

FILE: PLP15-0047
Sanoma-Curtner Vineyards
Applicant
4405 Slusser Rd
Santa Rosa
Address

AFFIDAVIT OF NOTICING

I, Cecily London, posted three copies of the attached poster at the following
(Name of responsible person)

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

Telephone poles by slusser road.

on 3-3-2017
(Date)

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

3-3-2017
(Date)

[Signature]
(Signature)

I, _____, mailed the attached notice to:
(Chelsea Theresea Holup)

_____ 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 FOR
A USE PERMIT AND ADMINISTRATIVE DESIGN REVIEW FOR A NEW WINERY AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

WHO: Sonoma-Cutrer Vineyards Inc. has applied for a Use Permit and Administrative Design Review for a new Pinot Noir Winery to replace an existing winery. PRMD File No. PLP15-0047

WHAT: The proposed project is for a phased Use Permit and Administrative Design Review for a new Pinot Noir winery with a maximum annual production of 100,000 cases with no public tasting, no agricultural promotional events, or participation in industry wide events. The facility will replace an existing 14,000 case facility. Additionally, no on-site bottling or storage of case goods is proposed. The development of the new winery would occur in the previously disturbed area of the 153.5 acre parcel located at 4405 Slusser Road, Santa Rosa, 057-070-025 Supervisorial District 4.

Zoning on the parcel is: Diverse Agriculture with an allowable density of 60 acres per dwelling unit and combining zone(s) for Second Dwelling Unit Exclusion, Floodplain, Riparian Corridor 100/50 feet, and Valley Oak Habitat,

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment:

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

**WHERE &
WHEN:**

The Use Permit will be issued without a public hearing on April 3, 2017, 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.

ADDITIONAL

INFORMATION: Details of the project and the environmental document are available at the Permit and Resource Management Department at the address noted below.

HOW TO

GET INVOLVED: 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. Contact Cecily Condon at 707-565-1958, or via email to Cecily.Condon@sonoma-county.org. In addition, you may contact the project applicant directly Sonoma-Cutrer Vineyards Inc., (707) 528-1181, david_perata@b-f.com.

DATE: March 3, 2017

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Sonoma-Cutrer Vineyard
Applicant
4405 Slusser Rd
Santa Rosa
Address

AFFIDAVIT OF NOTICING

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(Name of responsible person)
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, CTH, mailed the attached notice to:
(Chelsea Theresea Holup)

the County Clerk's Office on 3-3-17

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 3-3-17

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

3-3-17 _____
(Date) (Signature)

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DATE: March 3, 2017

059-210-ROW

999-999-ROW

059-210-037

C & S PARTNERS
1270 AIRPORT BLVD
SANTA ROSA CA 95403-

059-210-044

COUNTY OF SONOMA
575 ADMINISTRATION DR RM 117A
SANTA ROSA CA 95403-2815

059-240-028

LILES JASON TR
819 MARCH AVE
HEALDSBURG CA 95448-

059-210-012

ROBERTS RAY W TR & ROBERTS MARIE TR ET AL
3388 REGIONAL PKWY STE C
SANTA ROSA CA 95403-8219

059-210-028

SIRI COMMERCIAL RENTALS LLC
PO BOX 3818
SANTA ROSA CA 95402-

059-210-027

SIRI SIRI & SIRI LLC
PO BOX 3818
SANTA ROSA CA 95402-3818

059-210-038

SOILAND
3450 REGIONAL PKWY
SANTA ROSA CA 95403-8218

059-210-055

SOILAND
3450 REGIONAL PKWY STE A
SANTA ROSA CA 95403-8247

059-210-029

SONOMA COUNTY TRAIL BLAZERS
PO BOX 324
SANTA ROSA CA 95402-0324

059-210-009

COUNTY OF SONOMA
575 ADMINISTRATION DR
SANTA ROSA CA 95403-2815

059-250-012

CROCKER CHRISTOPHER E TR & CROCKER SHARON
5090 DIETER CT
SANTA ROSA CA 95409-

059-210-057

REGIONAL PARKWAY HOLDING LLC
PO BOX 1620
WINDSOR CA 95492-

059-220-033

SILVERADO SONOMA VINEYARDS LLC
855 BORDEAUX WAY
NAPA CA 94558-7549

059-210-026

SIRI SIRI & SIRI LLC
PO BOX 3818
SANTA ROSA CA 95402-3818

059-210-056

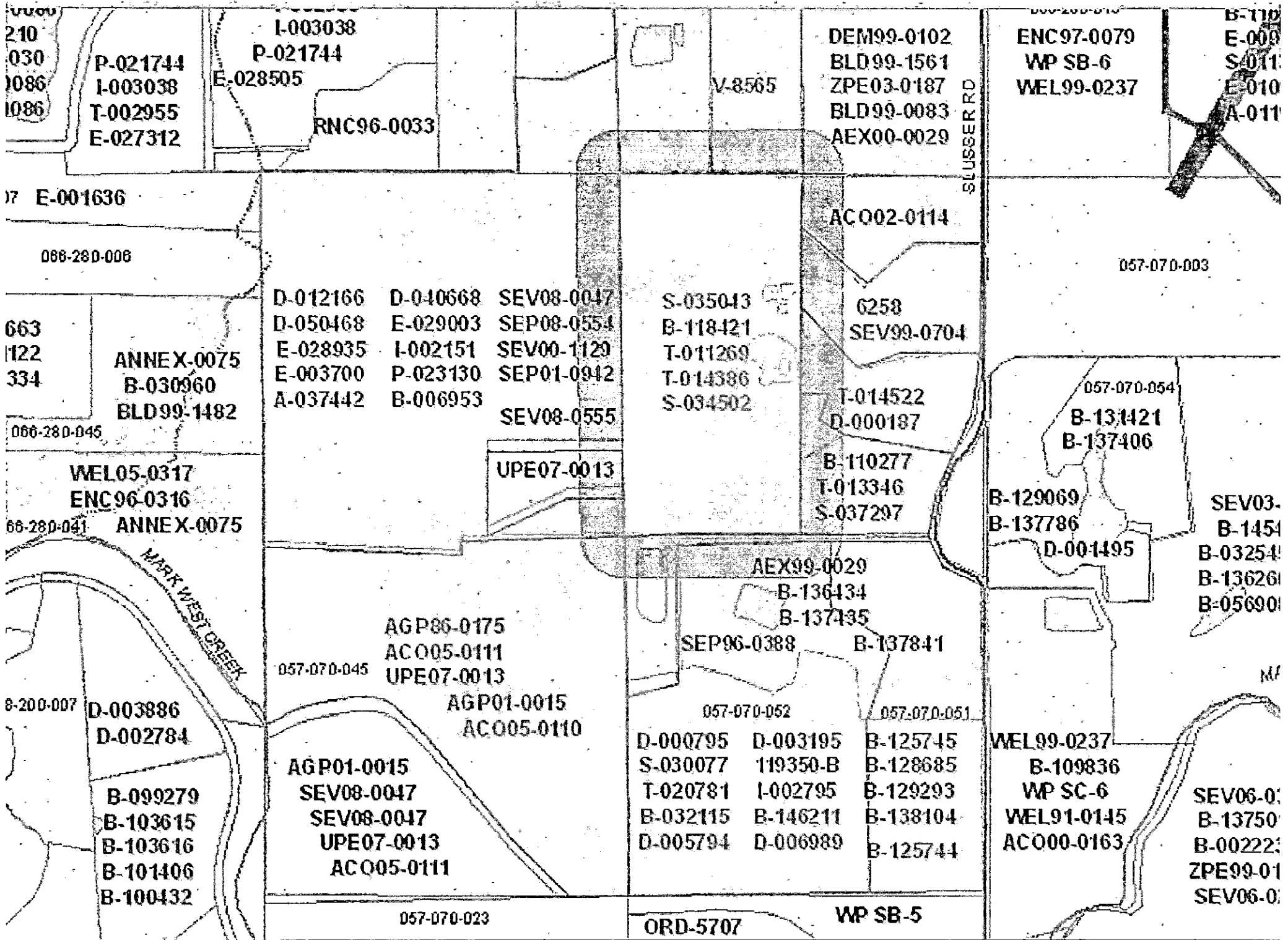
SOILAND
3450 REGIONAL PKWY STE A
SANTA ROSA CA 95403-8247

059-210-016

SOILAND
3450 REGIONAL PKWY STE A
SANTA ROSA CA 95403-8247

059-210-030

SOILAND PROPERTIES LLC
3450 REGIONAL PKWY STE A
SANTA ROSA CA 95403-8247



210
030
1086
1086
P-021744
I-003038
T-002955
E-027312

I-003038
P-021744
E-028505
RNC96-0033

V-8565

DEM99-0102
BLD99-1561
ZPE03-0187
BLD99-0083
AEX00-0029

ENC97-0079
WP SB-6
WEL99-0237

B-110
E-000
S-011
E-010
A-011

17 E-001636

066-280-006

663
122
334
ANNE X-0075
B-030960
BLD99-1482

066-280-045

WEL05-0317
ENC96-0316
ANNE X-0075

66-280-041

MARK WEST CREEK
8-200-007
D-003886
D-002784
B-099279
B-103615
B-103616
B-101406
B-100432

D-012166 D-040668 SEV08-0047
D-050468 E-029003 SEP08-0554
E-028935 I-002151 SEV00-1129
E-003700 P-023130 SEP01-0942
A-037442 B-006953
SEV08-0555

UPE07-0013

AGP86-0175
AC005-0111
UPE07-0013

AGP01-0015
AC005-0110
AGP01-0015
SEV08-0047
SEV08-0047
UPE07-0013
AC005-0111

057-070-023

S-035043
B-118421
T-011269
T-014386
S-034502

AEX99-0029
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B-137435

SEP96-0388

D-000795 S-030077 T-020781 B-032115 D-005794
D-003195 119350-B I-002795 B-146211 D-006989

ORD-5707

6258
SEV99-0704
T-014522
D-000187
B-110277
T-013346
S-037297

B-137841

B-125745
B-128685
B-129293
B-138104
B-125744

WP SB-5

057-070-003

057-070-054
B-131421
B-137406

B-129069
B-137786
D-001495

WEL99-0237
B-109836
WP SC-6
WEL91-0145
AC000-0163

SEV03-
B-1454
B-03254
B-136261
B-056901

SEV06-01
B-13750
B-00222
ZPE99-01
SEV06-01

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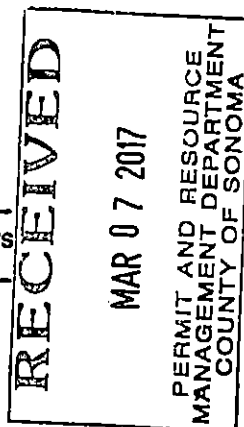
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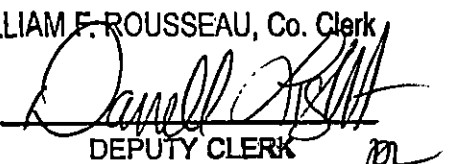
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DATE: March 3, 2017

This notice was posted on 3-6-17
and will remain posted for a period of thirty days
through 4-7-17



WILLIAM F. ROUSSEAU, Co. Clerk
BY: 
DEPUTY CLERK

Airport Landuse Commission
David Schiltgen
2550 Ventura Ave
Santa Rosa, Ca 95403

CA Regional Water Quality/North Coast Region
5550 Skylane
Ste A
Santa Rosa, Ca 95403

City of Santa Rosa-Sewer Div
69 Stony Cir
Santa Rosa, Ca 95401

Federated Indians of Graton Rancheria
Greg Sarris
6400 Redwood Dr
Ste 300
Rohnert Park, Ca 94928

Santa Rosa Chamber of Commerce
637 First St
Santa Rosa, Ca 95404

Santa Rosa Department of Community Development
100 Santa Rosa Ave
Santa Rosa, Ca 95404

Santa Rosa Housing Authority
90 Santa Rosa Ave
Santa Rosa, Ca 95404

Santa Rosa Water District
Box 1678
Santa Rosa, Ca 95402

Sonoma County PRMD - Stormwater
Reg Cullen
2550 Ventura Ave
Santa Rosa, Ca 95403

Western Sonoma County Rural Alliance
Dee Swanhuysen
Box 983
Sebastopol, Ca 95473

Westside Association to Save Agriculture
Marc Bommersbach
3300 Westside Rd
Healdsburg, Ca 95448