



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

July 8, 2014

To: Interested Agencies

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

**File Number:** UPE14-0040  
**Applicant Name:** Jack L Salerno  
**Owner Name:** Alfred DeLorenzi  
**Site Address:** 8910 Highway 12, Kenwood  
**APN:** 050-162-031

**Project Description:** Request for a Use Permit for a 1,536 square foot tasting room (Manzanita Creek - Suites C6, C7, C8) within an existing multi-tenant commercial building on a 2.32 acre parcel.

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) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by July 29, 2014, and should be sent to the attention of:

**UPE14-0040, Misti Harris (Misti.Harris@sonoma-county.org).** The Project Planner can also be reached at 707-565-1352.

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

- |   |   |
|---|---|
| <input type="checkbox"/> PRMD County Surveyor                         | <input type="checkbox"/> BOS Dist ____ Director                                   |
| <input checked="" type="checkbox"/> Health Specialist                 | <input checked="" type="checkbox"/> BOS Dist 1 Director and SVCAC                 |
| <input type="checkbox"/> Sanitation                                   | <input type="checkbox"/> BOS Dist 4 Director and Jason Liles                      |
| <input type="checkbox"/> Grading and Storm Water                      | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> SUSMP  | <input type="checkbox"/> NW Information Center, S.S.U.                            |
| <input checked="" type="checkbox"/> Building Inspection               | <input type="checkbox"/> Milo Baker Chapter Conservation Committee                |
| <input checked="" type="checkbox"/> Code Enforcement                  | <input type="checkbox"/> PG&E   |
| <input type="checkbox"/> Road Naming                                  | <input type="checkbox"/> School District -  |
| <input checked="" type="checkbox"/> So County Environmental Health    | <input type="checkbox"/> Water District -   |
| <input type="checkbox"/> DTPW, Land Development                       | <input checked="" type="checkbox"/> North Bay Corporation (Disposal)              |
| <input type="checkbox"/> DTPW, Drainage                               | <input type="checkbox"/> U.S. Army Corps of Engineers                             |
| <input type="checkbox"/> Ag Commissioner                              | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No           |
| <input checked="" type="checkbox"/> Regional Parks Dept               | <input type="checkbox"/> State Dept of Transportation (Caltrans)                  |
| <input checked="" type="checkbox"/> Fire and Emergency Services       | <input type="checkbox"/> State Dept of Fish & Wildlife                            |
| <input checked="" type="checkbox"/> Local Fire District – KENWOOD FPD | <input type="checkbox"/> State Dept of Forestry                                   |
| <input type="checkbox"/> Treasurer/Special Assessment                 | <input checked="" type="checkbox"/> State Water Resources Control Board           |
| <input type="checkbox"/> Assessor                                     | <input type="checkbox"/> State Parks and Recreation                               |
| <input type="checkbox"/> Landmarks Commission                         | <input type="checkbox"/> Regional Water QCB: North Coast / SF Bay                 |
| <input checked="" type="checkbox"/> Transit/BPAC                      | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM     |
| <input type="checkbox"/> Communications                               | <input checked="" type="checkbox"/> Sonoma MOAG                                   |
| <input checked="" type="checkbox"/> SCTA/RCPA                         | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria         |
| <input type="checkbox"/> Sheriff Community Service Officer            | <input checked="" type="checkbox"/> Oakmont Village Association                   |
| <input type="checkbox"/> LAFCO  | <input checked="" type="checkbox"/> Kenwood Community Club                        |
| <input type="checkbox"/> ALUC/CLUP                                    | <input checked="" type="checkbox"/> Kenwood/Penngrove Water District              |

# Planning Application

PJR-001

File#: UPE14-0042

**Type of Application:**

- Admin Cert. Compliance
- Ag./Timber Preserve/Contract
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other:

**Applicant (Contact Person):**

**Jack L. Salerno**  
 Name  
 1441-A Grove Street  
 Mailing Address  
 Healdsburg CA 95448  
 City/Town State Zip  
 433-4052 433-4079 707  
 Phone  
 jackwinemaker1@mac.com  
 email  
 Signature *[Signature]* Date 5/22/14

**Owner, if other than Applicant:**

**Alfred Delorenzi**  
 Name  
 PO Box 1461  
 Mailing Address  
 Burlingame CA 94010  
 City/Town State Zip  
 650 348-3399  
 Phone  
 aldel2826@aol.com  
 email  
 Alfred Delorenzi  
 Signature Date 5/22/2014

**Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)**

~~Connet Srodaker~~  
 Name  
 478 1st Street  
 Mailing Address  
 Sonoma CA 95476  
 City/Town State Zip  
 Broker  
 Title  
 938-8888 707-888-2810  
 Phone Fax  
~~sonoma@sonomacounty.gov~~  
 email

**David Eisenhauer**  
 Name  
 101 Morris St Suite 100  
 Mailing Address  
 Sebastopol CA 95972  
 City/Town State Zip  
 Broker  
 Title  
 707 695-3629  
 Phone Fax  
 David Eisenhauer  
 email cbrorcal.com

**Project Information:**

8910 Hwy 12 AKA: Sonoma Hwy. C-6, C-7, C-8  
 Address(es) 050162031  
 Assessor's Parcel Number(s)  
 Project Description: SEE ATTACHED  
 (Please attach additional sheet(s) if needed)

**KENWOOD**  
 City/Town 23  
 Acreage

Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed **N/A**

**DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff**

Planning Area: 9 Supervisorial District: LA SD 512 Current Zoning: LA SD 512 General Plan Land Use: LC  
 Specific Plan: A. Sonoma Valley Area Plan S.P. Land Use: Area Plan Needs CEQA Review?  yes  no

Commercial/Industrial Uses: (Enter numbers where applicable)  
 Bldg. sq. ft. Existing:      Proposed:      Existing Employees:      New Employees:       
 New Manufactured Homes:      New Units For Sale:      New Units For Rent:      Density Bonus Units:     

Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor **N/A**

Previous Files: AD201-033, AD201-0068, AD215-0064  
 Application accepted by Karin Theriault Date 5-22-14

**Sonoma County Permit and Resource Management Department**  
 2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103  
 Carrie Muller S:\Handouts\PJR\PJR-001 Planning Application.WPD 11/13/09

*\* UPE07-0018, UPE08-0086, UPE14-0003  
 ZCE06-0002*

OPE 14-0040

### Supplemental Application Information

Existing use of property: Commercial: retail and office

Acreage: 2.3

Existing structures on property: \_\_\_\_\_

Proximity to creeks, waterways and impoundment areas: \_\_\_\_\_

Vegetation on site: \_\_\_\_\_

General topography: \_\_\_\_\_

Surrounding uses to (Note: An adjoining road is not a use.)  
North: Orchards South: Residential  
East: Fire Dept West: Retail

New structures proposed (size, height, type): \_\_\_\_\_

Number of employees: Full time: 3 Part time: 3 Seasonal: 1

Operating days: Tue/Sun Hours of operation: 1100 to 1800

Number of vehicles per day: Passenger: 2 Trucks: .10

Water source: Public Utility Sewage disposal: Septic on site

Provider, if applicable: Kenwood/Penngrove Co Provider, if applicable: N/A

New noise sources (compressors, power tools, music, etc.): Radio, MP-3 under 30 decibels

Grading proposed: Amount of cut (cu. yds.): \_\_\_\_\_ Amount of fill (cu. yds.): \_\_\_\_\_ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, indicate area of disturbance(acres): \_\_\_\_\_  
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: \_\_\_\_\_

Will proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): \_\_\_\_\_



May 30, 2014

Sonoma County  
Permit And Resource Management  
2550 Ventura Avenue  
Santa Rosa, Ca. 95403-2809

Re: Proposed wine tasting room

Attn: Misti D. Harris

We propose the following use for 8910 Hwy 12  
C-6, C-7, C-8

- 1. Retail wine tasting & sales
  - 1.1. Tasting wines
  - 1.2. Wine sales
  - 1.3. Gift items
  - 1.4. Bread, nuts, cracker, chocolate or cheese (these items not for sale)
- 2. Division of space
  - 2.1. Approximately 60% of floor space will be used for tasting, displaying and selling wines.
  - 2.2. 20% will be seating for guests
  - 2.3. 20% used for office space
- 3. Office space:
  - 3.1. Freestanding work stations
- 4. Dish washer & sink
- 5. Tasting bar, with handicap access
  - 5.1. 10 bar stools
  - 5.2. Seating area ....Sofa, chairs and 3 tables
- 6. Signage, placard at existing sign monument.
- 7. Capacities:
  - 7.1. Parking is available (45+) at the main entrance at eastern end of site, there is additional parking on the Western end ( 28+)
  - 7.2. Estimated Visitors per day, 25
  - 7.3. Hours of operation: Tuesday thru Sunday, 11:00 AM to 6:00 PM
    - 7.3.1. There are 3 other tasting rooms at this site, we estimate we will get visitors from these, length of visit is twenty minutes as per Latest tasting room survey conducted by Silicon Valley Bank.
    - 7.3.2. Employees, 1-full time Tuesday thru Sunday, in addition we will use 2 part-time persons during the busy season on Fridays and Saturdays

tenant space = 1,536 sq. ft.



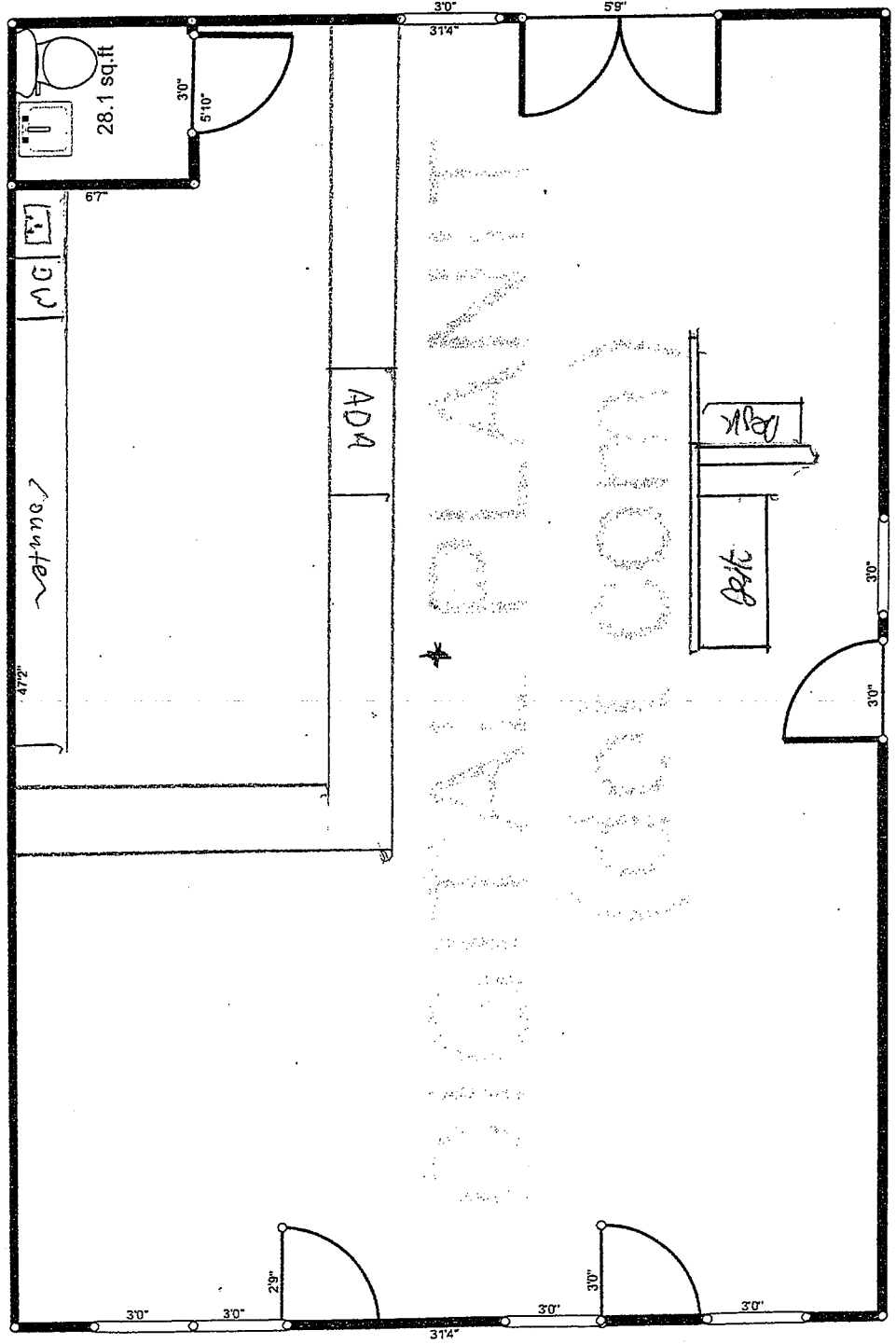
Jack Salerno <jackwinemaker1@mac.com>  
To: "Jack L. Salerno" <jackwinemaker1@mac.com>  
Floorplan

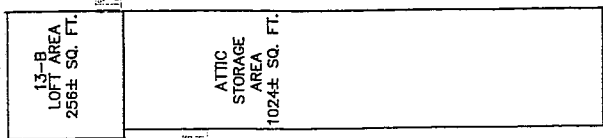
June 23, 2013 10:22 AM



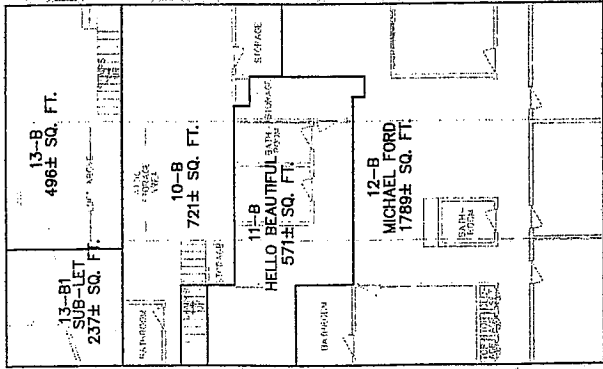
1 Attachment, 8

1536A

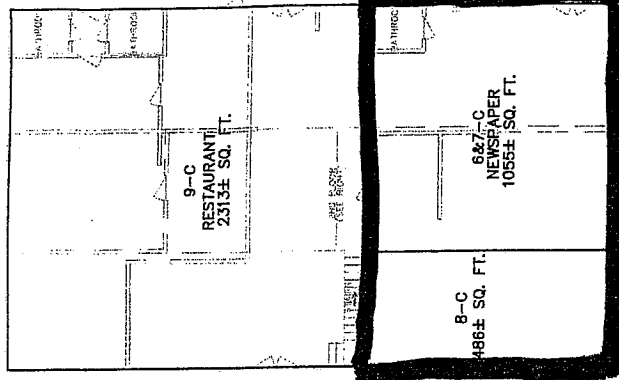




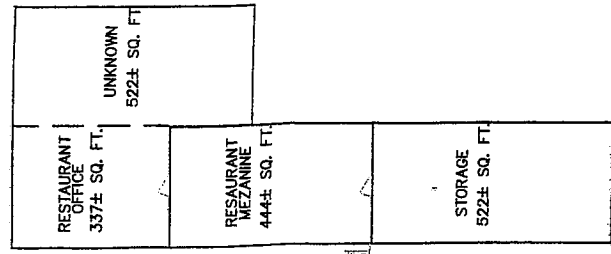
2ND FLOOR BUILDING B



BUILDING B  
BREEZEWAY



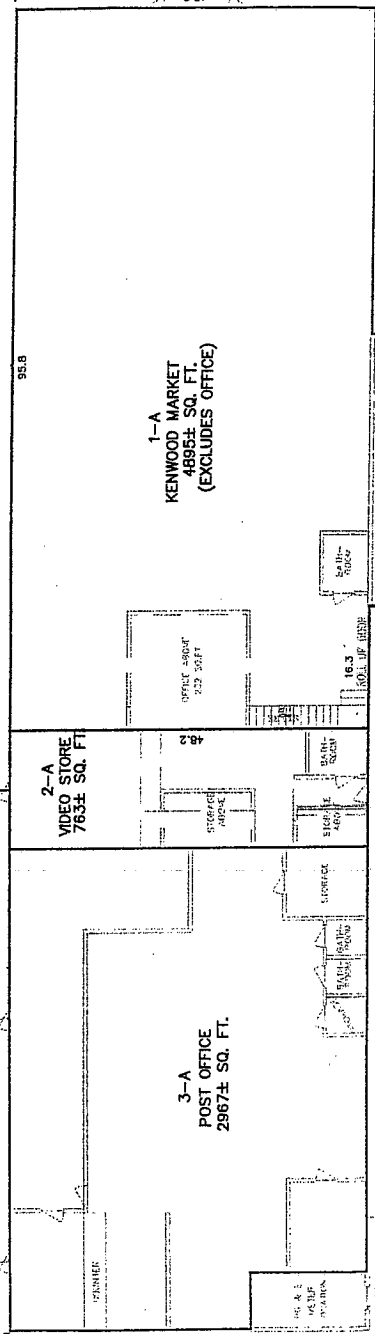
BUILDING C  
BREEZEWAY



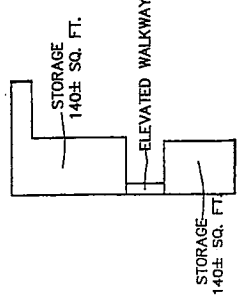
2ND FLOOR BUILDING C

*Proposed tasting room*

UNIT #	SQ. FT.	TENANT
1-A	4895	KENWOOD MARKET
2-A	210	VIDEO STORE
2-B	7087	POST OFFICE
6&7-C	1055	KENWOOD PRESS
8-C	485	
9-C	3616	DOCE LUNAS RESTAURANT
10-B	721	
11-B	485	HELLO BEAUTIFUL
12-B	1789	MICHAEL FORD LAND SURVEYING
13-B	751	
13-B1	240	



BUILDING A



2ND FLOOR BUILDING A (VIDEO STORE)



**Michael Ford & Son**  
8910 Sonoma Hwy, Suite 120  
P.O. Box 101, Kenwood, CA 95021  
P 707.833.6488 • F 707.833.5744  
www.michaelfordinc.com

DRAWN BY: MBD  
NO. SCALE  
DATE: SEPTEMBER, 1998 REV. SEPT. 2  
JOB NUMBER  
DWG. FILE  
SHEET  
980055/041.DWG 1 OF 1

**BUILDING LAYOUT**

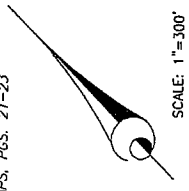
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 50-16  
115-002

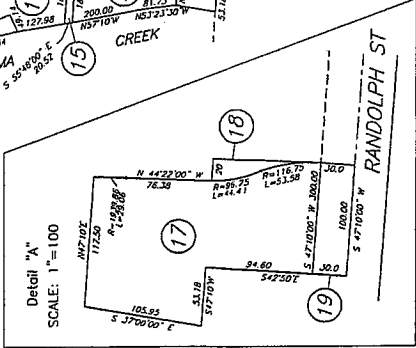
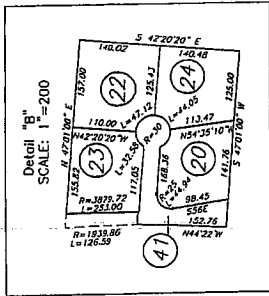
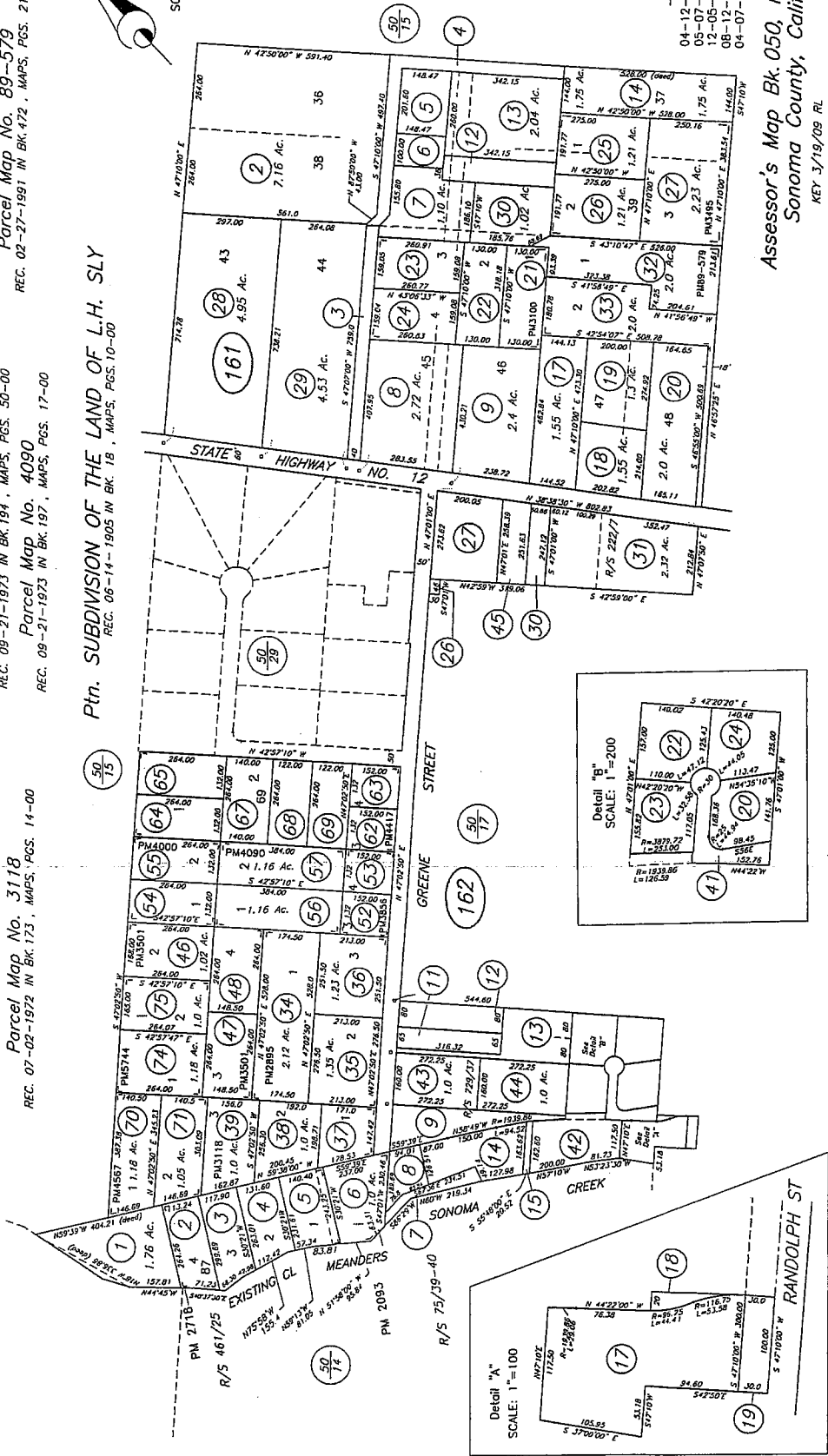
- Parcel Map No. 2093  
REC. 12-08-1970 IN BK. 152, MAPS, PGS. 07-00
- Parcel Map No. 2718  
REC. 12-06-1971 IN BK. 164, MAPS, PGS. 32-00
- Parcel Map No. 2895  
REC. 05-16-1972 IN BK. 171, MAPS, PGS. 37-00
- Parcel Map No. 3100  
REC. 05-26-1972 IN BK. 173, MAPS, PGS. 04-00
- Parcel Map No. 3118  
REC. 07-02-1972 IN BK. 173, MAPS, PGS. 14-00
- Parcel Map No. 3495  
REC. 10-19-1972 IN BK. 181, MAPS, PGS. 28-00
- Parcel Map No. 3501  
REC. 12-11-1972 IN BK. 182, MAPS, PGS. 42-00
- Parcel Map No. 3856  
REC. 05-09-1973 IN BK. 189, MAPS, PGS. 39-00
- Parcel Map No. 4000  
REC. 09-21-1973 IN BK. 194, MAPS, PGS. 50-00
- Parcel Map No. 4090  
REC. 09-21-1973 IN BK. 197, MAPS, PGS. 17-00
- Parcel Map No. 4417  
REC. 06-07-1974 IN BK. 208, MAPS, PGS. 44-00
- Parcel Map No. 4567  
REC. 08-13-1975 IN BK. 225, MAPS, PGS. 20-00
- Parcel Map No. 5744  
REC. 08-21-1978 IN BK. 273, MAPS, PGS. 42-00
- Parcel Map No. 89-579  
REC. 02-27-1991 IN BK. 472, MAPS, PGS. 21-23

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Ptn. SUBDIVISION OF THE LAND OF L.H. SLY  
REC. 06-14-1905 IN BK. 18, MAPS, PGS. 10-00



SCALE: 1"=300'



REVISED  
04-12-91=33(161) BF  
05-07-92=26(162) KI  
12-05-06=44(162) LW  
08-12-08=45(162) RW  
04-07-09=R/S RL

Assessor's Map Bk. 050, Pg. 16  
Sonoma County, Calif. (AC00)  
KEY 3/19/09 RL