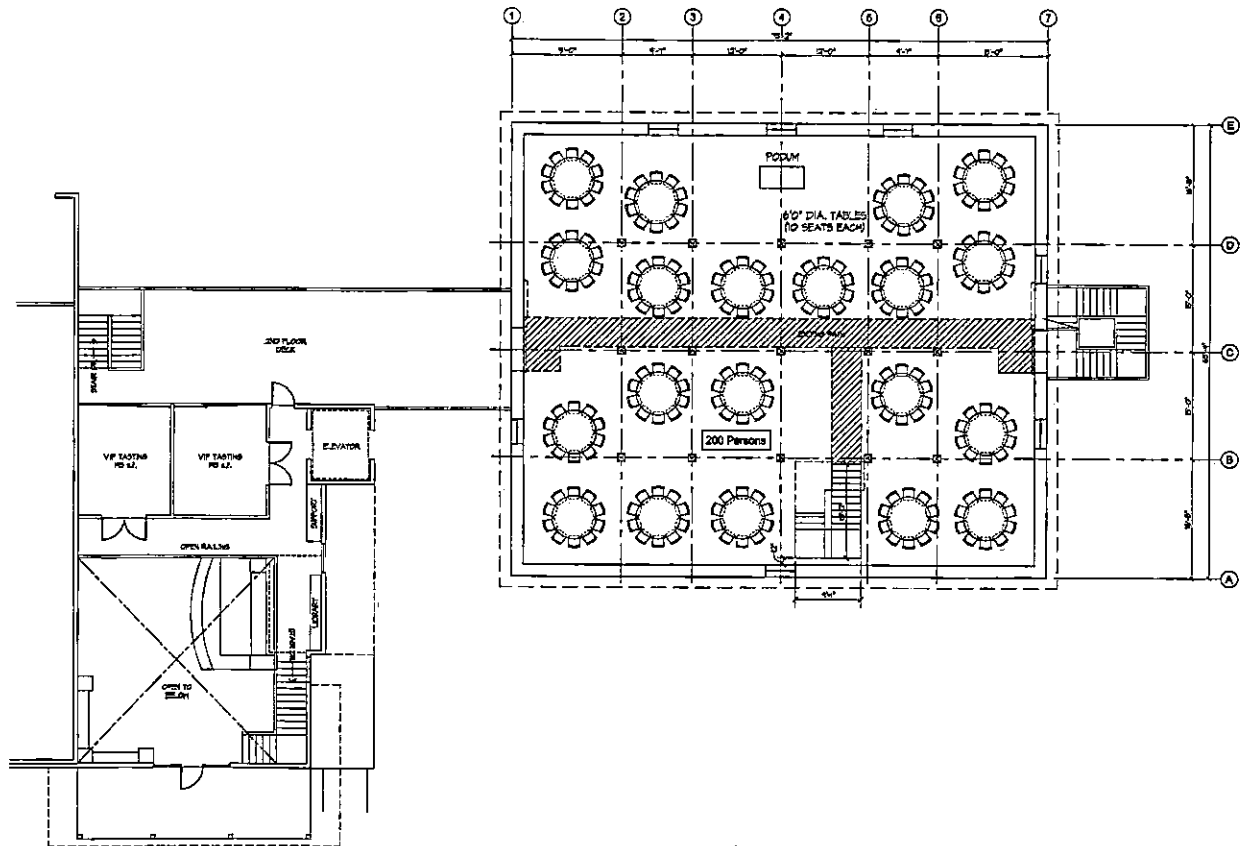
SHEET STATISTICS	SCALE	DATE
SCALE: 1/4" = 1'-0"		
SCH NO:		
DRAWN BY: G.Wed		
CHECKED BY: MSJ		

DATE

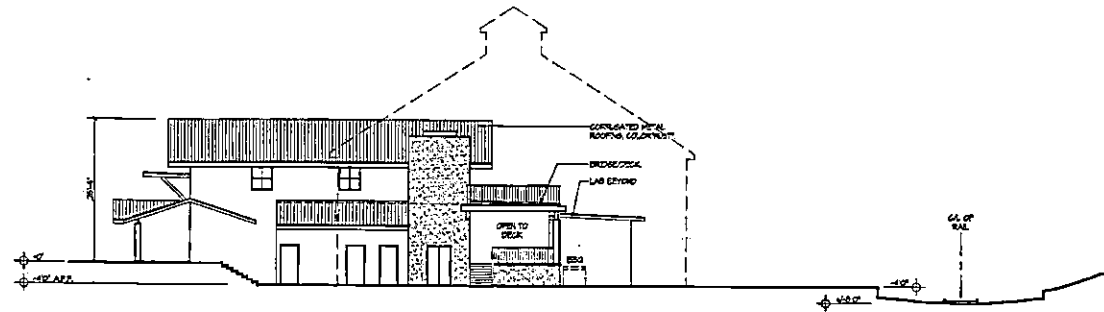
SHEET NAME
 Second Floor Plan

SHEET NUMBER

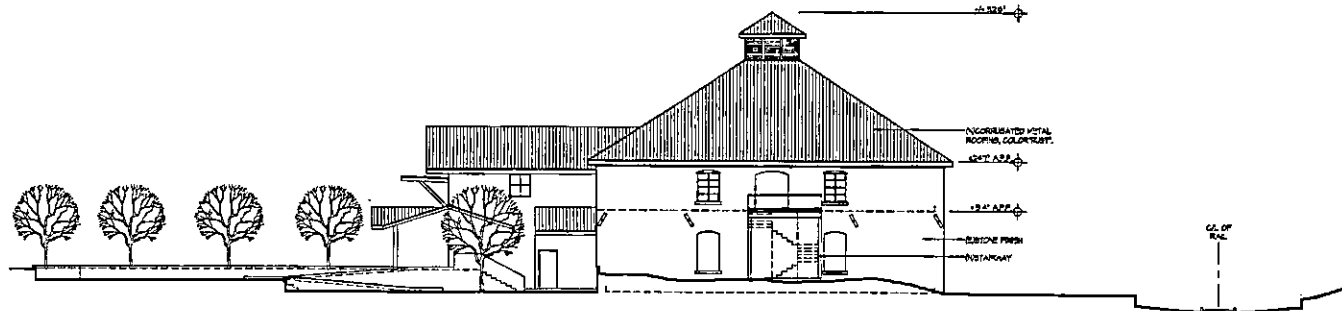
A2.1



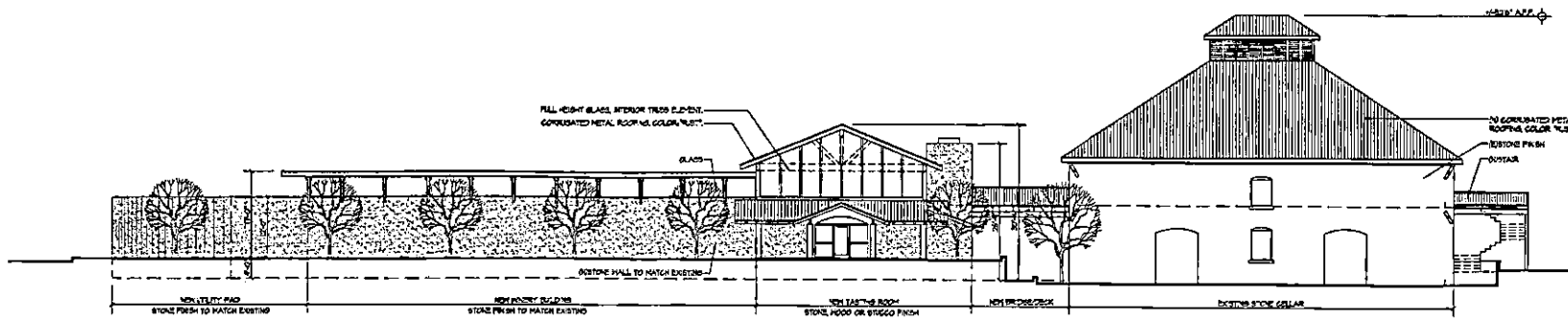
SECOND FLOOR PLAN
 1/4" = 1'-0"



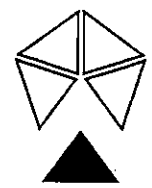
3 SOUTH ELEVATION - ALT. VIEW
5/32" = 1'-0"



2 SOUTH ELEVATION
5/32" = 1'-0"



1 WEST ELEVATION
5/32" = 1'-0"



THE FIFTH RESOURCE, INC.

PROJECT TEAM
PROJECT ARCHITECT
The Fifth Resource, Inc.
34 9th St., A1A
718 McDonald Avenue, Suite 200, CA 95504
(707) 542-6190 / FAX (707) 542-6118 / CELL (707) 893-4050
email: info@fifthresource.com http://www.fifthresource.com

PROJECT MANAGER
Joe Ford
The Fifth Resource, Inc.
P.O. Box 20, Orland, CA 94951
(707) 542-1797 / FAX (707) 542-1710 / CELL (707) 484-1018
email: jford@fifthresource.com http://www.fifthresource.com

CIVIL ENGINEER
Arvin Powers
Cushman & Associates
222 Transit Circle, Suite 200, CA
(707) 542-4483 / FAX (707) 542-1842
email: arvin@cumash.com

LANDSCAPE ARCHITECT
SCJ Karsch
Owens
499 Mendocino Ave., Suite 102, Eureka, CA
(707) 543-1414 / FAX (707) 573-4841
email: scj@scj-arc.com

SITE SURVEYING
E&S Software
Professional Engineering & Surveying
876 Commercial Ave., Sebastopol, CA 95472
(707) 823-3130 / FAX (707) 823-6850
email: info@esysurvey.com

WINE MAKER / OWNER
Arvin Owens
Vineyard & Winery - Mark Vinos
P.O. Box 974, Suite 200, CA 95602
(707) 542-1614 / FAX (707) 542-0614
email: arvin@vinalto.com

PROJECT

TRIONE WINERY
18250 Geyserville Avenue
Geyserville, California 95441

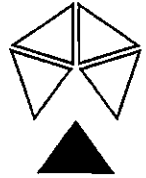
ISSUE	DESCRIPTION	DATE
Design Review & Use Permit Submittal		6/30/2008

BEST PRACTICES	5/32" = 1'-0"
SCALE	
REV NO.	
DRAWN BY:	OW
CHECKED BY:	ES

SCALE

SHEET NAME
Exterior Elevations

SHEET NUMBER
A3.1



THE FIFTH RESOURCE, INC.

PROJECT TEAM
PROJECT ARCHITECT
 The Fifth Resource, Inc.
 715 McDougall Avenue, Benin Road, CA 95601
 (977) 842-1181 / FAX (977) 842-0418 / CELL (977) 842-1842
 email: info@fifthresource.com

PROJECT MANAGER
 Top Fuel
 The Fifth Resource, Inc.
 P.O. Box 30, Castell, CA 94931
 (977) 844-1791 / FAX (977) 844-3759 / CELL (977) 484-1428
 email: pfm@fifthresource.com

CIVIL ENGINEER
 Ryan Perera
 California State License
 312 Laurel Circle, Santa Rosa, CA
 (977) 842-6463 / FAX (977) 842-1842
 email: rperera@fifthresource.com

LANDSCAPE ARCHITECT
 B3 Landscape
 990 Mendocino Ave, Suite 102, Benin Road, CA
 (977) 844-1361 / FAX (977) 842-4441
 email: info@b3landscape.com

SITE SURVEYING
 Jeff Hiltner
 Station Engineering & Surveying
 878 Christchurch Ave., Sebastopol, CA 95472
 (977) 452-1190 / FAX (977) 452-5602
 email: jeff@se-engineering.com

WINE MAKER / OWNER
 Scott Carignan
 Vineland Vineyards - Math House
 P.O. Box 1001, Benin Road, CA 95601
 (977) 847-1814 / FAX (977) 842-0613
 email: scott@vineland.com

PROJECT

TRIONE WINERY

19550 Geyserville Avenue
 Geyserville, California 95441

DRAWING ISSUE

ISSUE DESCRIPTION	DATE
Design Review & Civil Permit Submittal	6/20/2008

SHEET STATISTICS

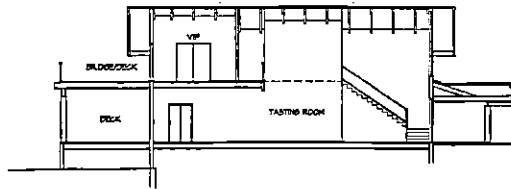
SCALE	3/8" = 1'-0"
CSG NO.	
DRAWN BY:	OTW
CHECKED BY:	ESJ

SCALE

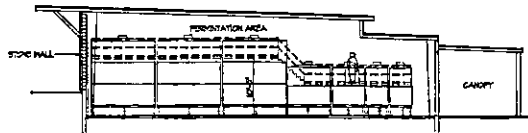
SHEET NAME
 Building Sections

SHEET NUMBER

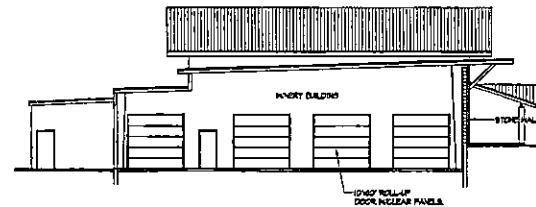
A3.3



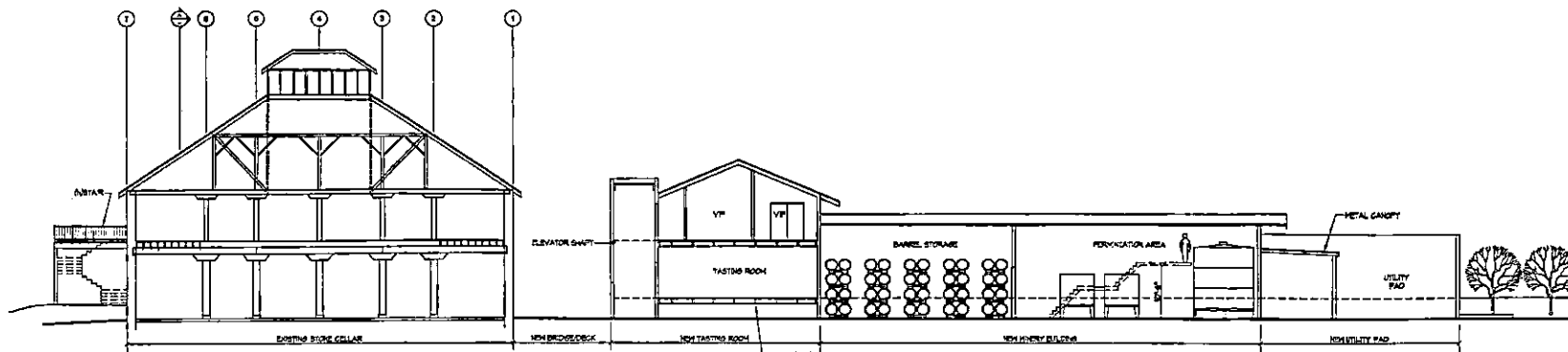
D BUILDING SECTION LOOKING SOUTH
 3/8" = 1'-0"



B BUILDING SECTION LOOKING NORTH
 3/8" = 1'-0"

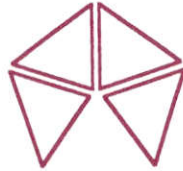


C BUILDING SECTION LOOKING SOUTH
 3/8" = 1'-0"



A BUILDING SECTION LOOKING WEST
 3/8" = 1'-0"

THE FIFTH RESOURCE, INC.



30 June 2006

TO: PRMD

This is to confirm that the **The Fifth Resource, Inc**
Is authorized to submit the Design and Use Permit Application for
TRIONE WINERY at NERVO RANCH
19550 Geyserville Avenue, Geyserville, California 95441
APN 140-050-010

Approved:



P.O. Box 30 ▲ Cotati Ca. 94931 U.S.A.

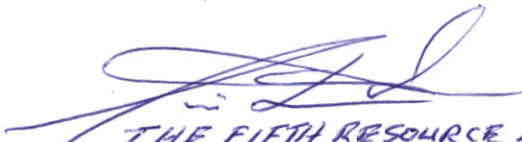
Jim Ford, REA 707-664-1797/Fax 664-1710/Email: jrford@pacbell.net ▲ Ed Sohl, AIA 707-527-0186/Fax 707-527-0419/Email: esohl@pacbell.net


Website: <http://www.fifthresource.com>

Indemnification Agreement

PJR-011

"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 or 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."


THE FIFTH RESOURCE INC
Applicant JIM FORD



Property Owner (if other than applicant)

30 JUNE 2006
Date

PLP06-0056
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.

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: PLP06-0056

Project Address: 19550 GEYSERVILLE AVE GEY
Cross Street: INDEPENDENCE LN

APN: 140-050-010

Status: STARTED
Printed: Friday, June 30, 2006
Initialized by: MGROSCH
Activity Type: C-CPP 501

Description: REQUEST FOR USE PERMIT AND DESIGN REVIEW

Owner: VIMARK INC
 PO BOX NN
 SANTA ROSA CA
 95402-3189
 707 547 1614

Applicant: FORD JIM
 THE FITH RESOURCE
 PO BOX 30
 COTATI CA 94931
 707 664 1797

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
7	CREDIT CARD CONVEN FEE	025015-4020	215.04	.00	.00
119	FIRE COMMERCIAL REVIEW	649103-3661	218.00	.00	.00
337	EH REV 335/36 ALL OTHR	025015-3355	1,300.00	.00	.00
615	PUBLIC ROAD REVIEW	025015-3140	402.00	.00	.00
750	SUSMP PROG DEVELOPMENT	025015-1341	24.00	.00	.00
1035	DR C/I/S P/C III NO HRG	025015-3808	1,586.00	.00	.00
1053	ENV REV LEV II EXP INIT	025015-3811	2,897.00	.00	.00
1054	ENV REV ARCH LAB REFERRL	025015-3811	75.00	.00	.00
1131	USE PERMIT LEVEL II	025015-3823	4,046.00	.00	.00
2120	AG COMMISSIONER REVIEW	070102-3181	204.00	.00	.00
			\$10,967.04	\$0.00	

Total Fees: \$10,967.04
Total Paid: \$0.00

Balance Due: \$10,967.04

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

