

Schwartz

Applicant

15001 Meyers Grade Rd,

Jenner-

Address

AFFIDAVIT OF NOTICING

1. Tracey Fitzgerald, posted three copies of the attached poster at the following
(Name of responsible planner)

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

- 1-25 FT to left of gate labeled 15001 Meyers Grade Rd.
- 2-60 FT to right of gate labeled 15001 Meyers Grade Rd.
- 3- On Tree approx. 300 FT from gate, Right side 3/23/10,

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

and correct.

3/23/10

(Date)

Tracey Fitzgerald

(Signature)

1. Amber Franzini, mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 3/23/10

the newspaper on 3/23 for 3/25/10

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 3/23/10

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

3/23/10

(Date)

Amber Franzini

(Signature)

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

The Sonoma County Permit and Resource Management Department has received application **UPE09-0027** from Lester Schwartz requesting a Use Permit for a new retail tasting room open to the public with 18 special events per year with a maximum of 200 people per event. There is no on-site winery facility, all grapes are taken off site for processing at a private facility for property located at 15001 Meyers Grade Road, Jenner; APN 109-160-020, -017, -018, and -023; Zoning TP (Timber Production), B7 (Frozen Lot Size), and RRD (Resources and Rural Development), B7 (Frozen Lot Size); Supervisorial District No. 5.

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: None with Mitigation.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and an action on the project and/or conditions of approval at **2:00 p.m.** on **April 22, 2010** 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 Cynthia Demidovich at 707-565-1754, or via email to cdemidov@sonoma-county.org.

Date Posted: March 25, 2010

AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN

Applicant: SCHWARTZ LESTER TR
1212 OAKLAND AVE
PIEDMONT CA
94611

Date-Accepted: 05/01/2009
File #: UPE09-0027
PCAS#: 6958

Appellant:

Staff: NO ASSIGNMENT *Cynthia*
Sup District: 5
Zoning: TP B7/PED B7

Parcel(s):

109-160-020
109-160-017
109-160-018
109-160-023

Williamson Act Contract: ___ yes no

Address(es):

15001 MEYERS GRADE RD FTR *Jenner*

Complete for Processing:

(Date)

Description:

REQUEST FOR A USE PERMIT FOR A NEW 4,991 SQ FT TASTING ROOM OPEN SEVEN DAYS A WEEK WITH 18 SPECIAL EVENTS PER YEAR BY APPOINTMENT ONLY ON A 246.38 ACRE PARCEL. WINE IS PRODUCED OFF-SITE.

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:

BZA-422-10 Need B/S Time? *No* Uncontested? ___ Yes No ___

OWNER
Name: SCHWARTZ LESTER AND LINDA
Addr: 1212 OAKLAND AVE
PIEDMONT CA
94611

2500
neighbor 15915 meyers GRAPE Rd
ELI EH SCOTT 109-160-004
Kd.scott@sbcglobal.net
H 281-487-4272

Name: *olmsted & associates*
Addr: *2200 Range Ave Suite 201*
SR 95403

Name: *579-6270 fax 526-1129*
Addr: *caplancon3@aol.com*

REFERRALS AND NOTICING:

Number of Posters: 2 Which Newspaper?: _____ Special Ad Size?: _____

| Ref. | Not. | Ref. | Not. |
|--|------|---|------|
| <input checked="" type="checkbox"/> County Surveyor | ___ | <input checked="" type="checkbox"/> Fire Marshal | ___ |
| <input checked="" type="checkbox"/> Health Review ___ E/H Cons. Prot. | ___ | <input checked="" type="checkbox"/> Fire District: TIMBER COVE FIRE | ___ |
| <input checked="" type="checkbox"/> Sanitation | ___ | ___ School District: SRA | ___ |
| <input checked="" type="checkbox"/> 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 | ___ | <input checked="" type="checkbox"/> State Fish & Game | ___ |
| ___ General Plan Staff | ___ | ___ State Department of Forestry | ___ |
| <input checked="" type="checkbox"/> Northwest Information Center S.S.U. | ___ | ___ State Department of Health | ___ |
| <input checked="" type="checkbox"/> Milo Baker Chap, Native Plant Study | ___ | ___ 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 | ___ |
| <input checked="" type="checkbox"/> Board of Supervisors <i>CARRILLO</i> | ___ | ___ So Co Transit - Steven Schmitz | ___ |
| ___ County Communications - George Waters | ___ | ___ Road Naming - Dilys Ranger | ___ |
| <input checked="" type="checkbox"/> Other: <i>Coastal Hills Land Trust</i> | ___ | ___ Code Enforcement - Michael Lueders | ___ |
| ___ Other: _____ | ___ | ___ Other: _____ | ___ |

SoCoMap

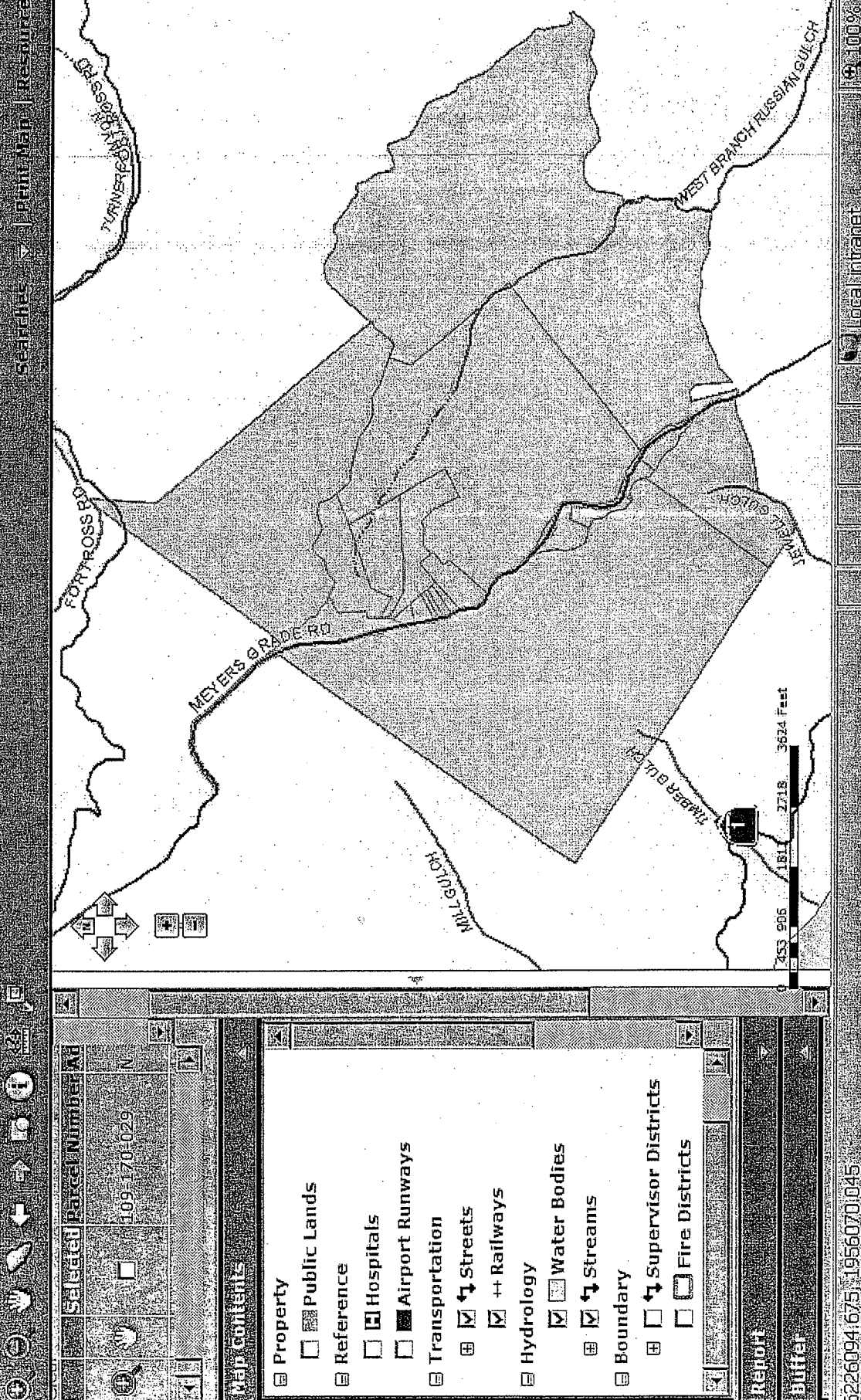
Sonoma County Geographic Information Systems

Permit and Resource Management

WELCOME SOCO MAP PRMD USER

SoCoMap PRMD Beta Appli...

Selected Parcel Number: 109-170-029



- Web Contents
- Property
 - Public Lands
 - Reference
 - Hospitals
 - Airport Runways
 - Transportation
 - Streets
 - Railways
 - Hydrology
 - Water Bodies
 - Streams
 - Boundary
 - Supervisor Districts
 - Fire Districts
- Report
- Buffer

22 parcels

FILE No.: UPE09-0027
Subject Parcel: 109-160-020, -017, -018, -023
Planner: Cynthia Demidovich
Created By: bp 3/12/10
Total Number of Parcels: 22

109-150-ROW

109-170-ROW

109-160-010
BARNES JOHN P & BERNIDA KAY
15971 MEYERS GRADE RD
JENNER CA 95450-9701

109-170-029
BURNS DORCEY A III & ELIZABETH A
PO BOX 22
JENNER CA 95450-0022

109-170-030
BURNS DORCEY A III & ELIZABETH A
PO BOX 22
JENNER CA 95450-0022

109-160-005
HAZELWOOD BRIAN A
2546 SANTA BARBARA DR
PINOLE CA 94564

109-160-007
HUDSON LESLIE & VERA JUNE
15987 MEYERS GRADE RD
JENNER CA 95450-9701

109-150-014
MALEK-ZADEH JACOB
925 COLE ST
SAN FRANCISCO CA 94117-4315

109-150-013
MALEK-ZADEH JACOB
925 COLE ST
SAN FRANCISCO CA 94117-4315

109-160-022
PRIETO PETER ANTONIO TR & LYNNE MARIE TR
16301 MEYERS GRADE RD
JENNER CA 95450-9701

109-160-017
SCHWARTZ LESTER TR & LINDA R TR
1212 OAKLAND AVE
PIEDMONT CA 94611-4146

109-160-023
SCHWARTZ LESTER TR & LINDA R TR
1212 OAKLAND AVE
PIEDMONT CA 94611-4146

109-160-020
SCHWARTZ LESTER TR & LINDA R TR
1212 OAKLAND AVE
PIEDMONT CA 94611-4146

109-160-018
SCHWARTZ LESTER TR & LINDA R TR
1212 OAKLAND AVE
PIEDMONT CA 94611-4146

109-150-038
SCHWARTZ LESTER TR & SCHWARTZ LINDA R TR
1212 OAKLAND AVE
PIEDMONT CA 94611-4146

109-160-004
SCOTT EILEEN D ET AL
3223 PANSY ST
PASADENA TX 77505-2219

109-150-006
SOPER-WHEELER COMPANY
19855 BARTON HILL RD
STRAWBERRY VALLEY CA 95981-9700

109-170-027
SOPER-WHEELER COMPANY
19855 BARTON HILL RD
STRAWBERRY VALLEY CA 95981-9700

109-160-006
TRAPPE WENDEL R & GWEN A
PO BOX 639
FORESTVILLE CA 95436-0639

109-160-016
TRAPPE WENDEL R & GWEN A
PO BOX 639
FORESTVILLE CA 95436-0639

109-160-008
TRAPPE WENDEL R & GWEN A
PO BOX 639
FORESTVILLE CA 95436-0639

109-160-009
YAEGER RICHARD D
511 JERSEY AVE
SPRING LAKE NJ 07762

LESTER SCHWARTZ
1212 OAKLAND AVE
PIEDMONT CA 94611

LESTER AND LINDA SCHWARTZ
1212 OAKLAND AVE
PIEDMONT CA 94611

OLMSTED & ASSOCIATES
JIM OLMSTED
2200 RANGE AVE. SUITE 201
SANTA ROSA CA 95403

STATE DEPT OF FISH & GAME
PO BOX 47
YOUNTVILLE CA 94599

ALLYSON HOLDEN
34285 KRUSE RANCH ROAD
CAZADERO CA 95421

NANCY FEEHAN
30090 SEAVIEW ROAD
CAZADERO CA 95421

SUZANNE LINDSEY
1255 SHERMAN STREET
ALAMEDA CA 94501

ANNIE CRESWELL
P O BOX 163
CAZADERO CA 95421

JONATHAN MARCH
7249 TULANE AVE
ST LOUIS MO 63130

ELAINE WELLIN
P O BOX 267
CAZADERO CA 95421

DEBORAH LOCATELL
30681 SEAVIEW ROAD
CAZADERO CA 95421

RICHARD GROSS
31561 SEAVIEW ROAD
CAZADERO CA 95421

ED TUNHEIM
35550 HAUSER BRIDGE ROAD
CAZADERO CA 95421

FRED CRESWELL
27780 SEAVIEW ROAD
CAZADERO CA 95421

DALE FREEMAN
30094 SEAVIEW ROAD
CAZADERO CA 95421

DAVE MCCULLOUGH
33900 SEAVIEW ROAD
CAZADERO CA 95421

EILEEN SCOTT
e-mail: kd.scott@sbcglobal.net



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 1, 2009

Lester Schwartz
1212 Oakland Ave.
Piedmont, CA 94611

Re: UPE09-0027, A.P.N. 109-160-020, 150001 Meyers Grade Rd., Jenner

Dear Mr. Schwartz:

Pursuant to Government Code Section 65943, the Permit and Resource Management Department (PRMD) must notify you that your application is either complete or incomplete. Your application was received on May 1, 2009, and processing has begun. However, your file is incomplete for the following reasons and additional information is needed:

✓ 1) Please submit a revised full size and reduced 8 1/2 x 11 copy of the site plan and include all of the information located on the Use Permit Application Requirements which includes the following but is not limited to: all property boundary lines, all structures, all waterways & creeks, all roads & driveways, all septic systems & expansion areas, all wells any easements, right-of-ways, & building envelopes. (see enclosures)
6-22-09 CD

✓ 2) Please confirm that the maximum annual production capacity will be 15,000 cases of wine. *yes*
6-15-09 CD

In addition, the project site is zoned TP (Timber Production) and PRMD is in the process of technically correcting the zoning from TP (Timber Production) to RRD (Resource and Rural Development) along with several other parcels located in the County that have the incorrect zoning. Until that zoning correction is approved by the Sonoma County Board of Supervisors this project will not be scheduled for a public hearing with the Board of Zoning Adjustments.

Your project out cannot be considered complete for processing until the above information is received.

If you have any further questions or want to discuss the project, please do not hesitate to call me at 707-565-1754. I appreciate your cooperation in this matter.

Sincerely,

Cynthia Demidovich

Cynthia Demidovich
Planner III

Enclosures

cc: UPE09-0027