



To: Interested Agencies

February 7, 2020

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP20-0007

Applicant Name: Tony Korman

Owner Name: Jackson Family Investments III LLC

Site Address: 5001 Carriage Ln., 4245, 4255, 4265 & 4275 River Rd., Santa Rosa  
3351, 3400, & 3851 Slusser Rd., Windsor

APN: 039-070-013, 039-070-019, 039-070-021, 031-210-006, 057-070-049 & 057-070-050

Project Description: Request for a 1) A Lot Line Adjustment between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047 and -050) resulting in a 15.59+/- acre parcel and a 117.51+/- acre parcel;

2) A General Plan Amendment and Zone Change to change the land use and zoning of the resulting 15.59+/- acre parcel from LIA (Land Intensive Agriculture) to K (Recreation and Visitor Serving Commercial) to allow for a new hotel;

3) A Use Permit and Design Review for a new hotel including 50 guest rooms, a 100-seat restaurant and bar, meeting rooms, a fitness center, a pool, and related facilities on the resulting 15.59+/- acre parcel;

4) A Use Permit and Design Review for a new winery including a one-story tasting room, a two-story winery building, and associated infrastructure with an annual production of 45,000 cases and up to 20 promotional events per year with a maximum of 200 attendees on the resulting 117.51+/- acre parcel;

5) A General Plan Amendment and Zone Change to change the land use and zoning of 4.74+/- acres (APN 039-062-010) from K (Recreation and Visitor Serving Commercial) to RI (Low Density Residential) and 25.55+/- acres (APNs 039-070-013, -019, -021, and 039-210-007) from K (Recreation and Visitor Serving Commercial) to DA (Diverse Agriculture) to allow for a single family residential subdivision and an open space parcel;

6) A Major Subdivision of 30.3+/- acres creating 29 single family residential parcels on 4.74+/- acres and one parcel containing a public park and open space on 25.55+/- acres; and

7) A Use Permit and Design Review for a single family residential Planned Development to allow for reduced lot sizes and lot widths.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.



Your comments will be appreciated by February 21, 2020, and should be sent to the attention of: PLP20-0007, Katrina Braehmer ([Katrina.Braehmer@sonoma-county.org](mailto:Katrina.Braehmer@sonoma-county.org)). The Project Planner can also be reached at 707-565-1903.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> PRMD Management Group                   | <input checked="" type="checkbox"/> LAFCO   |
| <input checked="" type="checkbox"/> PRMD Natural Resources                  | <input checked="" type="checkbox"/> ALUC/CLUP                                       |
| <input checked="" type="checkbox"/> Survey and Land Development             | <input checked="" type="checkbox"/> BOS Dist 4 Director and Commissioners           |
| <input checked="" type="checkbox"/> Health Specialist                       | <input checked="" type="checkbox"/> Mark West Area Citizens Advisory Council        |
| <input checked="" type="checkbox"/> Sanitation                              | <input checked="" type="checkbox"/> NW Information Center, S.S.U.                   |
| <input checked="" type="checkbox"/> Grading and Storm Water                 | <input checked="" type="checkbox"/> Cal-American Water                              |
| <input checked="" type="checkbox"/> PRMD Comp Planning                      | <input checked="" type="checkbox"/> PG&E  |
| <input checked="" type="checkbox"/> Building Inspection                     | <input checked="" type="checkbox"/> Santa Rosa City School District                 |
| <input checked="" type="checkbox"/> Code Enforcement                        | <input checked="" type="checkbox"/> Mark West Union School District                 |
| <input checked="" type="checkbox"/> Road Naming                             | <input checked="" type="checkbox"/> Sonoma County Water Agency                      |
| <input checked="" type="checkbox"/> So. Co. Environmental Health            | <input checked="" type="checkbox"/> Recology Sonoma Marin (Disposal)                |
| <input checked="" type="checkbox"/> Community Development Commission        | <input checked="" type="checkbox"/> U.S. Army Corps of Engineers                    |
| <input checked="" type="checkbox"/> DTPW, Land Development                  | <input checked="" type="checkbox"/> U.S. Fish and Wildlife                          |
| <input checked="" type="checkbox"/> DTPW, Drainage                          | <input checked="" type="checkbox"/> State Dept of Fish and Wildlife                 |
| <input checked="" type="checkbox"/> Ag Commissioner                         | <input checked="" type="checkbox"/> State Cal Fire                                  |
| <input checked="" type="checkbox"/> Regional Parks Dept                     | <input checked="" type="checkbox"/> State Water Resources Control Board             |
| <input checked="" type="checkbox"/> Fire and Emergency Services             | <input checked="" type="checkbox"/> State Department of Health                      |
| <input checked="" type="checkbox"/> Local Fire District – Rincon Valley FPD | <input checked="" type="checkbox"/> State Parks and Recreation-Duncans Mills Office |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment            | <input checked="" type="checkbox"/> Regional Water QCB: North Coast                 |
| <input checked="" type="checkbox"/> Assessor                                | <input checked="" type="checkbox"/> Air Pollution Control: Bay Area AQM             |
| <input checked="" type="checkbox"/> Economic Development Board              | <input checked="" type="checkbox"/> Windsor Chamber of Commerce                     |
| <input checked="" type="checkbox"/> Transit/BPAC                            | <input checked="" type="checkbox"/> Western Sonoma county Rural Alliance            |
| <input checked="" type="checkbox"/> SCTA/RCPA                               | <input checked="" type="checkbox"/> Westside Association to Save Agriculture        |
| <input checked="" type="checkbox"/> Sheriff Community Service Officer       | <input checked="" type="checkbox"/> Sonoma MOAG                                     |
|   | <input checked="" type="checkbox"/> AB52 Tribal Notification                        |



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)

