

140 030 009 000
Occupant At
19351 Redwood Dr
Monte Rio, CA 95462-9715

140 030 023 000
Occupant At
19251 Redwood Hwy
, CA

140 040 004 000
Occupant At
19460 Redwood Dr
Monte Rio, CA 95462-9759

140 040 017 000
Occupant At
19201 Redwood Hwy
, CA

140 040 023 000
Occupant At
19170 Redwood Hwy
, CA

140 050 015 000
Occupant At
no Site Address
, CA

140 030 015 000
Occupant At
19185 Redwood Hwy
, CA

140 030 024 000
Occupant At
no Site Address
, CA

140 040 005 000
Occupant At
19000 Redwood Hwy
, CA

140 040 021 000
Occupant At
no Site Address
, CA

140 050 007 000
Occupant At
19585 Redwood Dr
Monte Rio, CA 95462-9761

140 030 017 000
Occupant At
19273 Redwood Hwy
, CA

140 040 003 000
Occupant At
19410 Redwood Dr
Monte Rio, CA 95462-9715

140 040 012 000
Occupant At
19440 Redwood Hwy
Geyserville, CA 95441

140 040 022 000
Occupant At
no Site Address
, CA

140 050 010 000
Occupant At
19550 Geyserville Ave
, CA

140 030 009 000
Occupant At
19351 Redwood Dr
Monte Rio, CA 95462-9715

140 030 023 000
Occupant At
19251 Redwood Hwy
, CA

140 040 004 000
Occupant At
19460 Redwood Dr
Monte Rio, CA 95462-9759

140 040 017 000
Occupant At
19201 Redwood Hwy
, CA

140 040 023 000
Occupant At
19170 Redwood Hwy
, CA

140 050 015 000
Occupant At
no Site Address
, CA

140 030 015 000
Occupant At
19185 Redwood Hwy
, CA

140 030 024 000
Occupant At
no Site Address
, CA

140 040 005 000
Occupant At
19000 Redwood Hwy
, CA

140 040 021 000
Occupant At
no Site Address
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Monte Rio, CA 95462-9761

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Occupant At
19273 Redwood Hwy
, CA

140 040 003 000
Occupant At
19410 Redwood Dr
Monte Rio, CA 95462-9715

140 040 012 000
Occupant At
19440 Redwood Hwy
Geyserville, CA 95441

140 040 022 000
Occupant At
no Site Address
, CA

140 050 010 000
Occupant At
19550 Geyserville Ave
, CA

091 010 011 000
Occupant At
Lytton Station Rd
Healdsburg, CA 95448

091 020 004 000
Occupant At
1851 Alexander Valley Rd
, CA

091 020 008 000
Occupant At
no Site Address
, CA

091 020 014 000
Occupant At
Alexander Valley Rd
Healdsburg, CA 95448

091 030 034 000
Occupant At
1770 Alexander Valley Rd
Healdsburg, CA 95448-9005

091 030 042 000
Occupant At
Alexander Valley Rd
Healdsburg, CA 95448

091 081 053 000
Occupant At
781 Lytton Station Rd
Geyserville, CA 95441-9609

091 010 016 000
Occupant At
930 Lytton Station Rd
Geyserville, CA 95441-9566

091 020 005 000
Occupant At
1951 Alexander Valley Rd
, CA

091 020 012 000
Occupant At
1701 Alexander Valley Rd
, CA

091 030 010 000
Occupant At
1550 Alexander Valley Rd
Healdsburg, CA 95448-9004

091 030 040 000
Occupant At
1410 Alexander Valley Rd
Healdsburg, CA 95448-9003

091 081 021 000
Occupant At
1171 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 082 022 000
Occupant At
1240 Alexander Valley Rd
Healdsburg, CA 95448-9098

091 020 002 000
Occupant At
780 Lytton Station Rd
Geyserville, CA 95441-9609

091 020 007 000
Occupant At
Lytton Station Rd
Healdsburg, CA 95448

091 020 013 000
Occupant At
910 Lytton Station Rd
Geyserville, CA 95441-9566

091 030 033 000
Occupant At
1850 Alexander Valley Rd
Healdsburg, CA 95448-9099

091 030 041 000
Occupant At
1400 Alexander Valley Rd
Healdsburg, CA 95448-9003

091 081 022 000
Occupant At
1199 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 082 023 000
Occupant At
1154 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 010 011 000
JVW CORP
PO Box 878
Healdsburg, CA 95448-0878

091 020 004 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 020 008 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 020 014 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 030 034 000
Michael O
0 Alexander Valley Rd
Healdsburg, CA 95448-9005

091 030 042 000
James & Jean O
0 El Camino Del Mar
San Francisco, CA 94121-1044

091 081 053 000
Charles Dds & Helen O
0 Westside Rd
Healdsburg, CA 95448-9357

091 010 016 000
RUSSIAN RIVER VINEYARDS CORP
PO Box 940
Geyserville, CA 95441-0940

091 020 005 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 020 012 000
SYAR INDUSTRIES INC
PO Box 2540
Napa, CA 94558-0524

091 030 010 000
JVW CORP
0 North St
Healdsburg, CA 95448-3822

091 030 040 000
MONTMORENCY CRUSHING &
FERMENT
PO Box 2010
Healdsburg, CA 95448-2010

091 081 021 000
David & K O
0 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 082 022 000
Edmund Brandt O
0 Alexander Valley Rd
Healdsburg, CA 95448-9098

091 020 002 000
JVW CORP
PO Box 878
Healdsburg, CA 95448-0878

091 020 007 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 020 013 000
HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

091 030 033 000
Annie & Denise O
0 Alexander Valley Rd
Healdsburg, CA 95448-9099

091 030 041 000
HOUSTON TRUST COMPANY TR
0 Fannin St #700
Houston, TX 77002-6777

091 081 022 000
Kenneth & Mary Helen O
0 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 082 023 000
James & J O
0 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 010 011 000
JVW CORP
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PO Box 940
Geyserville, CA 95441-0940

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HERITAGE FARMS VINEYARDS INC
PO Box 940
Geyserville, CA 95441-0940

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Annie & Denise O
0 Alexander Valley Rd
Healdsburg, CA 95448-9099

091 030 041 000
HOUSTON TRUST COMPANY TR
0 Fannin St #700
Houston, TX 77002-6777

091 081 022 000
Kenneth & Mary Helen O
0 Alexander Valley Rd
Healdsburg, CA 95448-9002

091 082 023 000
James & J O
0 Alexander Valley Rd
Healdsburg, CA 95448-9002

FILE: UP305-0051

Clos Du Bois Wines

Applicant

1940 Gayserville Ave and

930/910 Lytton Station

Site Address

Gayserville

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, D. A. Rossoretti,
(Name of responsible Secretary)

mailed the attached notice to:

☒ the County Clerk's Office on 4/14/06

☐ 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 4/14/06

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

4/14/06
(Date)

[Signature]
(Signature)

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application **UPE05-0051** from Clos Du Bois Wines Inc. requesting a Use Permit for the expansion of the Clos Du Bois Winery for a maximum annual production capacity of 3.5 million cases including 220,000 square feet of new construction and a new wastewater facility located at 19410 Geyserville Ave and 930 and 910 Lytton Station Road, Geyserville; APN 140-040-003, 091-010-016, 091-020-013, and 140-040-021; Zoning LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) and LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion), F1 (Floodway), F2 (Floodplain), SR (Scenic Resource), VOH (Valley Oak Habitat), BR (Biotic Resource); Supervisorial District No. 4.

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, Air Quality, Geology/Soils, Hydrology/Water Quality, and Noise.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider an action on the project and/or conditions of approval at **1:05 p.m. on May 11, 2006** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Sigrid Swedenborg at (707) 565-1914.

Date Posted: April 18, 2006

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application UPE05-0051 from Clos Du Bois Wines Inc. requesting a Use Permit for the expansion of the Clos Du Bois Winery for a maximum annual production capacity of 3.5 million cases including 220,000 square feet of new construction and a new wastewater facility located at 19410 Geyserville Ave and 930 and 910 Lytton Station Road, Geyserville; APN 140-040-003, 091-010-016, 091-020-013, and 140-040-021; Zoning LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) and LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion), F1 (Floodway), F2 (Floodplain), SR (Scenic Resource), VOH (Valley Oak Habitat), BR (Biotic Resource); Supervisorial District No. 4.

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Date Posted: April 18, 2006

AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN

Applicant: CLOS DU BOIS WINES INC
ATTN: CHASE CAMBRON
PO BOX 940
GEYSERVILLE CA 95441

Date-Accepted: 05/05/2005
File #: UPE05-0051

PCAS#: 22 6500

Appellant:

Staff: SIGRID SWEDENBORG

Sup District: 4 LIA B6 20 SR 2 V0H

Zoning: LIA B6 20 SR 2 V0H
BR F2

Parcel(s):

140-040-003
091-010-016
091-020-013
140-040-021

Address(es):

19410 GEYSERVILLE AVE GEY
930 LYTTON STATION RD GEY
910 LYTTON STATION RD GEY

Description:

USE PERMIT FOR WINERY EXPANSION AND NEW WASTEWATER FACILITIES
REQUEST FOR A USE PERMIT FOR THE EXPANSION OF THE CLOS DU BOIS WINERY FOR A MAXIMUM
ANNUAL PRODUCTION CAPACITY OF 3.5 MILION CASES INCLUDING 220,000 SQ FT OF NEW
CONSTRUCTION AND A NEW WASTEWATER FACILITY.

Project Name: Clos du Bois Winery **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: May 11 30 minutes **Need B/S Time?** no **Uncontested?** ☐ Yes ☒ No

OWNER

Name: HERITAGE FARMS VINEYARDS INC
Addr: DBA RIVER OAKS AGRICORP
910 LYTTON STATION RD
GEYSERVILLE CA 95441

Pond location
P.O. Box 940

Name:
Addr:

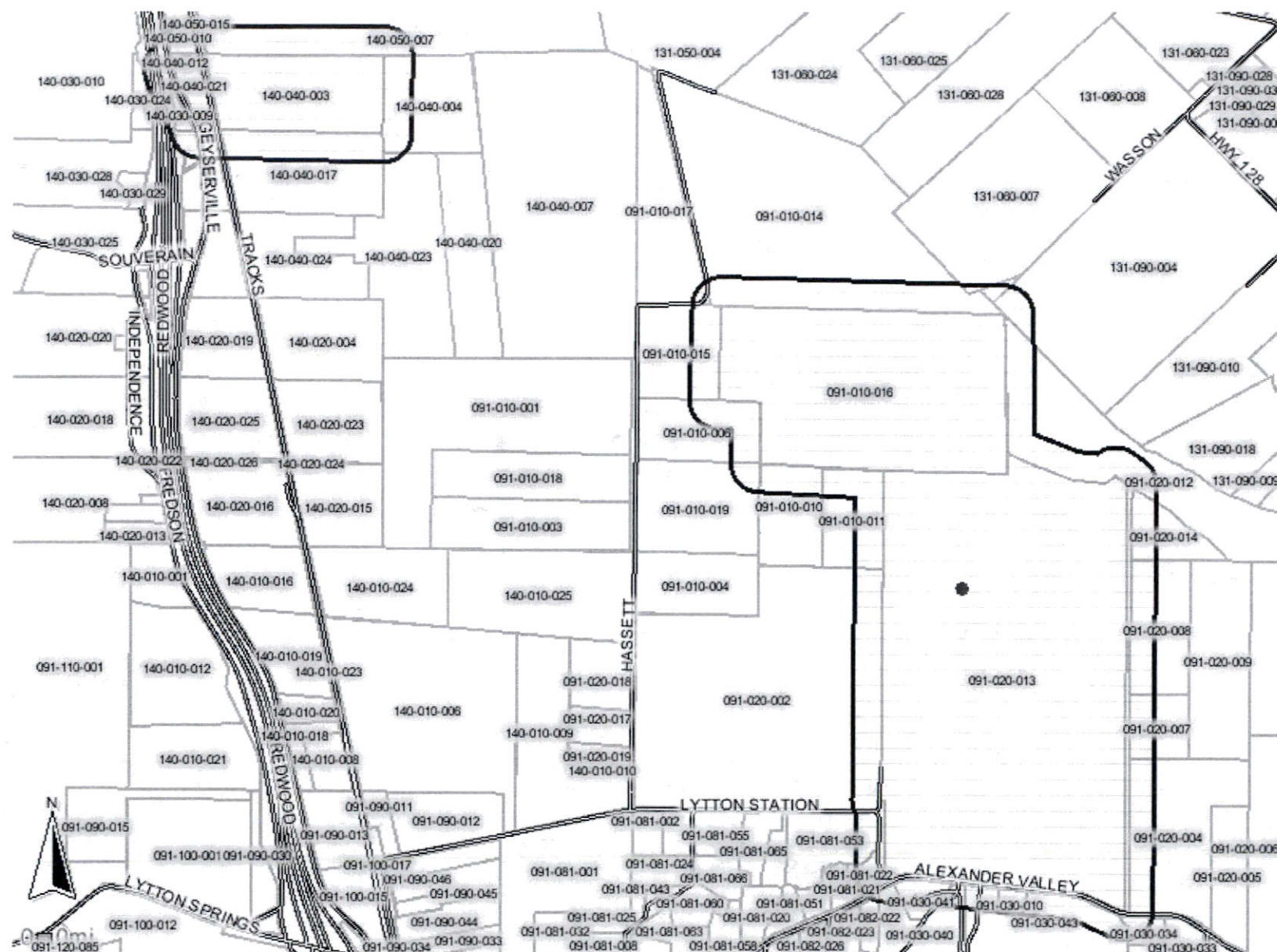
ENGINEER

Name: SUMMIT ENGINEERING INC
Addr: 463 AVIATION BLVD SUITE 200
SANTA ROSA CA 95403

REFERRALS AND NOTICING:

Number of Posters: _____ **Which Newspaper?:** _____ **Special Ad Size?:** _____

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



39 Parcels

FILE No.: UPE05-0051
Subject Parcel: 140-040-003, -021, 091-010-016, 091-020-013
Planner: Sigrid Swedenborg
Created By: bp 4/11/06 Total Number of Parcels: 39

140-030-009
BIOCCA VIRGINIA TR ET AL
1508 OAKLEAF AVE
HEALDSBURG CA 95448

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

131-090-004
ERBURU ROBERT F TR & LOIS STONE TR
1518 BLUE JAY WAY
LOS ANGELES CA 90069-1215

091-020-007
HERITAGE FARMS VINEYARDS INC
PO BOX 940
GEYSERVILLE CA 95441

091-020-013
HERITAGE FARMS VINEYARDS INC
PO BOX 940
GEYSERVILLE CA 95441

091-030-041
HOUSTON TRUST COMPANY TR ET AL
1001 FANNIN STE 700
HOUSTON TX 77002-6707

091-010-006
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-010-011
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-020-002
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-081-053
BACIGALUPI CHARLES N DDS & HELEN L TR
4151 WESTSIDE RD
HEALDSBURG CA 95448-9357

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

091-020-004
HERITAGE FARMS VINEYARDS INC
PO BOX 940
GEYSERVILLE CA 95441

091-020-008
HERITAGE FARMS VINEYARDS INC
PO BOX 940
GEYSERVILLE CA 95441

091-020-014
HERITAGE FARMS VINEYARDS INC
PO BOX 940
GEYSERVILLE CA 95441

091-010-014
JACKSON FAMILY ESTATES I LLC
421 AVIATION BLVD
SANTA ROSA CA 95403-1069

091-010-010
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-010-019
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-030-043
JVW CORP
PO BOX 878
HEALDSBURG CA 95448-0878

091-030-010
JVW CORP
150 NORTH ST
HEALDSBURG CA 95448-3822

131-060-007
LEDBETTER FARMS INC
1377 E LODI AVE
LODI CA 95240

091-010-015
MILLS DONALD B JR TR & JUDY A TR
PO BOX 1730
HEALDSBURG CA 95448

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

091-030-034
OLCH MICHAEL T
1770 ALEXANDER VALLEY RD
HEALDSBURG CA 95448

091-010-016
RUSSIAN RIVER VINEYARDS CORP
PO BOX 940
GEYSERVILLE CA 95441

091-020-012
SYAR INDUSTRIES INC
PO BOX 2540
NAPA CA 94558-0524

140-040-017
TRENTADUE FAMILY PROPERTIES LLC ET AL
19170 GEYSERVILLE AVE
GEYSERVILLE CA 95441-9603

140-040-023
TRENTADUE LEO TR & TRENTADUE EVELYN TR
19170 REDWOOD HWY
GEYSERVILLE CA 95441-9647

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

091-081-022
KIRK KENNETH D JR & MARY HELEN TR
1199 ALEXANDER VALLEY RD
HEALDSBURG CA 95448-9002

091-081-021
MC CRYSTLE DAVID L TR & MC CRYSTLE KAREN
135 HEALDSBURG AVE
HEALDSBURG CA 95448-4000

091-030-040
MONTMORENCY CRUSHING & FERMENTATION CO
PO BOX 2010
HEALDSBURG CA 95448

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

091-082-022
ROSSI EDMUND BRANDT
1240 ALEXANDER VALLEY RD
HEALDSBURG CA 95448

091-010-017
SILVERADO SONOMA VINEYARDS LLC
855 TREFETHEN WAY
NAPA CA 94558

140-040-005
TRENTADUE FAMILY PROPERTIES LLC ET AL
19170 GEYSERVILLE AVE
GEYSERVILLE CA 95441-9603

140-030-017
TRENTADUE LEO & EVELYN TR
19170 REDWOOD HWY
GEYSERVILLE CA 95441-9647

140-050-007
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

CLOS DU BOIS WINES INC
ATTN CHASE CAMBRON
P O BOX 940
GEYSERVILLE CA 95441

SUMMIT ENGINEERING INC
GREG SWAFFER
463 AVIATION BLVD SUITE 200
SANTA ROSA CA 95403

FILE: WPEOS-0051

Clos Du Bois Wines

Applicant

19410 Geyserville Ave and

930/910 Lytton Station

Site Address

Geyserville

AFFIDAVIT OF NOTICING

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

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

Stop sign at intersection of Independence Ln.
and Geyserville Ave, and telephone poles
N and S near Clos du bois on 4-13-06
(Date)

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

4-14-06
(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 PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application **UPE05-0051** from Clos Du Bois Wines Inc. requesting a Use Permit for the expansion of the Clos Du Bois Winery for a maximum annual production capacity of 3.5 million cases including 220,000 square feet of new construction and a new wastewater facility located at 19410 Geyserville Ave and 930 and 910 Lytton Station Road, Geyserville; APN 140-040-003, 091-010-016, 091-020-013, and 140-040-021; Zoning LIA (Land Intensive Agriculture), B6-20 acre density, SR (Scenic Resource), Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat) and LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion), F1 (Floodway), F2 (Floodplain), SR (Scenic Resource), VOH (Valley Oak Habitat), BR (Biotic Resource); Supervisorial District No. 4.

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, Air Quality, Geology/Soils, Hydrology/Water Quality, and Noise.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider an action on the project and/or conditions of approval at **1:05 p.m. on May 11, 2006** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Sigrid Swedenborg at (707) 565-1914.

Date Posted: April 18, 2006