

DEC 21 2006

This notice was posted on  
and will remain posted for a period of thirty days  
until Jan 20, 2007

EEVE T. LEWIS, Co. Clerk  
BY Paula E. Lewis  
DEPUTY CLERK

# NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

**APPLICANT:** The Fifth Resource c/o Jim Ford  
**OWNER:** Vimark Inc

**FILE:** PLP06-0056

**DESCRIPTION OF PROJECT & LOCATION:** 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 located at 19550, 19720, and 19500 Geyserville Ave., Geyserville; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat); APN 140-050-010,-005, and -007; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit would be granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Cultural Resources, and Noise.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on January 21, 2006, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Posting Date: December 21, 2006

Staff: Sigrid Swedenborg  
(707) 565-1914  
sswedenb@sonoma-county.org

FILE: PCP 06 - 0056

the Fifth Resource

Applicant

19550, 19720, 19500 Geyserville Ave

Geyserville

Site Address

**AFFIDAVIT OF NOTICING**

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

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

Road sign + wooden post north of site, Post at site's driveway  
Entrance on 12/21/06  
(Date)

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

12/21/06  
(Date)

[Signature]  
(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 WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

**APPLICANT:** The Fifth Resource c/o Jim Ford  
**OWNER:** Vimark Inc

**FILE:** PLP06-0056

**DESCRIPTION OF PROJECT & LOCATION:** 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 located at 19550, 19720, and 19500 Geyserville Ave., Geyserville; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat); APN 140-050-010, -005, and -007; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit would be granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Cultural Resources, and Noise.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on January 21, 2006, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Posting Date: December 21, 2006

Staff: Sigrid Swedenborg  
(707) 565-1914  
sswedenb@sonoma-county.org

FILE: PL706-00 556

The Fifth Resource

Applicant

19550, 19720, 19500 Geyserville Ave

Geyserville

Site Address

**AFFIDAVIT OF NOTICING**

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

\*\*\*\*\*

I, Bill Passaretti, mailed the attached notice to:  
(Name of responsible Secretary)

the County Clerk's Office on 12/19/06

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 12/19/06

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

12/19/06 \_\_\_\_\_  
(Date) (Signature)

# NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

**APPLICANT:** The Fifth Resource c/o Jim Ford  
**OWNER:** Vimark Inc

**FILE:** PLP06-0056

**DESCRIPTION OF PROJECT & LOCATION:** 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 located at 19550, 19720, and 19500 Geyserville Ave., Geyserville; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat); APN 140-050-010, -005, and -007; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit would be granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Cultural Resources, and Noise.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on January 21, 2006, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Posting Date: December 21, 2006

Staff: Sigrid Swedenborg  
(707) 565-1914  
sswedenb@sonoma-county.org

# NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: The Fifth Resource c/o Jim Ford  
OWNER: Vimark Inc

FILE: PLP06-0056

**DESCRIPTION OF PROJECT & LOCATION:** 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 located at 19550, 19720, and 19500 Geyserville Ave., Geyserville; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat); APN 140-050-010, -005, and -007; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit would be granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Cultural Resources, and Noise.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on January 21, 2006, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Posting Date: December 21, 2006

Staff: Sigrid Swedenborg  
(707) 565-1914  
sswedenb@sonoma-county.org

# NOTICE OF WAIVER OF A PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A USE PERMIT

APPLICANT: The Fifth Resource c/o Jim Ford  
OWNER: Vimark Inc

FILE: PLP06-0056

**DESCRIPTION OF PROJECT & LOCATION:** 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 located at 19550, 19720, and 19500 Geyserville Ave., Geyserville; Zoned LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat); APN 140-050-010, -005, and -007; Supervisorial District 4.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit would be granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Cultural Resources, and Noise.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on January 21, 2006, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

Posting Date: December 21, 2006

Staff: Sigrid Swedenborg  
(707) 565-1914  
sswedenb@sonoma-county.org

AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN

**Applicant:** THE FITH RESOURCE  
 ATTN JIM FORD  
 PO BOX 30  
 COTATI CA 94931

**Date-Accepted:** 06/30/2006  
**File #:** PLP06-0056  
**PCAS#:** 6622

**Appellant:**

**Staff:** SIGRID SWEDENBORG  
**Sup District:** 4  
**Zoning:** UA, B6-20, SR,  
E, VDH

**Parcel(s):**  
 140-050-010  
 140-050-005  
 140-050-007  
 140-050-009

**Address(es):**  
 19550 GEYSERVILLE AVE GEY  
 19720 GEYSERVILLE AVE GEY  
 19500 GEYSERVILLE AVE GEY  
 19700 GEYSERVILLE AVE GEY

**Description:**  
 USE PERMIT AND DESIGN REVIEW FOR 10,000 CASE WINERY  
 REQUEST FOR 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.

**Project Name:** \_\_\_\_\_ **Env. Status:** N.D. \_\_\_\_\_ C.E. \_\_\_\_\_ EIR \_\_\_\_\_ Mit N.D.

**Public Hearing:** yes \_\_\_ no \_\_\_ **Continued Hearing:** yes \_\_\_ no \_\_\_ **from** \_\_\_\_\_ **County Counsel:** yes \_\_\_ no \_\_\_

**Requested date and amount of time:** \_\_\_\_\_ **Need B/S Time?** \_\_\_\_\_ **Uncontested?** \_\_\_ Yes \_\_\_ No

**OWNER**  
**Name:** VIMARK INC  
**Addr:** PO BOX NN  
 SANTA ROSA CA  
 95402-3189

**Name:**  
**Addr:**

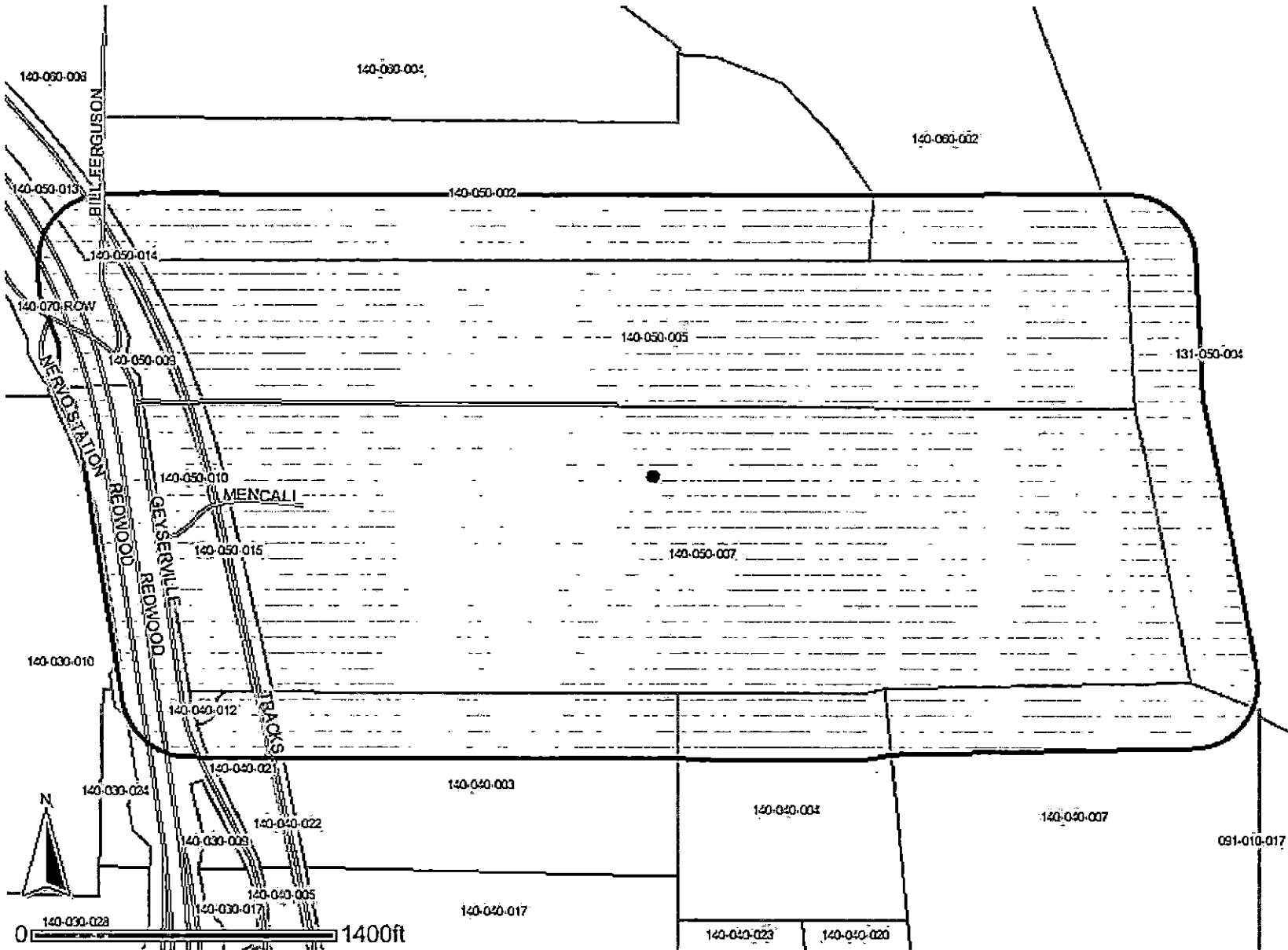
**ARCHITECT**  
~~ED SOHL AIA~~  
 710 MCDONALD AVE  
 SANTA ROSA CA  
 95404

**Name:**  
**Addr:**

**REFERRALS AND NOTICING:**

**Number of Posters:** 3 **Which Newspaper?:** \_\_\_\_\_ **Special Ad Size?:** \_\_\_\_\_

Ref.	Not.	Ref.	Not.
<input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>	_____
County Surveyor	_____	Fire Marshal	_____
<input checked="" type="checkbox"/>	_____	<input checked="" type="checkbox"/>	_____
Health Review ___ E/H Cons. Prot.	_____	Fire District: GEYSERVILLE FIRE	_____
Sanitation	_____	School District: GEYSERVILLE UNIFIED	_____
<input checked="" type="checkbox"/>	_____	SUSMP Review - Reg Cullen	_____
Public Works-Land Dev-John Maitland	_____	Water District	_____
Public Works-Drainage-J. Foster	_____	State Coastal Commission	_____
<input checked="" type="checkbox"/>	_____	Cal Trans (State)	_____
Ag Commissioner	_____	State Fish & Game	_____
<input checked="" type="checkbox"/>	_____	State Department of Forestry	_____
Flood & Drainage Review	_____	State Department of Health	_____
PRAC Planner	_____	State Parks & Recreation	_____
General Plan Staff	_____	Regional Water Quality Control (Northern Bay)	_____
<input checked="" type="checkbox"/>	_____	Air Poll Dist: NO SO CO AIR POLLUTION CONTROL	_____
Northwest Information Center S.S.U.	_____	Regional Parks Department	_____
<input checked="" type="checkbox"/>	_____	City of _____ Dept. _____	_____
Milo Baker Chap, Native Plant Study	_____	Treasurer/Special Assessment	_____
<input checked="" type="checkbox"/>	_____	Assessor	_____
Building Inspection	_____	Landmarks Commission	_____
Army Corp of Engineers	_____	So Co Transit - Steven Schmitz	_____
P. G. & E.	_____	Road Naming - Dilys Ranger	_____
S.B.C.	_____	Other: <u>Alexander Valley Assoc.</u>	_____
Sheriff - Crime Prevention	_____	Other: _____	_____
LAFCO	_____		_____
ALUC/CLUP - Bob Gaiser	_____		_____
Board of Supervisors	_____		_____
County Communications - George Waters	_____		_____
Other: _____	_____		_____
Other: _____	_____		_____



FILE No.: PLP06-0056  
Subject Parcel: 140-050-010, -005, -007, -009  
Planner: Sigrid Swedenborg  
Created By: bp 12/15/06  
Total Number of Parcels: 20

140-040-003  
CLOS DU BOIS WINES INC  
PO BOX 940  
GEYSERVILLE CA 95441-0940

140-050-013  
GARZINI LESLIE & LISA C  
PO BOX 724  
GEYSERVILLE CA 95441

140-050-003  
KLEIN FOODS INC  
PO BOX 6010  
HEALDSBURG CA 95448-6010

140-040-022  
NORTH COAST RAILROAD AUTHORITY  
419 TALMAGE RD STE M  
UKIAH CA 95482

140-050-015  
NORTH COAST RAILROAD AUTHORITY  
419 TALMAGE RD STE M  
UKIAH CA 95482

140-060-006  
RAWAH VINEYARDS LLC  
PO BOX 558  
GEYSERVILLE CA 95441

140-060-002  
SYAR INDUSTRIES INC  
PO BOX 2540  
NAPA CA 94558-0524

140-050-007  
TRIONE VICTOR S TR ET AL  
PO BOX NN  
SANTA ROSA CA 95402-3189

140-050-009  
TURLEY WINE CELLARS  
3358 ST HELENA HWY  
ST HELENA CA 94574-9660

140-040-004  
CAPENER FAMILY LP  
19460 OLD REDWOOD HWY  
GEYSERVILLE CA 95441

140-040-021  
CLOS DU BOIS WINES INC  
PO BOX 940  
GEYSERVILLE CA 95441-0940

140-050-002  
KLEIN FOODS INC  
PO BOX 6010  
HEALDSBURG CA 95448-6010

140-030-010  
NERVO SUSAN J TR ET AL  
1219 DEL SOL WAY  
PETALUMA CA 94954-5714

140-050-014  
NORTH COAST RAILROAD AUTHORITY  
419 TALMAGE RD STE M  
UKIAH CA 95482

131-050-004  
PROSCHOLD CARLTON F TR ET AL  
3650 HWY 128  
GEYSERVILLE CA 95441

140-040-007  
SILVERADO SONOMA VINEYARDS LLC  
855 TREFETHEN WAY  
NAPA CA 94558

140-050-005  
TRIONE VICTOR S TR ET AL  
PO BOX NN  
SANTA ROSA CA 95402-3189

140-050-010  
TRIONE VICTOR S TR ET AL  
PO BOX NN  
SANTA ROSA CA 95402-3189

140-040-012  
VOLPI JOHN W & VOLPI GIANNA L  
520 JOELLE HTS  
PETALUMA CA 94952

THE FIFTH RESOURCE  
ATTN JIM FORD  
P O BOX 30  
COTATI CA 94931

VIMARK INC  
P O BOX NN  
SANTA ROSA CA 95402-3189