



County of Sonoma
Permit & Resource Management Department

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). 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.

<ul style="list-style-type: none"><input type="checkbox"/> PRMD Management Group<input type="checkbox"/> PRMD Natural Resources<input type="checkbox"/> Survey and Land Development<input type="checkbox"/> Health Specialist<input type="checkbox"/> Sanitation<input type="checkbox"/> Grading and Storm Water<input type="checkbox"/> PRMD Comp Planning<input type="checkbox"/> Building Inspection<input type="checkbox"/> Code Enforcement<input type="checkbox"/> Road Naming<input type="checkbox"/> So. Co. Environmental Health<input type="checkbox"/> Community Development Commission<input type="checkbox"/> DTPW, Land Development<input type="checkbox"/> DTPW, Drainage<input type="checkbox"/> Ag Commissioner<input type="checkbox"/> Regional Parks Dept<input type="checkbox"/> Fire and Emergency Services<input type="checkbox"/> Local Fire District – Rincon Valley FPD<input type="checkbox"/> Treasurer/Special Assessment<input type="checkbox"/> Assessor<input type="checkbox"/> Economic Development Board<input type="checkbox"/> Transit/BPAC<input type="checkbox"/> SCTA/RCPA<input type="checkbox"/> Sheriff Community Service Officer	<ul style="list-style-type: none"><input type="checkbox"/> LAFCO<input type="checkbox"/> ALUC/CLUP<input type="checkbox"/> BOS Dist 4 Director and Commissioners<input type="checkbox"/> Mark West Area Citizens Advisory Council<input type="checkbox"/> NW Information Center, S.S.U.<input type="checkbox"/> Cal-American Water<input type="checkbox"/> PG&E<input type="checkbox"/> Santa Rosa City School District<input type="checkbox"/> Mark West Union School District<input type="checkbox"/> Sonoma County Water Agency<input type="checkbox"/> Recology Sonoma Marin (Disposal)<input type="checkbox"/> U.S. Army Corps of Engineers<input type="checkbox"/> U.S. Fish and Wildlife<input type="checkbox"/> State Dept of Fish and Wildlife<input type="checkbox"/> State Cal Fire<input type="checkbox"/> State Water Resources Control Board<input type="checkbox"/> State Department of Health<input type="checkbox"/> State Parks and Recreation-Duncans Mills Office<input type="checkbox"/> Regional Water QCB: North Coast<input type="checkbox"/> Air Pollution Control: Bay Area AQM<input type="checkbox"/> Windsor Chamber of Commerce<input type="checkbox"/> Western Sonoma county Rural Alliance<input type="checkbox"/> Westside Association to Save Agriculture<input type="checkbox"/> Sonoma MOAG<input type="checkbox"/> AB52 Tribal Notification
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