



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

10-2-06 AF

DRAFT HEALTH USE PERMIT CONDITIONS

DATE: September 26, 2006
TO: Permit and Resource Management Department, Project Review Section,
Planning
ATTN: Sigrid Swedenborg
FROM: Jon Tracy, R.E.H.S., Project Review Section, Health
PROJECT TYPE: Planning Project

SUBJECT:

File Number: PLP06-0056
Applicant Name: The Fifth Resource
Owner Name: Vimark Inc.
Site Address: 19550, 19720, 19500 & 19700 Geyserville Ave, Geyserville
A.P.N. 140-050-010

Request for a Use Permit and Design Review for a 10,000 case winery with a new tasting room and production winery. The historic Nervo stone cellar will be used for wine production and events. The request includes 24 annual events with between 25 and 200 persons per event.

The application has been reviewed by this Division and applicable response categories (x1 through x4) have been selected as follows:

X1) If the application is approved, it is recommended that it be subject to the following conditions:

PRIOR TO BUILDING PERMIT :

Water:

1. A legal covenant and easement agreement acceptable to the Permit and Resource Management Department shall be drafted to operate and maintain any common water supply system. Evidence of the legal right to cross railroad right-of-way must also be submitted. Contact Project Review - Health Specialist at (707) 565-1683 for requirements. Prior to building permit, a copy of the draft covenant must be reviewed and approved prior to recording, and a recorder's number submitted to the Project Review - Health Specialist for verification.
2. Prior to building permit issuance, the applicant shall cause the proposed water supply system to be evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 1998 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

3. Prior to building permit issuance, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of your water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this Department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.
5. Prior to the issuance of building permits, complete an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Health Department, Office of Drinking Water if more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Health Department in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling may take some time. Be advised that surface water treatment rules may apply to springs or any water well with less than a 50 foot annular seal.) Copies of the clearance letter must be submitted to the Project Review Health Specialist, or the Office of Drinking Water may E-mail clearance directly to PRMD.
9. Prior to the issuance of any building permit, an easement is required to be recorded for this project (both parcels) to provide Sonoma County personnel access any on-site water well and any monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 AM to 5:00 PM. All easement language is subject to review and approval by PRMD-Project Review and County Counsel prior to recordation.

Septic:

10. Prior to building permit issuance, a permit for the sewage disposal system shall be obtained. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit (including 200 special event participants) and any additional sources from the parcel plumbed to the disposal system. If a permit for a standard, innovative or Experimental Sewage Disposal System sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the District Specialist or Liquid Waste Specialist that all required septic system testing and design elements have been met.
11. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to Project Review Health prior to building, grading for ponds or septic permit issuance (If Regional Water Board Staff have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance). A copy of the waste discharge permit shall be submitted to Project Review Health prior to issuance of a certificate of occupancy or project operation. An application may be printed from:
<http://www.waterboards.ca.gov/northcoast/geninfo/genwinerywdr/wine.html>

15. Toilet facilities shall be provided for patrons and employees. A copy of the floor plan showing the location of the restrooms shall be submitted to Project Review Health prior to issuance of building permits. For planned tenant improvements, installed central water and wastewater lines the length of the building with appropriate breakout floor design is acceptable.

Consumer Protection:

18. Prior to the issuance of building permits and the start of any construction, plans and specifications for any retail food facility or catering prep area, that serves food to the public must be submitted to, and approved by, the Environmental Health Division of the Health Services Department. Contact the Environmental Health Division at 565-6544 for information. The PRMD Project Review Health Specialist shall receive a letter of approval from the Environmental Health Division to verify compliance with requirements of the California Uniform Retail Food Facility Law (CURFFL).

Solid Waste:

24. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:
 1. Pomace shall be composted and land applied, or land applied and disced into the soil on vineyards or agricultural land owned or controlled by the applicant.
 2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.
 3. Pomace shall be transported to the County's composting facility at the Central Disposal Site (or any future location) in a fashion that allows the pomace to be used by the County's composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

PRIOR TO OCCUPANCY:

Water:

30. Prior to occupancy, any new or existing water well serving this project shall be fitted with a water meter and a groundwater level measuring tube and port, or electronic groundwater level measuring device.

OPERATIONAL REQUIREMENTS:

43. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.

44. A safe, potable water supply shall be provided and maintained.
45. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this site shall be monitored quarterly and reported to PRMD in January of the following year pursuant to section RC-3b of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance.
46. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD-project review at least once every five years.

Septic:

47. Maintain the annual operating permit for any Alternative (mound or pressure distribution) or Experimental Sewage Disposal System installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.
48. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
49. All future sewage disposal system repairs shall be completed in the designated reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area.

Hazardous Materials Program:

50. Comply with applicable hazardous waste generator, underground storage tank, above ground storage tank and AB2185 (hazardous materials handling) requirements and maintain any applicable permits for these programs from the Hazardous Materials Division of Sonoma County Department of Emergency Services.

Consumer Protection:

52. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving food at any tasting room activity or special event. No other food service was requested or authorized by this permit.

Noise:

53. Special Events shall be limited to the hours of the Daytime Noise Standard found in the Noise Element of the Sonoma County General Plan (currently 7:00 AM to 10:00 PM). No events allowing the patrons to reside on the premises overnight are authorized by this Use Permit.
54. Amplified sound and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors when in compliance with the Noise Element of the Sonoma County General Plan.
55. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a noise study to determine the current noise status of the project. A copy of the noise study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received.

56. Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

Maximum Exterior Noise Level Standards, dBA

Cumulative Duration of Noise Event in any one-hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
30-60 Minutes	50	45
15-30 Minutes	55	50
5-15 Minutes	60	55
1-5 Minutes	65	60
0-1 Minutes	70	65

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
- B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
- C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.

BUILDING:

Solid Waste:

70. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the Building Plan Check Section of PRMD. (Fees may apply.) Note that trash trucks must have at least a 32 foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance. Please note that the Local Enforcement Agency (at Environmental Health) bills at an hourly rate for enforcement of violations of the solid waste requirements.

Comments:

- 1. This is a Zone 1 and 3 Water Availability Area. Thank you for the letter dated June 29, 2006, by EBA Engineering indicating why a full groundwater study is not needed.
- 2. The sound study was waived based upon the distance to nearby residences and the restrictions placed upon special events.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, 7:30 AM to 9:00 AM, Monday Tuesday, Thursday or Friday, should you have any questions on the above information.

Cc: Applicant The Fifth Resource
 Owner Vimark Inc.

Revised 7/06

**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
DRAINAGE REVIEW
MEMORANDUM**

TO: Sigrid Swedenborg

FILE: PLP06-0056

DATE: 26 July 2006

FROM: Reg Cullen

LOCATION: 19550, 19720, 19500, and 19700 Geyserville Ave., Geyserville

APPLICANT: Vimark Inc.

APNs: 140-050-010, -005, -007, and -009

CONDITIONS:

- Based on the information submitted with your referral and a review of the maps and data available to us in our office, we:
- Do not object to the proposal and have no comment.
- Submit the following items for conditional approval.
- Recommend denial.
- Recommend the following conditions as design items subjected to review by the Permit and Resource Management Department, Storm Water Section:

DRAINAGE:

1. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.
2. The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.
3. A setback line along waterways shall be measured from the toe of the stream bank outward, a distance of 2 ½ times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. Documents indicate a "50-ft creek setback."
4. A soils engineering report will be required to conclude soils are stable and suitable within the building setback line along any waterway to allow the construction of parking slots or driveways within this building setback line.
5. If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to the issuance of either a Grading Permit or Building Permit.



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The application has been reviewed by this Division and applicable response categories (x1 through x4) have been selected as follows:

X1) If the application is approved, it is recommended that it be subject to the following conditions:

HEALTH:

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Comments:

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2. The sound study was waived based upon the distance to nearby residences and the restrictions placed upon special events.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1683, 7:30 AM to 9:00 AM, Monday Tuesday, Thursday or Friday, should you have any questions on the above information.

Cc: Applicant The Fifth Resource
Owner Vimark Inc.

Revised 7/06

**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
DRAINAGE REVIEW
MEMORANDUM**

TO: Sigrid Swedenborg

FILE: PLP06-0056

DATE: 26 July 2006

FROM: Reg Cullen

LOCATION: 19550, 19720, 19500, and 19700 Geyserville Ave., Geyserville

APPLICANT: Vimark Inc.

APNs: 140-050-010, -005, -007, and -009

CONDITIONS:

Based on the information submitted with your referral and a review of the maps and data available to us in our office, we:

Do not object to the proposal and have no comment.

Submit the following items for conditional approval.

Recommend denial.

Recommend the following conditions as design items subjected to review by the Permit and Resource Management Department, Storm Water Section:

1. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria, be shown on the improvement plans, and be submitted to the Storm Water Section of the Permit and Resource Management Department for review and approval.
2. The design engineer shall include a site grading plan and an erosion control plan, as part of the required improvement plans, which shall also include all pertinent details, notes, and specifications.
3. A setback line along waterways shall be measured from the toe of the stream bank outward, a distance of 2 ½ times the height of the stream bank plus 30 feet, or 30 feet outward from the top of the stream bank, whichever distance is greater. Documents indicate a "50-ft creek setback."
4. A soils engineering report will be required to conclude soils are stable and suitable within the building setback line along any waterway to allow the construction of parking slots or driveways within this building setback line.
5. If the cumulative land disturbance of the project is equal to or greater than one acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board's General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Storm Water Section of the Permit and Resource Management Department prior to the issuance of either a Grading Permit or Building Permit.



COUNTY OF SONOMA
DEPARTMENT OF EMERGENCY SERVICES

FIRE SERVICES o EMERGENCY MANAGEMENT o HAZARDOUS MATERIALS

VERNON A. LOSH II, DIRECTOR

**FOR THE
GEYSERVILLE FIRE PROTECTION DISTRICT**

TO: Permit and Resource Management Department
(Building Department)

FROM: Jerry Faddis, Fire Protection Plans Examiner
c/o PRMD 2550 Ventura Ave. Santa Rosa 95403
(707) 565-2410 or JFADDIS@SONOMA-COUNTY.ORG

DATE: July 11, 2006

SUBJECT: PLP06- 0056
Address: 19550 Geyserville Ave.
Applicant: The Fifth Resource Inc.
Scope: Proposed Winery

The Department of Emergency Services (DES) Plan check fee for this permit is \$218.00 and the field inspection fee is \$.00. These fees will be collected when the permit is issued by the Sonoma County Permit and Resources Management Department.

Plans submitted for permit shall be revised to comply with the following comments.

1. Fire hydrants shall be relocated along driveways prior to reaching buildings. Hydrants shall be between 60 and 150 from structures. Fire department sprinkler connections shall be within 50 feet of a fire hydrant.
2. Add a note stating EVAs shall not be obstructed by operations or parking.
3. Add a note stating hydrants will be pressurized by a fire pump.
4. Show Knox Box location on plan.
5. Fire sprinklers are required in all new construction.

Required deferred submittals:

Fire Protection

Plan submittals for fire protection systems shall include water storage tanks, fire pumps, underground fire lines, fire hydrants, fire department sprinkler connections, all required valves, and thrust blocks locations.

Water supplied by on site storage shall be as required by NFPA Std. 1142 for commercial development.

When water is supplied by a public water system the size of public main, volume and pressure at point of connection or nearest hydrant shall be provided. Source of information and/or test date is required.



COUNTY OF SONOMA
DEPARTMENT OF EMERGENCY SERVICES
FIRE SERVICES o EMERGENCY MANAGEMENT o HAZARDOUS MATERIALS

VERNON A. LOSH II, DIRECTOR

Details shall include tank construction and volume, length, size and type of pipe, manufacturers pump specifications, installation details, UL listings for all equipment and devices, and fire flow calculations.

Hydrant and FDC locations shall comply with Sonoma County Fire Safe Standards.

Fire sprinkler system



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

March 10, 2007

Vimark Inc.
P.O. Box NN
Santa Rosa, CA 95402-3189

Re: PLP06-0056; 19550, 19720, 19500, and 19700 Geyserville Ave., Geyserville

This letter is in reference to the request for a Use Permit for a winery with a maximum annual production capacity of 25,000 cases with public tasting and 24 annual events with a maximum of 200 persons per event. The request has been improved. Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 30 days and no protests were received. Pursuant to Section 26-88-010 (g) of the Sonoma County Code, no public hearing is required and the Use Permit will be issued subsequent with conformance with the attached conditions. Once compliance with all pre-operational conditions has been achieved, a Use Permit Certificate will be issued and the approved use may commence.

The Use Permit approval is based on a determination by the Permit and Resource Management Department that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

You may be entitled to a partial refund of the application filing fee; please request this in writing and sign and return the attached request form.

If you have any questions, feel free to contact me at 565-1914 or you can email me at sswedenb@sonoma-county.org. Please refer to your file number (PLP06-0056) and site address when making inquiries.

Sincerely,

Sigrid Swedenborg
Project Planner

:bp

Enclosures

c: File PLP06-0056
Jim Ford

NOTICE OF COMPLETION

Form A

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

See Note Below
SCH# _____

Project Title: PLP06-0056, Trione Winery

Lead Agency: Sonoma County Permit and Resource Management Dept.

Contact Person: Sigrid Swedenborg

Street Address: 2550 Ventura Avenue

Phone: (707) 565-1914

City: Santa Rosa

Zip: 95403

County: Sonoma

Project Location: 19720 Geyserville Ave., Geyserville

County: Sonoma

City/Nearest Community: Geyserville

Cross Streets: Independence Lane

Zip Code: 95441 **Total Acres:** 172

Assessor's Parcel No. 140-050-010, -005, and -007

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy#: Hwy 101

Waterways: Russian River

Airports:

Railways: NWPRR

Schools:

Document Type

- | | | | |
|---|---|---|---|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> EIR (Prior SCH No.) _____ | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | <input checked="" type="checkbox"/> Other <u>Mitigated Neg. Dec</u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Draft EIR | | <input type="checkbox"/> FONSI | |

Local Action Type

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) | <input type="checkbox"/> Other |

Development Type

- | | | | |
|--|--------------|--|--------------|
| <input type="checkbox"/> Residential: <i>Units</i> | <i>Acres</i> | <input type="checkbox"/> Water Facilities: <i>Type</i> | <i>MGD</i> |
| <input type="checkbox"/> Office: <i>Sq.ft.</i> | <i>Acres</i> | <input type="checkbox"/> Transportation: <i>Type</i> | |
| <input type="checkbox"/> Commercial: <i>Sq.ft.</i> | <i>Acres</i> | <input type="checkbox"/> Mining: <i>Mineral</i> | |
| <input type="checkbox"/> Industrial: <i>Sq.ft.</i> | <i>Acres</i> | <input type="checkbox"/> Power: <i>Type</i> | <i>Watts</i> |
| <input type="checkbox"/> Educational | | <input type="checkbox"/> Waste Treatment: <i>Type</i> | |
| <input type="checkbox"/> Recreational | | <input type="checkbox"/> Hazardous Waste: <i>Type</i> | |
| | | <input checked="" type="checkbox"/> Other: Winery | |

Project Issues Discussed in Document

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Land use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other |

Present Land Use/Zoning/General Plan Use

Land Intensive Agriculture, B6-20 acre density, Z (Second Unit Exclusion), SR (Scenic Resource) / Land Intensive Agriculture 20 acre density

Project Description

This request is to remodel the historic Nervo Winery. A winery has existed on the site for almost 100 years. The Use Permit request is for a winery with a maximum annual production capacity of 25,000 cases with public tasting and twenty four special events a year with a maximum of 200 people per event. The tasting room would be open to the public from 10 a.m. to 5 p.m., seven days a week. Existing buildings would be demolished and rebuilt for a net increase of 556 square feet and a total of 17,698 square feet. There would be up to three full time winery employees, and part time employees as needed during the crush season, and additional temporary employees as needed during special events.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.
Revised October 1989

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

√ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District#
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB (North Coast)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

- Other

Public Review Period (to be filled in by lead agency)

Starting Date December 22, 2006

Ending Date January 22, 2007

Signature *[Handwritten Signature]*Date 12/20/06**Lead Agency (Complete if applicable):**

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

Applicant: The Fifth Resource c/o Jim Ford
Address: P O Box 30
City/State/Zip: Cotati CA 94931
Phone: (707) 664-1797

For SCH Use Only:

Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____
Notes:

Revised October 1989

TO: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812
County Clerk, County of Sonoma

FROM: Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
BY: Janice Atkinson
DEPUTY CLERK

\$50
515581

07-1010-3

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

This notice was posted on 10/10/2007
and will remain posted for a period of thirty days
until 11/09/2007.

Vimark Inc.		PLP06-0056
Project Title		File #
N/A	Sigrid Swedenborg	(707) 565-1900
State Clearinghouse #	Contact Person	Telephone Number
19550, 19720, 19500, and 19700 Geyserville Ave., Geyserville		140-050-010, -005, -007, and -009
Project Location		APN

Request for a Use Permit for a winery with a maximum annual production capacity of 25,000 cases with public tasting and 24 annual events with a maximum of 200 persons per event.
Project Description

This is to advise that on March 10, 2007 the Sonoma County Permit and Resource Management Department approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Mitigated Negative Declaration and record of project approval may be examined at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue Santa Rosa, California.

3. Mitigation measures were incorporated into the project.
4. A statement of Overriding Considerations was not adopted for this project.

OCT 10 2007
Date received for filing and posting at County Clerk/OPR

[Signature]
Sonoma County Permit and Resource Management Department

Applicant:
Vimark Inc.
The Fifth Resource Inc
P O Box 30
Cotati CA 94931

<input type="checkbox"/>	\$2,500 EIR fee	<input type="checkbox"/>	paid
<input checked="" type="checkbox"/>	\$1,800 ND fee	<input checked="" type="checkbox"/>	paid
<input checked="" type="checkbox"/>	\$50 County Clerk filing fee	<input checked="" type="checkbox"/>	paid

444
324 338

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| <input type="checkbox"/> Office: Sq.ft. Acres Employees | <input type="checkbox"/> Transportation: Type |
| <input type="checkbox"/> Commercial: Sq.ft. Acres Employees | <input type="checkbox"/> Mining: Mineral |
| <input type="checkbox"/> Industrial: Sq.ft. Acres Employees | <input type="checkbox"/> Power: Type Watts |
| <input type="checkbox"/> Educational | <input type="checkbox"/> Waste Treatment: Type |
| <input type="checkbox"/> Recreational | <input type="checkbox"/> Hazardous Waste: Type |
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 Clearance Date _____

Notes:

Revised October 1989



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

324338

Lead Agency: Sanjose County Permit & Resource Mgmt. Dept. Date: 10/10/07

County/State Agency of Filing: Sanjose County Document No: 7-1010-3

Project Title: Vimark Dr.

Project Applicant Name: Vimark Dr. The Gift Resource Inc.

Project Applicant Address: P.O. BOX 30

City: Watson State: CA Zip Code: 94931 Phone Number: (707) 484-1688

Project Applicant (check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees:

<input type="checkbox"/> Environmental Impact Report	\$2500.00	\$	<u> </u>
<input checked="" type="checkbox"/> Negative Declaration	\$1800.00	\$	<u>1,800.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	<u> </u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$	<u> </u>
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No Effect Determination (Form Attached)			

TOTAL RECEIVED \$ 1,850.00

Signature and title of person receiving payment: *C. Garcia*

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK