

FILE: UPR15-0112  
Hapner  
Applicant  
4280 Pine Flat Rd  
Haldsburg  
Address

**AFFIDAVIT OF NOTICING**

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(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, McCall Miller, mailed the attached notice to:

- the County Clerk's Office on 7/20/16
- 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 7/20/16

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

7/20/16 \_\_\_\_\_  
(Date) (Signature) McCall Miller

**NOTICE OF WAIVER OF A PUBLIC HEARING FOR  
A USE PERMIT TO ADD EVENTS AT AN EXISTING WINERY AND  
INTENT TO ADOPT A NEGATIVE DECLARATION**

**WHO:** Parke Hafner of Hafner Vineyard LLC has applied for a Use Permit to add events at an existing winery. **PRMD File No. UPE15-0112.**

**WHAT:** The proposed project is a request for a Use Permit to allow at an existing winery (25,000 case capacity) to have 10 annual agricultural promotional events (4 events with a maximum of 175 guests and 6 events with a maximum of 150 guests) held outdoors during afternoons to early evening hours with no amplified music or sound. No tasting room or industry wide events are proposed on the 122.59 acre parcel. No new construction is proposed and no weddings, receptions, or concerts are proposed. The parcel is under a Land Conservation Act Contract and is located at 4280 Pine Flat Road, Healdsburg; APN 131-160-034. Supervisorial District 4.

Zoning on the parcel is: LIA (Land Intensive Agriculture) B6 20, Z (Second Unit Exclusion), G (Geologic Hazard), RC (Riparian Corridor) 50/50, SR (Scenic Resources) and VOH (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 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 August 1, 2016, 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 Traci Tesconi at 707-565-1903, or via email to [Traci.Tesconi@sonoma-county.org](mailto:Traci.Tesconi@sonoma-county.org). In addition, you may contact the project applicant directly (Parke Hafner / [parke@hafnervineyard.com](mailto:parke@hafnervineyard.com) / (707) 433-7606).

**DATE:** July 20, 2016

<http://sc-gis/SoCoMap/PRMD/>  
 PRMD Intranet | Sonoma County - SoCoMa...

File Edit View Favorites Tools Help  
 SoCo Cloud - PRMD | SoCo Cloud - Public | GovDelivery | SoCo Maps | BOS Intranet | BOS Intranet | Intranet | Sonoma - Internet | TimeSaver | Web Slice Gallery | Suggested Sites

**SoCo Map** Sonoma County Geographic Information Systems  
 Mapping our future

Permit and Resource Management  
 Welcome SoCoMap PRMD User

Searches | Print Map | Resources

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**Results**  
 Records returned (23)  
**Parcels**  
 Select all | Unselect all | Zoom to all | Clear

Selected	Parcel Number	Adj
<input type="checkbox"/>	131-160-012	Y
<input type="checkbox"/>	131-160-020	N

**Map Contents**

- Property
  - Special Addresses (SPAD)
  - Place Names
  - Parcel Centroids
  - PRMD Permits
  - Parcels
  - Buildings
  - Public Lands
  - Special Assessment Districts
- Reference
  - Hospitals
  - Schools
  - Airport Runways
- Transportation

**Report**  
**Buffer**  
 Buffer Distance: Select Parcels Buffer Parcel Clear Buffer  
 310 Feet

Export Templates:  
 PRMD Mailing Labels  
[Click Here for the Buffer Map](#)  
[Click Here for the CSV File](#)

Sonoma County - SoCoMap PRMD Beta Application

Sonoma County | UPEIS-0112 | Inbox - McCall.M... | 5:28 PM 07/19/2016

131-160-019  
BARNARD TIMOTHY HENRY TR & BARNARD MELIND  
4370 PINE FLAT RD  
HEALDSBURG CA 95448-9015

131-160-022  
DOBRANSKI EDWARD J TR & DOBRANSKI DELLA M  
282 YERBA BUENA AVE  
SAN FRANCISCO CA 94127-

131-170-037  
FERRARI-CARANO VINEYARDS & WINERY LLC  
PO BOX 1549  
HEALDSBURG CA 95448-1549

131-170-038  
FERRARI-CARANO VINEYARDS & WINERY LLC  
PO BOX 1549  
HEALDSBURG CA 95448-1549

131-170-039  
FERRARI-CARANO VINEYARDS & WINERY LLC  
PO BOX 1549  
HEALDSBURG CA 95448-1549

131-160-035  
HAFNER VINEYARD  
4280 PINE FLAT RD  
HEALDSBURG CA 95448-9015

131-150-014  
HAFNER VINEYARD  
4280 PINE FLAT RD  
HEALDSBURG CA 95448-9015

131-160-034  
HAFNER VINEYARD  
4280 PINE FLAT RD  
HEALDSBURG CA 95448-9015

131-160-012  
HAWKES STEPHEN & PAULA S TR  
14255 CHALK HILL RD  
HEALDSBURG CA 95448-8042

131-160-021  
HAWKES STEPHEN & PAULA S TR  
14255 CHALK HILL RD  
HEALDSBURG CA 95448-8042

131-150-008  
HOLEWINSKI ROSEMARIE SANTARINI TR ET AL  
4505 PINE FLAT RD  
HEALDSBURG CA 95448-

131-160-036  
JACKSON FAMILY INVESTMENTS LLC  
421 AVIATION BLVD  
SANTA ROSA CA 95403-1069

131-120-015  
JACKSON FAMILY INVESTMENTS LLC  
421 AVIATION BLVD  
SANTA ROSA CA 95403-1069

131-200-018  
KLEIN FOODS INC  
PO BOX 6010  
HEALDSBURG CA 95448-6010

131-200-028  
OUSTERHOUT DOUGLAS K & MCKERROW NANCY  
2640 STEINER ST  
SAN FRANCISCO CA 94115-

131-160-020  
PARTONE BEVERLY J  
6230 BRIDGEWOOD DR  
SANTA ROSA CA 95409-2604

131-150-013  
PETERSON CHRISTOPHER A  
825 STONEGATE DR  
SOUTH SAN FRANCISCO 94080-1556

131-170-020  
ROCHESTER RANDALL G  
8971 W DRY CREEK RD  
HEALDSBURG CA 95448-

131-160-015  
RONE CAROLINE S ET AL  
633 CARLSTON AVE  
OAKLAND CA 94610-

131-200-020  
SILVER OAK WINE CELLARS LP  
1183 DUNAWAEL LN  
CALISTOGA CA 94515-

131-160-014  
STEWART E ROBERT TR  
4020 PINE FLAT RD  
HEALDSBURG CA 95448-

131-200-029  
UBBEN JEFFREY W TR & LAURA H TR  
3355 PACIFIC AVE  
SAN FRANCISCO CA 94118-

PARKE HAFNER  
HAFNER VINEYARD LLC  
4280 PINE FLAT RD  
HEALDSBURG, CA 95448

PRESCOTT HAFNER  
4280 PINE FLAT RD  
HEALDSBURG, CA 95448

SONOMA MOAG

## McCall Miller

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**From:** McCall Miller  
**Sent:** Wednesday, July 20, 2016 12:23 PM  
**To:** 'pqrst@monitor.net'  
**Subject:** Notice of Hearing Waiver - UPE15-0112; 4280 Pine Flat Road, Healdsburg  
**Attachments:** UPE15-0112 Legal Hearing Waiver.pdf

See attached the Notice of Hearing Waiver for the project application referenced in the subject line.

Please contact the project planner, Traci Tesconi at [Traci.Tesconi@sonoma-county.org](mailto:Traci.Tesconi@sonoma-county.org) with any questions.

*McCall Miller*

Planning Secretary  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
[McCall.Miller@sonoma-county.org](mailto:McCall.Miller@sonoma-county.org)  
(707) 565-1947

*OFFICE HOURS: PRMD's Public Lobby is open Monday through Friday  
from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.*



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**DATE:** July 20, 2016

This notice was posted on 7-21-16  
and will remain posted for a period of thirty days  
through 8-22-16

WILLIAM F. ROUSSEAU, Co. Clerk

BY:   
DEPUTY CLERK 

FILE: UP15-0112  
Halper  
Applicant  
4280 Pine Plat Rd  
Healdsburg  
Address

**AFFIDAVIT OF NOTICING**

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

locations on or near the subject property: (description of location)  
Two along the fence of the subject  
property. One next to the mailbox  
of the subject property on 7-20-16  
(Date)

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

7-20-16 (Date) [Signature] (Signature)

\*\*\*\*\*

I, McCall Miller, mailed the attached notice to:

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~~\_\_\_\_\_ (Date) \_\_\_\_\_ (Signature)~~

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