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February 10, 2026

To: Interested Agencies

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

File Number: UPE25-0070
Applicant Name: Daniel Ewald
Owner Name: Jimmy Kansau
Site Address: 16440 4th St., Guerneville
APN: 070-020-045
Zoning: K, R2 B6 10 DU, F2 LG/116 LG/RRC VOH

Project Description: Use Permit to modify the existing legal non-conforming uses approved under ZPE18-0131 on a 0.25-acre parcel. The project proposes to remove the residential uses with commercial uses. Proposal includes a bakery, wine tasting room, wine bottle shop, office space, and associated site improvements.

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

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- Conditions will be provided and no further information is necessary.
- Conditions will be provided and additional information is necessary.
- Comments and/or concerns.
- No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by February 24, 2026, and should be sent to the attention of:

UPE25-0070, Jennifer Faso (Jennifer.Faso@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1683. **If no response is received by February 24, 2026, it will be assumed that no comments or conditions will be provided.**

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"/> Building Inspection | <input checked="" type="checkbox"/> Local Fire District – Sonoma County FPD |
| <input checked="" type="checkbox"/> Fire Prevention | <input checked="" type="checkbox"/> Caltrans-State Dept of Transportation |
| <input checked="" type="checkbox"/> Health Specialist | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input checked="" type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Lower Russian River MAC |
| <input checked="" type="checkbox"/> Management Group | <input checked="" type="checkbox"/> Tribal Notification |
| <input checked="" type="checkbox"/> Natural Resources | <input checked="" type="checkbox"/> Chamber of Commerce, Russian River |
| <input checked="" type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Russian River County Sanitation District |
| <input checked="" type="checkbox"/> Dist. 5 Director and Commissioners | <input checked="" type="checkbox"/> Scenic Hwy 116 Committee |
| <input checked="" type="checkbox"/> Environmental Health | <input checked="" type="checkbox"/> Sweetwater Springs |
| <input checked="" type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Western So.Co. Rural Alliance |
| <input checked="" type="checkbox"/> SPI (DTPW), Land Development | |
| <input checked="" type="checkbox"/> SPI (DTPW), Drainage | |

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

| PRINT CLEARLY | | | | | | | |
|--|--|--------------------------------|---------------------|--|--|---|---------------------|
| APPLICANT | | | | OWNER (IF OTHER THAN APPLICANT) | | | |
| Name Daniel Ewald, etAsf architecture | | | | Name Jimmy Kansau | | | |
| Mailing Address 69 Joost Ave. | | | | Mailing Address 16440 4th St. | | | |
| City San Francisco | | State CA | Zip 94131 | City Guerneville | | State CA | Zip 95446 |
| Day Ph (415.713.0109) | | Email dewald@eta-sf.com | | Day Ph (415.516.7102) | | Email jimmy@theguervevillesocialclub.com | |
| Signature | | | Date 1.26.26 | Signature | | | Date 1.26.26 |
| Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____ | | | | | | | |
| OTHER PERSONS TO RECEIVE CORRESPONDENCE | | | | | | | |
| Name/Title | | | | Name/Title | | | |
| Mailing Address | | | | Mailing Address | | | |
| City | | State | Zip | City | | State | Zip |
| Day Ph () | | Email | | Day Ph () | | Email | |
| PROJECT INFORMATION | | | | | | | |
| Address(es) 16440 4TH ST, 14190 MILL ST, 14194 MILL ST, 14198 MILL ST, 14196 MILL ST). | | | | | | City Guerneville | |
| Assessor's Parcel Number(s) 070-020-045 | | | | | | | |
| Project Description - CHANGE OF USE: 2 RESIDENTIAL UNITS TO 2 COMMERCIAL UNITS (BAKERY/COFFEE & WINE TASTING ROOM), 1 STORAGE AREA TO COMMRC. UNIT (WINE BOTTLE SHOP), 1 RESIDENTIAL UNIT TO OFFICE/STORAGE - SITE IMPROVEMENTS: NEW SIDEWALK, PLANTING AREAS IN ROW NEW 6' FENCE AT PROPERTY LINE, NEW 6' BREEZEBLOCK DUMPSTER ENCLOSURE, NEW CONCRETE PAVING - NEW ALUMINUM/GLASS STOREFRONT AT FRONT (1st/2nd FLRS) AND SIDE (1st FLR) - NEW ALUMINUM TRELLIS/AWNING AT COMMRC. STOREFRONTS - RECONSTRUCT (E) 2nd FLOOR DECK - REMOVE (E) COVERED PATIO AT 1st FLOOR | | | | | | | |
| Acreage .26 | | | | Number of new lots proposed 0 | | | |
| Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| TO BE COMPLETED BY PRMD STAFF | | | | | | | |
| Planning Area | | Supervisory District | | <input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service | | Groundwater <input type="checkbox"/> 1 / 2 | |
| Current Zoning | | | | <input type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act | | Availability <input type="checkbox"/> 3 / 4 | |
| General Plan Land Use | | | | Specific/Area Plan | | Subject to <input type="checkbox"/> EX | |
| | | | | Parcel Specific Policy | | CEQA <input type="checkbox"/> YES | |
| Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No | | File No. | |
| Previous Files | | | | Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| Application accepted by | | | | Date | | | |
| Approved by | | | | Date | | | |

Supplemental Application Information

PJR-126

Existing use of property: _____

_____ Acreage: _____

Existing structures on property: _____

Proximity to creeks, waterways and impoundment areas: _____

Vegetation on site: _____

General topography: _____

Surrounding uses to North: _____ South: _____
(Note: An adjoining East: _____ West: _____
road is not a use.)

New structures proposed
(size, height, type): _____

Number of employees: Full time: _____ Part time: _____ Seasonal: _____

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: _____ Sewage disposal: _____

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources
(compressors, power tools, music, etc.): _____

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 _____

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

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

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

PROJECT DESCRIPTION AND PROPOSAL

Constrains Analysis

Project Site:

The project site is a relatively flat lot in downtown Guerneville, is 11,139sf (.26 acres) that currently has a two-story building with a restaurant/event space, 3 bars, 3 residential units and storage space. There are two trees on the site (to remain) and the immediate vicinity generally has street/front yard trees.

The existing building is 7608sf, has an 1693sf outdoor use area. The remainder of the site on the backside is loading, dumpsters, access to grease trap, etc.

Surrounding Uses:

The property is on the northwest corner of 4th and Mill streets. It abuts a resort to the west (The Woods Cottages & Cabins) and a residence to the north. Across the street to the east is the 3R Hotel. Across the street to the south is a commercial building, a residence and a vacant lot. Across the intersection to the southeast is a small apartment building.

The property is in the downtown Guerneville commercial core and one block north of the Main thoroughfare River Road.

Easements & Utilities:

There is a Sanitary Sewer easement to the Russian River Sanitation District on the north-east corner of the lot.

Covenants and Restrictions:

There are no known covenants or restrictions on the property.

Farming Operations:

There are no existing farming operations proposed.

Waterways and Drainage:

The property is not immediately adjacent to any waterways, but Fife Creek is approx. 155' east of the property, and it is in the flood zone.

Vegetation:

Vegetation consists of a raised planter bed on the east property line, with shrubs, some bamboo and two larger trees (all to remain). The site does not include any wetlands, creeks, riparian areas or woodlands.

Tree Protection:

No trees are proposed to be removed, and the two trees on site are not adjacent to the building or proposed work.

Noise:

Existing ambient noise consists of automobile traffic, and existing sources - people in the outdoor seating area, mechanical equipment when in service and loading/trash pickup.

Existing outdoor seating is approx. 5' from the west property line, which abuts the cabins of the adjacent resort. A new platform for live music is proposed in this area and is 3' from the same property line.

Existing mechanical equipment is on the roof and varies from 5' - 30' from the west and north property lines.

Existing and proposed loading/unloading, and trash dumpster pickup is on the north and is from 0' - 20' from the property line.

Hazards:

The property and existing building are in the F2 flood zone for Fife Creek. New work replaces existing wood framed/drywall/wood siding walls with flood resistant concrete block or aluminum/glass walls.

The property is rated 'moderate susceptibility' for liquefaction.

PROPOSED PROJECT

Proposed Land Uses:

| <i>existing</i> | <i>sf</i> | <i>proposed</i> | <i>sf</i> |
|----------------------|-----------|--------------------|-----------|
| 2-story building | 9494 | no change | 9494 |
| restaurant | 2825 | no change | 3113 |
| event space | 1338 | no change | 1159 |
| 3 bars | 1975 | 2 bars | 1864 |
| 3 residential units | 1964 | 3 commercial units | 2226 |
| storage space/office | 1375 | no change | 1119 |

Setbacks:

| | north | east | south | west |
|---------------------------|--------|------|-----------|--------|
| (e) building | 12'-6" | 3' | -2'-5" ** | 1'-4" |
| (e) outdoor use area | - | 3' | 0' | 5' |
| (e)/(n)fence | 0' | - | 0' | 0' |
| (n) trellis/platform | 82'-9' | - | 16'-5" | 3' |
| (n) trellis at commercial | - | - | 16'-6" | 15'-3" |
| (n) trash enclosure | 0' | 0' | 60'-1" | - |

(** existing building encroaches 2'-5" over the ROW)

Existing and proposed parking is on the street, in the public ROW.

Heights:

| | <i>existing</i> | <i>proposed</i> |
|---------------------|-----------------|---------------------------|
| Building | 25'-10" | no change |
| fence (north) | 6' | no change |
| fence (west) | 7' | 8' |
| fence (south) | 7' | 3' solid + 3' transparent |
| trellis at platform | - | 10' |
| trash enclosure | - | 6' |

Lot Coverage:

| | <i>existing</i> | <i>proposed</i> |
|----------------------------|-----------------|-----------------|
| lot | 11,139sf | |
| building | 5552sf | 5552sf |
| Impervious surface | 1680sf | 2505sf |
| Total building/impervious) | | 8057sf |

Hours of operation:

| | |
|--|-------------------------------------|
| downstairs bar/outdoor seating (The Bend) | 11am-9pm everyday |
| commercial (bakery/coffee shop) | 9am-5pm everyday |
| commercial (wine tasting room) | 12-6pm everyday |
| commercial (bottle shop/market) | 9am-6pm everyday |
| restaurant (The Front Room) | 4-9pm Wed-Sun, Brunch Sat-Sun 9-3pm |
| Event Space, exhibits, classes etc. | 11am-9pm |
| after-hours parties (quarterly or buyouts) | 9pm -2am |

Employees:

| | |
|---|----|
| downstairs bar/outdoor seating (The Bend) | 5 |
| commercial (bakery/coffee shop) | 2 |
| commercial (wine tasting room) | 2 |
| commercial (bottle shop/market) | 2 |
| restaurant (The Front Room) | 12 |
| Event Space | 3 |

Storage Areas: *sf*

| | |
|---|-----|
| 1 st floor – outdoor furniture | 419 |
| 2 nd floor – food, liquor, cleaning products | 834 |

Visitors: *existing* *new*

| | | |
|---|-----|----|
| downstairs bar/outdoor seating (The Bend) | 104 | |
| commercial (bakery/coffee shop) | | 5 |
| commercial (wine tasting room) | | 10 |
| commercial (bottle shop/market) | | 5 |
| restaurant (The Front Room) | 54 | |
| upstairs bar | 31 | |
| Event Space | 77 | |

Marketing Plan/Promotional Activities and Events:

| | events mo/yr | hours operation | max persons | employees | food | outdoor | amp music |
|------------------|--------------|-----------------|-------------|-----------|---------|-------------|--------------|
| yoga, wellness | 4/48 | 3-5pm,7-9pm | 30 | 1 | - | - | - |
| art, film events | 2/24 | noon-9pm | 75 | 2 | snacks | - | - |
| fundraising | 1/4 | 5-9pm | 75 | 2 | snacks | - | indoor |
| weddings | 2/12 | noon-midnight | 100 | 5 | catered | occasional, | service only |
| conferences | 1/8 | 9am-5pm | 75 | 1 | catered | - | - |
| live performance | 1/8 | 7-10pm | 100 | 5 | snacks | - | indoor |
| private parties | 1/6 | 8pm-2am | 100 | 5 | catered | - | indoor |

Food Service:

Food service will be provided in these locations:

- downstairs bar/outdoor seating (The Bend)

light snacks prepared in upstairs kitchen

1887sf

104 seats

11-9pm everyday

- restaurant (The Front Room)

dinner and brunch prepared in upstairs kitchen

805sf

54 seats

4-9pm Wed-Sun, Brunch Sat-Sun 9-3pm

- commercial (bakery/coffee shop)
 - baked goods and prepared foods
 - 183sf
 - 0 seats
 - 9am-5pm everyday
- upstairs bar
 - light snacks prepared in upstairs kitchen
 - 728sf
 - 31 seats
 - 4-9pm Wed-Sun, Brunch Sat-Sun 9-3pm
- event space
 - catered meals prepared in upstairs kitchen
 - 1160sf
 - 77 seats
 - 11am-9pm

HOUSING PLAN

The Workforce Housing Program applies to all new non-residential development, unless exempt, which includes:

- Non-residential replacements or remodels that do not result in the creation of additional floor area
- Additionally, per the Workforce Housing (Non-Residential) Fee Schedule, note 2, “fees apply to new construction only. Interior remodels and tenant improvements are not subject to these fees.”

CIRCULATION PLAN

Site Access and Circulation:

The site is at the corner of 4th St. and Mill St. The property is one block from the main thoroughfare through downtown Guerneville (River Road/116). Mill St. and 4th St. (turning into Brookside Lane) both connect to River Road, and 4th St. connects to Armstrong Woods Road.

Mill St. has a 50' wide ROW and 4th St. has 60' wide ROW.

Traffic Generation:

Traffic generation for the existing restaurant, bars and event space will remain roughly the same as they are now. We would suggest that the delta between the 3 existing residential units proposed to change to small commercial spaces would be the relevant consideration.

It is also anticipated that a large number of visitors to this property will be pedestrian and generated from the 3 resort/hotels immediately adjacent to it (4 if Dawn Ranch across River Rd is considered).

Parking:

The building is in the downtown guerneville core, so parallel street parking is the norm and since the building's inception has never been conforming to current standards for quantity, arrangement, etc. This site, currently/historically without sidewalks or defined edges (asphalt just rolls up to the building and cars have parked radiating around the corner intersection in a very unsafe way). The proposal includes a proper sidewalk and parallel street parking.

The existing building is diagonal on the site, and the north side is dedicated to loading, dumpsters, grease trap, etc. – which limits the possibility of on-site parking.

The proposal includes a new sidewalk and corner curb ramp and maintains 20' clear from the corner, resulting in 5 standard on-street parking spaces.

We note the exception in Sec. 26-86-010. - Required parking “(l) An exception to the required parking may be made in cases of re-use of existing buildings located within urban service areas or unincorporated communities where it can be demonstrated to the satisfaction of the decisionmaker that the provision of parking meeting the above requirements is not feasible, and the use is of the same or less intensity than the previous use.”

Loading Areas:

The existing loading area on the north side of the building will remain, consisting of back doors to the 3 proposed commercial areas and a back door and ramp to the upstairs restaurant kitchen. An average of 4 daily deliveries by van or 16' load truck, for an annual average of 1150 deliveries.

Transit:

There is a bus stop 1 block away at Mill St. and River Road serviced by West County Services (lines 20, 20X and 28). Additional bus stops are 1.5 and 2 blocks from this stop on River Road and 2 block down 4th St. at the Guerneville Public Library.

The downtown Guerneville core is pedestrian and bicycle friendly, and bike racks will be provided on the project site. River Road in downtown Guerneville is currently undergoing construction for sidewalk and pedestrian safety improvements. There are existing sidewalks on both sides of Mill St. from River Road, and we propose to install new sidewalks at the frontage of this property.

Per the Sonoma County Bicycle and Pedestrian Plan, River Rd. is a proposed Class 1 bike route and Highway 116 is a proposed Class 2. The plan also notes that Guerneville is a Transit Destination and has Bicycle Amenities.

UTILITIES AND SERVICES

Water Supply:

Water is supplied via public water and in Groundwater Availability Zone 1 – Major Groundwater Basin

Water Conservation Plan:

The estimated annual water demand is approximately 1095000 gallons.

Water conservation measures include: low-flow fixtures, minimal low-water landscape plantings

Sewage Disposal System:

The property is connected to the public sewer system (Russian River County Sanitation District) in the sewer easement at the north-east corner of the property and connecting to Mill Street.

Storm Water Management Plan:

The site includes pervious area on the south-west of the lot. Storm water runoff currently flows away from the building towards the ROW, which falls off from the intersection west on 4th Street and north on Mill Street. The proposal includes a new sidewalk, curb and gutter retaining this configuration.

Solid Waste Disposal:

Three existing 3 cubic yard dumpsters are located at the north-east corner of the property and accessed from Mill Street by Recology Sonoma-Marin.

Fire and Emergency Services:

Fire and emergency services are provided by the Sonoma County Fire District.

Energy Conservation Plan:

Heating/cooling via electric heat pump, lighting Title-24 compliant and all lighting to be LED and on timers/motion detection. Estimated annual electric demand is approximately 185,000kWh.

Cooking equipment is propane, and estimated annual demand is approximately 2500 gallons.

PROPOSED DESIGN

Architectural Design Style:

The building was originally constructed in 1961 in the mid-century style – including long horizontal bands of windows, a dramatically projecting angled roof and concrete block walls columns with decorative protruding blocks. It is unusually sited at 45 degrees on the lot and right at the corner intersection. It originally had a drive-through porte cochere at the front, that was later filled in with the downstairs bar.

Siding is vertical plywood, windows are site-built, and the roof is asphalt shingle. Colors will be neutral with mid-century accents.

Proposed fencing is wood with abstract decorative elements.

Building mounted exterior lighting will be downward focused. Landscape lighting will be low voltage ground mounted to illuminate low plantings and ground elements.

Landscaping and Fencing:

Landscaping at outdoor areas is to include:

- new sidewalk, planting area and 6' wood fence (3' solid, 3' transparent) at 4th St. (south) frontage
- existing planting area, two existing trees and 8' wood fence at west property line
- new water feature (wall fountain) at west property line at the end of the concrete walkway to commercial spaces/restroom
- outdoor seating area to be decomposed granite surface
- new sidewalk, planting area and 18" high concrete seat wall at east property line at corner
- new cmu trash enclosure at east property line

Construction Methods & Timing:

The proposal will use standard construction methods – cmu and storefront window installation at lower levels. Upper-level construction to be wood framing, drywall, painting etc.

Grading is minimal and closely matches existing grade. Excavation is only for installation of the sidewalk and curb/gutter, which ties into the existing street asphalt.

Hours of construction will follow all county guidelines for construction work hours.

Staging will occur on the north side of the property.

building codes

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2016 California Energy Code
- 2016 California Historical Building Code
- 2016 California Fire Code
- 2016 California Existing Building Code
- 2016 California Green Building Standards Code (CALGreen Code)
- 2016 California Reference Standards Code
- 2022 Sonoma County Code



project data

ADDRESS: 16440 4th ST, 14190 MILL ST, 14194, 14196 & 14198 MILL ST.
 BLOCK: 0301
 LOT: 019
 ZONING: RC-4
 STORIES: 2

EXISTING CONSTRUCTION TYPE: V-B, NON-SPRINKLERED
 USE/OCCUPANCY: A, B, S
 PROPOSED CONSTRUCTION TYPE: V-B, NON-SPRINKLERED
 USE/OCCUPANCY: A, B, S

EXISTING BUILDING AREA:
 2ND FLOOR: 3871 sf
 1ST FLOOR: 1726 sf
 7608 sf

scope of work

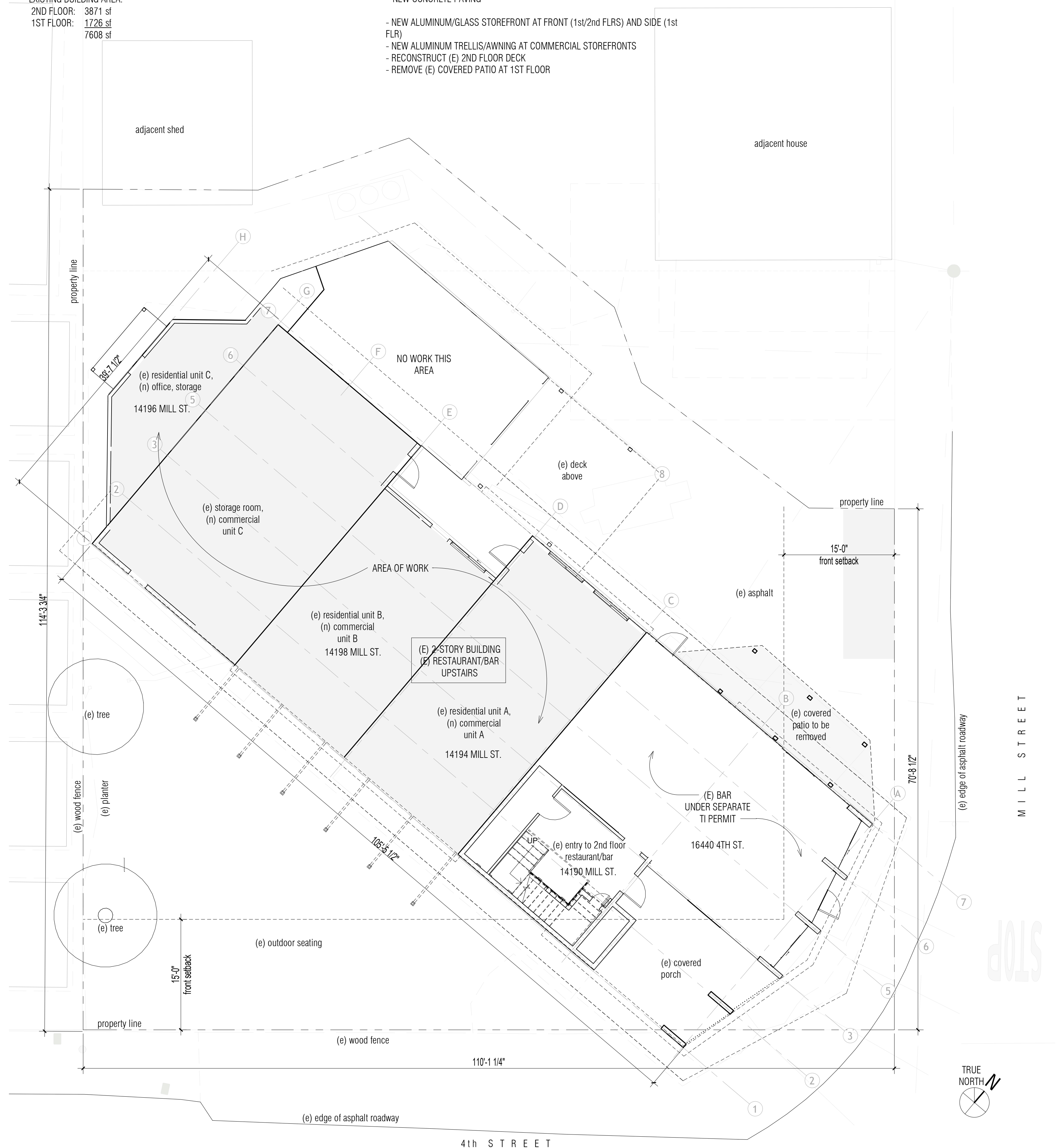
- CHANGE OF USE:
 2 RESIDENTIAL UNITS (A,B) TO 2 COMMERCIAL UNITS (A,B) (14194 & 14198 MILL ST.). UNIT A - BAKERY/COFFEE, UNIT B - WINE TASTING ROOM
 1 STORAGE AREA TO COMMERCIAL UNIT (C) - WINE BOTTLE SHOP
 1 RESIDENTIAL UNIT (C) TO OFFICE/STORAGE (14196 MILL ST.)

- SITE IMPROVEMENTS:
 NEW SIDEWALK AND PLANTING AREAS IN ROW
 NEW 6' FENCE (3' BREEZEBLOCK, 3' TRANSPARENT) AT PROPERTY LINE
 NEW 6' BREEZEBLOCK DUMPSTER ENCLOSURE
 NEW CONCRETE PAVING

- NEW ALUMINUM/GLASS STOREFRONT AT FRONT (1st/2nd FLRS) AND SIDE (1st FLR)
 - NEW ALUMINUM TRELLIS/AWNING AT COMMERCIAL STOREFRONTS
 - RECONSTRUCT (E) 2ND FLOOR DECK
 - REMOVE (E) COVERED PATIO AT 1ST FLOOR

drawing index

- A1 EXISTING SITE PLAN AND PROJECT DATA
- A1.1 NEW SITE IMPROVEMENT PLAN
- A2 EXISTING AND NEW FLOOR PLANS
- A3 EXISTING AND NEW EXTERIOR ELEVATIONS
- C1 SITE TOPOGRAPHIC SURVEY
- ENC1.0 TITLE SHEET & NOTES
- ENC2.0 ENCROACHMENT PLAN
- ENC3.0 SECTIONS
- ENC4.0 DETAILS



USE PERMIT

16440 4th STREET
 GUERNEVILLE CA.



ARCHITECTURE
 1175 FOLSOM STREET
 SECOND FLOOR
 SAN FRANCISCO 94103
 TEL 415.713.0109



1. BUILDING PERMIT 7.18.25

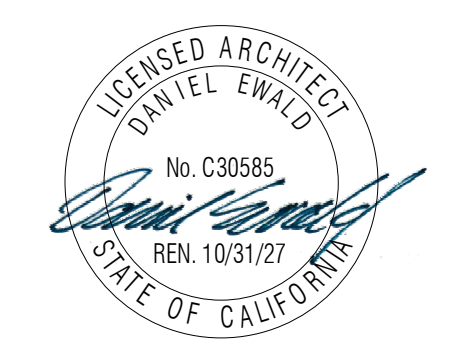
SITE PLAN &
 PROJECT DATA

A1



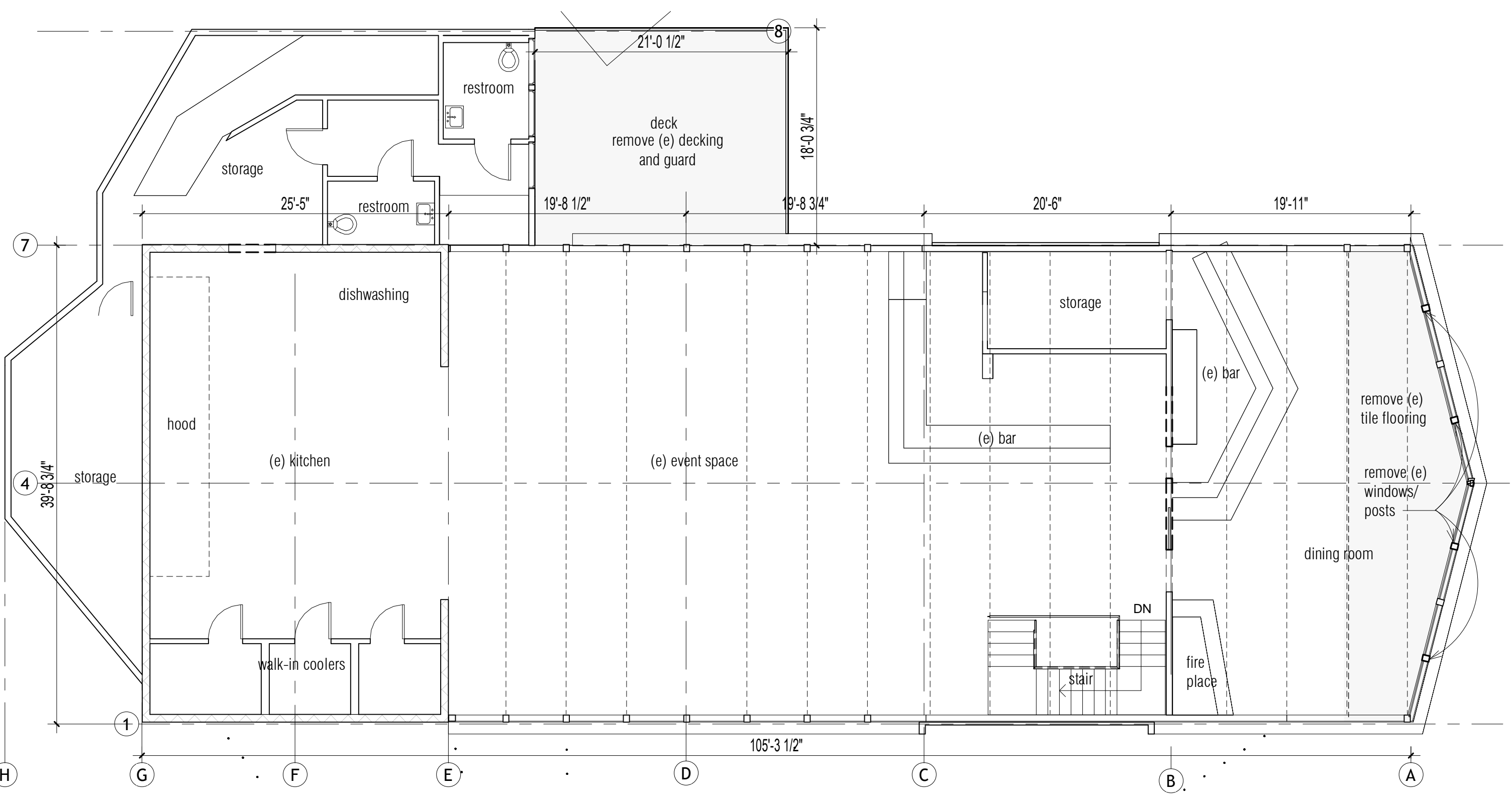
ARCHITECTURE

1175 FOLSOM STREET
SECOND FLOOR
SAN FRANCISCO 94103
t e l 415.713.0109

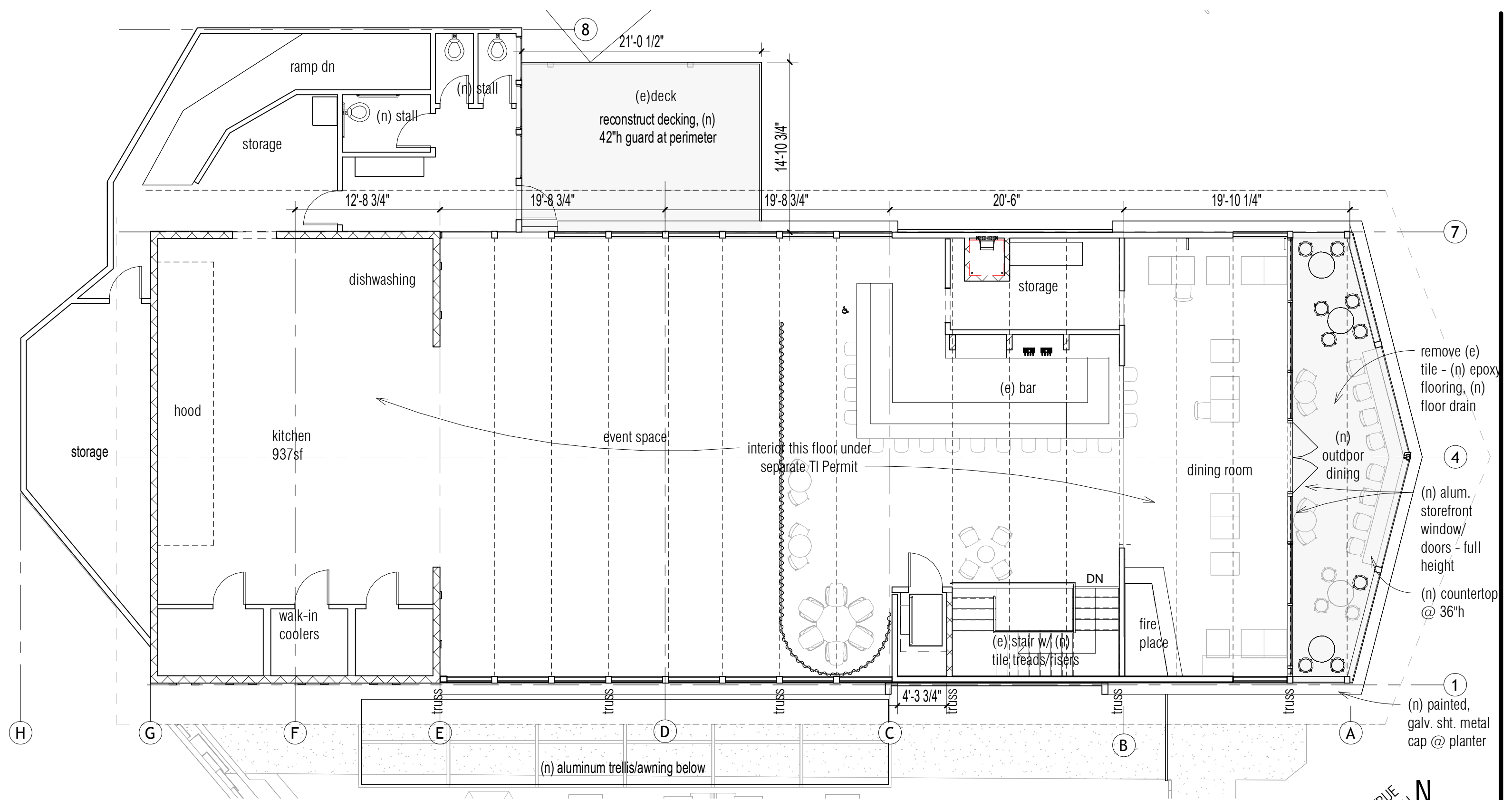
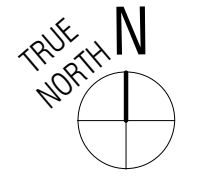


1. BUILDING PERMIT 7.18.25

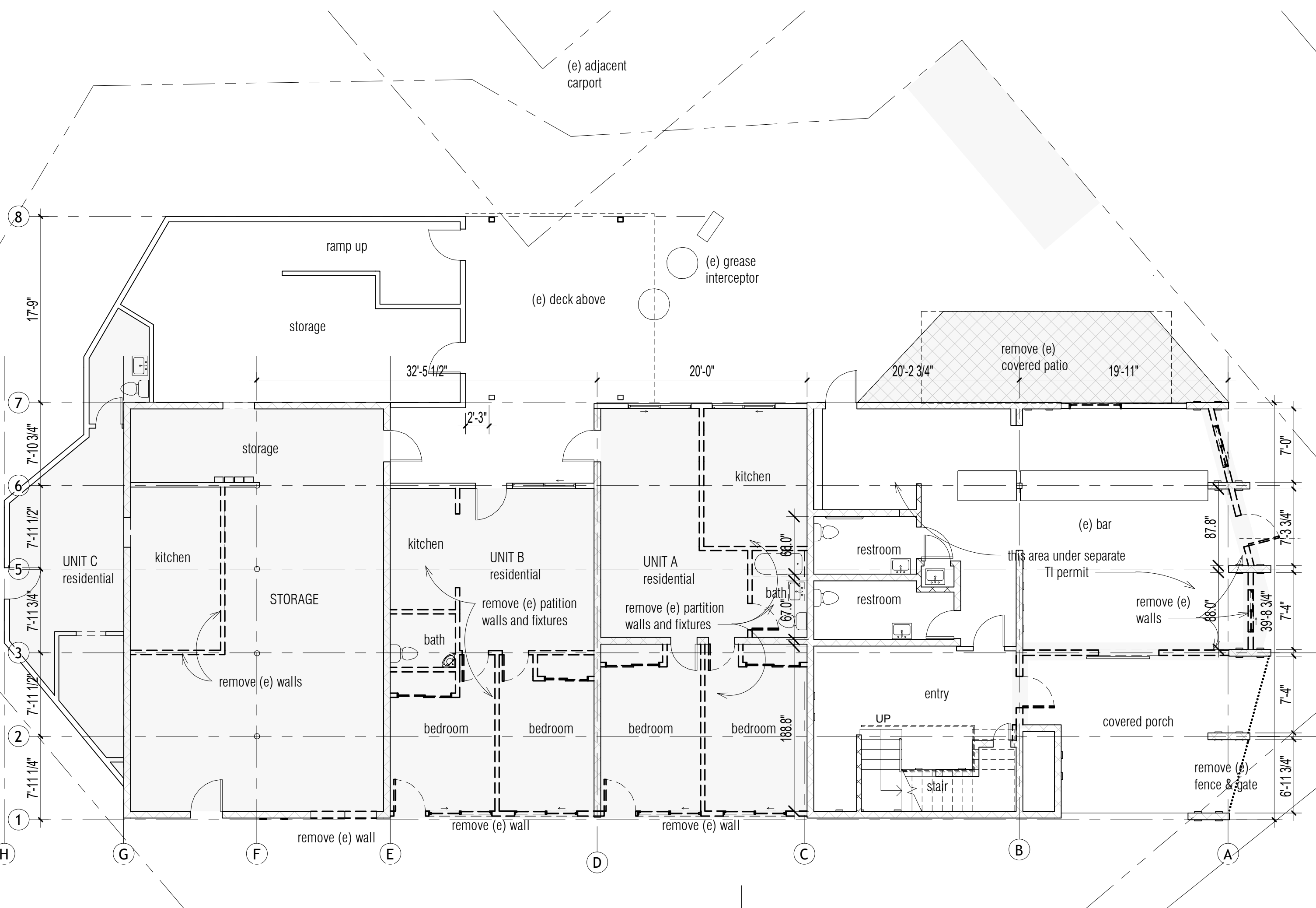
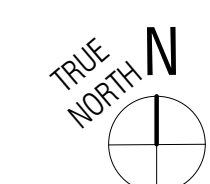
EXISTING & NEW FLOOR PLANS



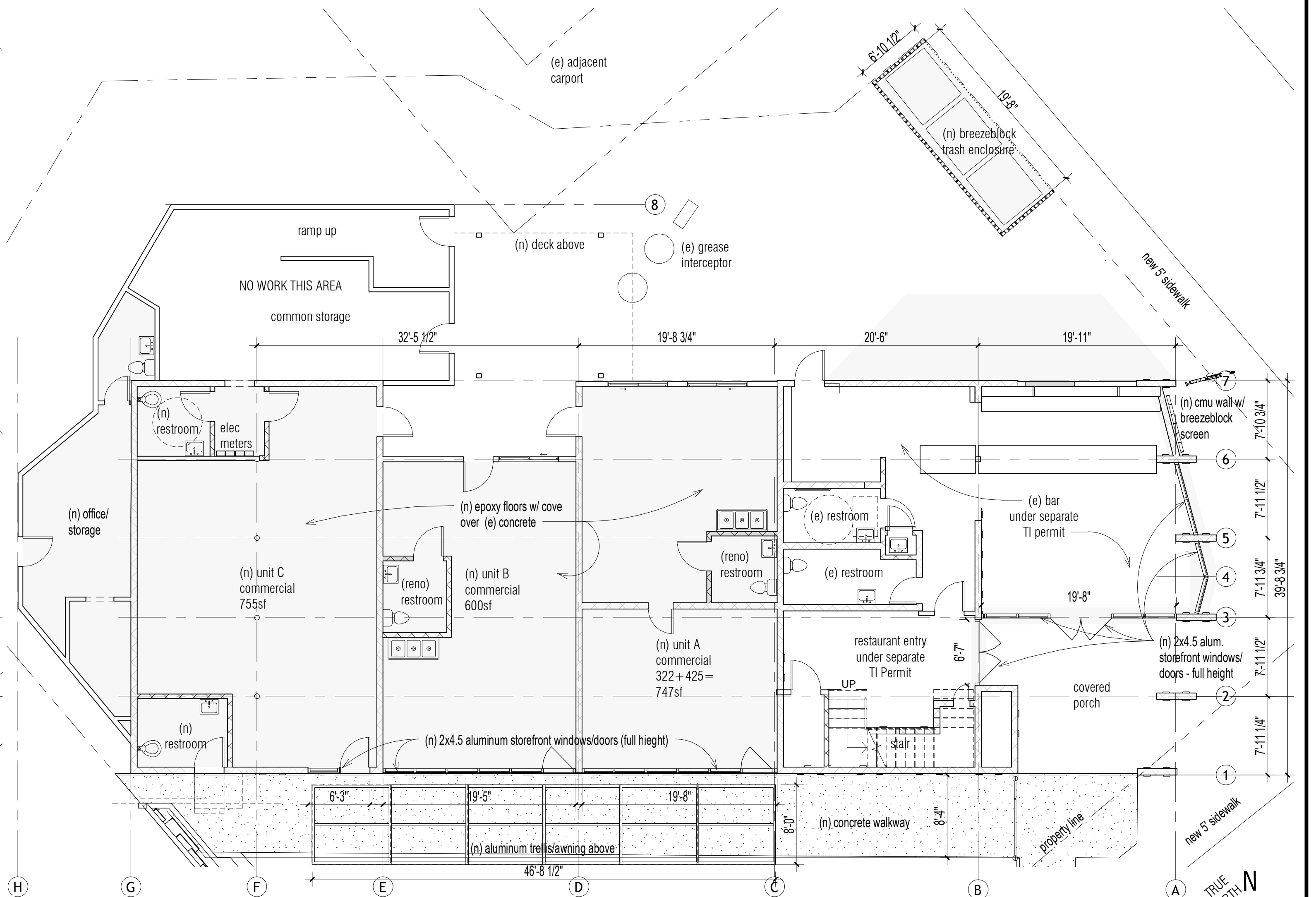
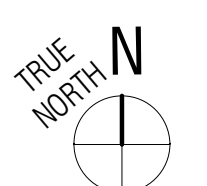
4 existing second floor
1/8" = 1'-0"



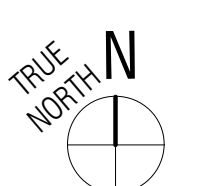
2 proposed second floor
1/8" = 1'-0"

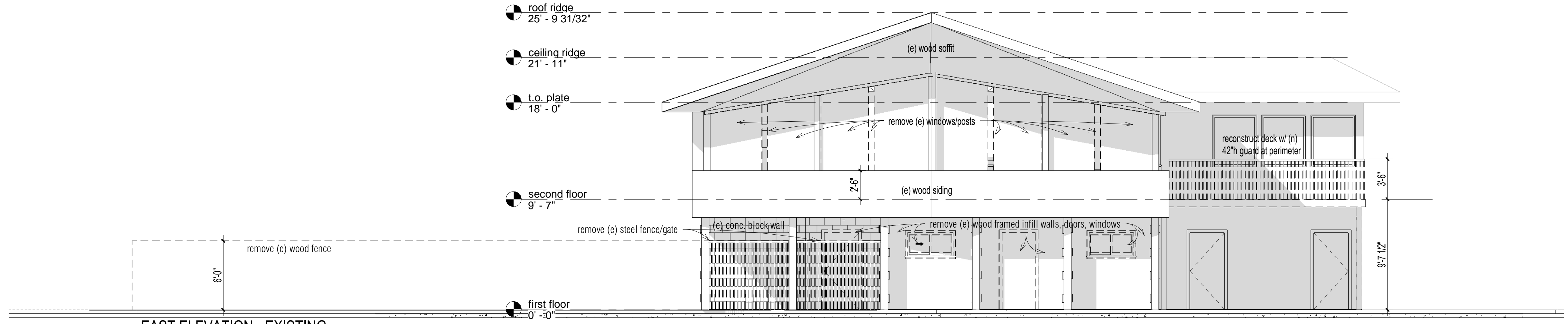


3 existing first floor
1/8" = 1'-0"

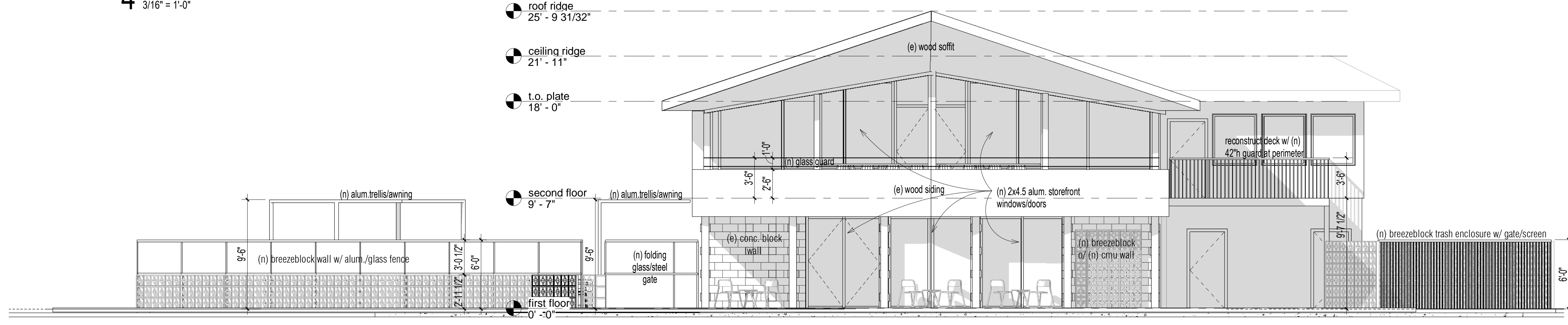


1 proposed first floor
1/8" = 1'-0"

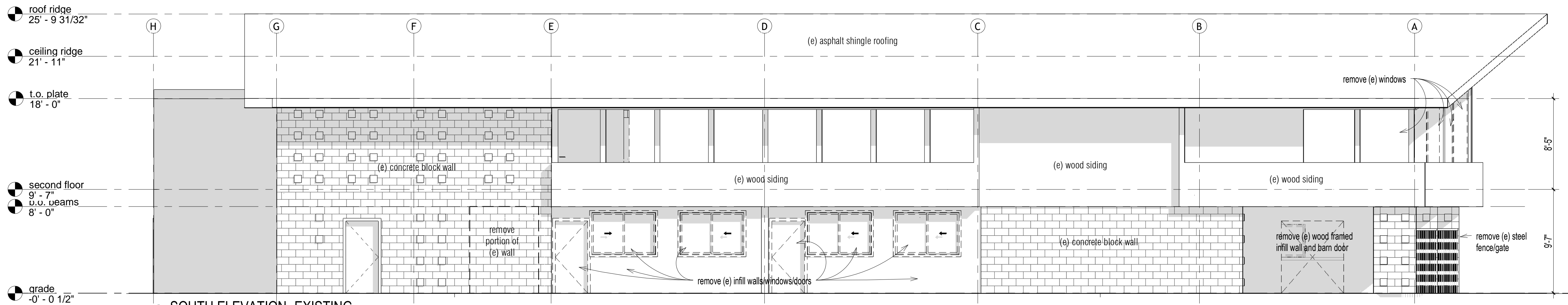




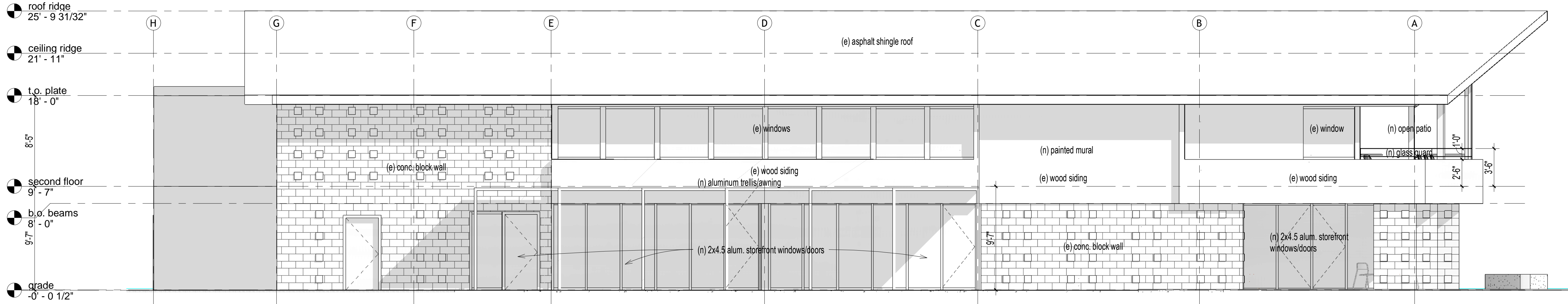
4 EAST ELEVATION - EXISTING
3/16" = 1'-0"



3 EAST ELEVATION - PROPOSED
3/16" = 1'-0"



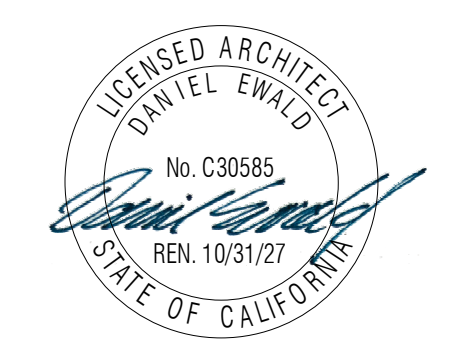
2 SOUTH ELEVATION - EXISTING
3/16" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"



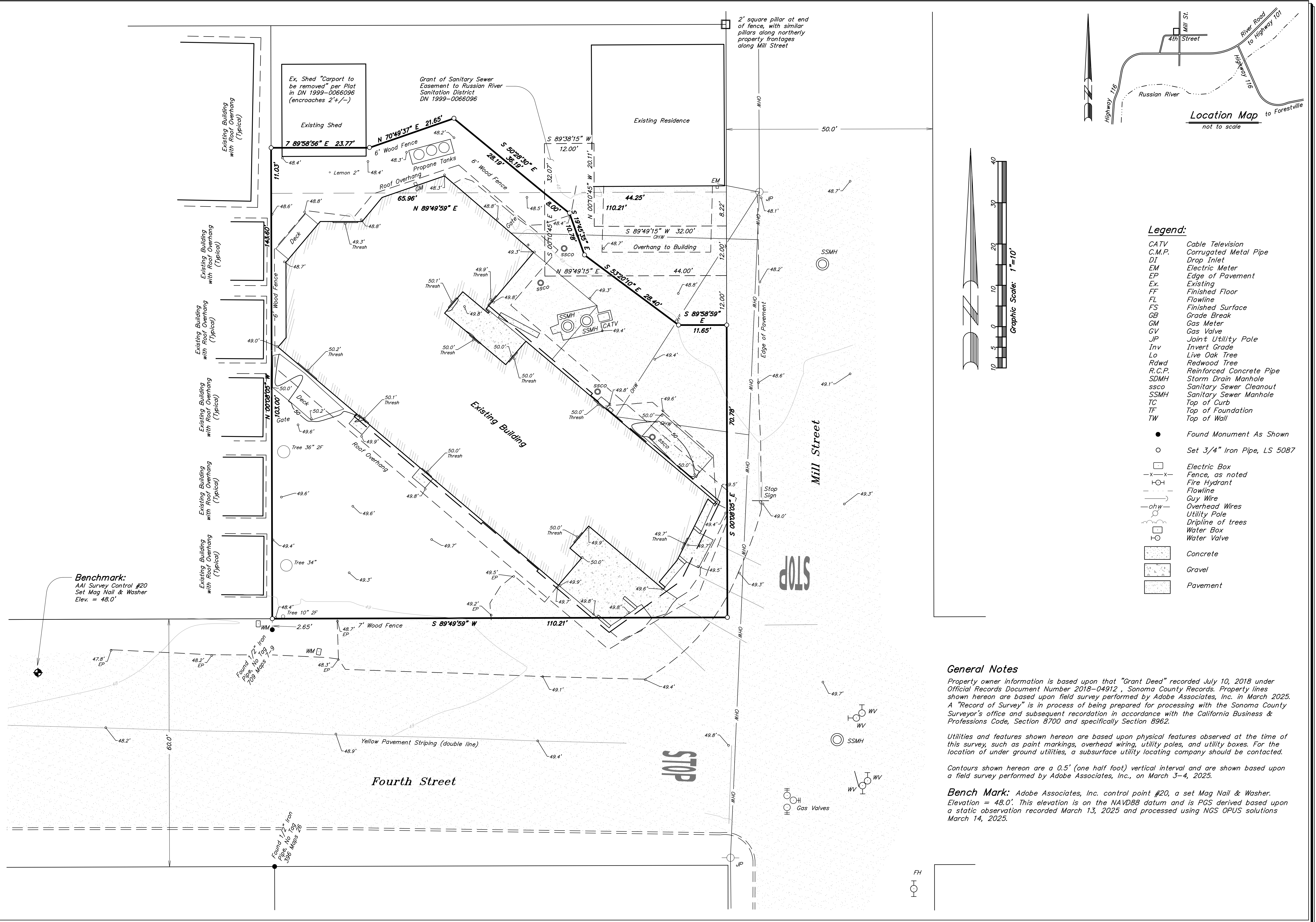
ARCHITECTURE
1175 FOLSOM STREET
SECOND FLOOR
SAN FRANCISCO 94103
Tel 415.713.0109



1. BUILDING PERMIT 7.18.25

EXTERIOR ELEVATIONS

File: T:\2025 PROJECTS\25057\Map\Adobe-Survey\ACAD-25057 SITE TOPOGRAPHY.dwg Time: Mar 18, 2025 - 11:28am



| No. | Date | Description | Approved |
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Paul M. Brown, PLS 5087



Site Topography
Lands of Ulysses Torassa
16440 4th Street, Guerneville, California
Assessor's Parcel Number 070-020-045

| | |
|-----------------------------|----------------------|
| Scale: 1" = 10' | Date: March 18, 2025 |
| Drawn by: RBT | Checked by: PMB |
| Sheet | |
| 1 | |
| of 1 sheet Job No. 25057 | |

GENERAL NOTES:

- All improvements, including all material and workmanship, shall be designed and constructed in accordance with and as otherwise required or allowed by applicable law and regulation and by the plans, specifications, drawings, and requirements stated herein (collectively, the County's "Road Construction Standards"), including other specified plans and specifications incorporated herein by reference, in the following descending order of precedence to apply where a stricter standard is provided or the preceding standard is silent or does not adequately cover:
 - These Road Construction Standards;
 - Caltrans Standard Plans (except centerline and edge line striping shall be 4") (most recent edition);
 - Caltrans Standard Specifications (except Specification Section 39) (most recent edition);
 - Caltrans Standard Specifications, Specification Section 39 (2006 ed.);
 - ADA Standards (2010);
 - California Manual on Uniform Traffic Control Devices (CA MUTCD; latest revision);
 - Sonoma County Bike and Pedestrian Plan;
 - Applicable County's Special Provisions, incorporated herein;
 - Applicable municipal standards incorporated herein.

- Notwithstanding, County may require additional work or facilities in order for the improvements to reasonably provide for the intended function or for public safety. Additionally, based on field conditions or for other good cause, County may specify different or additional requirements as needed to cover extenuating or other circumstances not covered by these Standards.
- All covered projects and activities shall comply with the standards, specs, and conditions stated herein, unless as otherwise shown in approved plans attached to applicable permit or as reviewed and approved in writing by the Department of Transportation and Public Works.
 - For any work to be performed on the County right-of-way, the Contractor shall obtain an encroachment permit from Permit Sonoma (PRMD), 2550 Ventura Avenue, Santa Rosa, before start of work.
 - The Contractor shall notify PRMD's construction inspector before starting work. See "Inspections" below for notifications and approvals. Final inspection may not be requested until the grading inspector receives, reviews and approves both the engineer's final letter and the final geotechnical report. This approval must be obtained prior to scheduling a final inspection.
 - The Contractor shall be responsible for notifying Underground Service Alert (USA). Call toll-free (800) 642-2444 or 811 at least two working days prior to excavation. The Contractor shall uncover existing buried utilities with utility owner to verify locations and elevations of utilities. Buried utilities include but are not limited to water, sewer, electrical, gas, and telephone. All utilities conflicting with the proposed construction shall be relocated prior to start of construction.
 - All underground improvements shall be installed and approved prior to road paving and placement of curb, gutter, and sidewalks.
 - Restoration of existing surfacing due to construction of trenches shall be governed by County Standard 219 and the conditions in the approved road encroachment permit or as shown on the approved plans.
 - Any grading outside of the roadway improvements may require a grading permit from PRMD.
 - The Contractor shall obtain a trench permit from the California Division of Occupational Safety (Cal/OSHA) prior to the excavation of any trench five feet or greater in depth.
 - The County may require additional work or facilities in the course of the construction of the project in order for the improvements to reasonably provide for the intended function or for public safety.

MISCELLANEOUS

- Testing for relative densities shall be in accordance with CalTrans' Test Method No. 216 Part II or ASTM 1557. The use of sand cone methods - such as ASTM 1556 or CalTrans 216, Part I, shall not be allowed.
- Placement of mailboxes must be coordinated with and approved by the local branch of the United States Post Office.

STORM DRAINS

- Trench and backfill construction shall be in accordance with CalTrans' Standard Plan A62-D for concrete culvert and A62-F for metal and plastic culverts.
- Off-site drainage improvements shall be completed prior to November 1st.

STRUCTURAL SECTION (AC PAVEMENT NOTES)

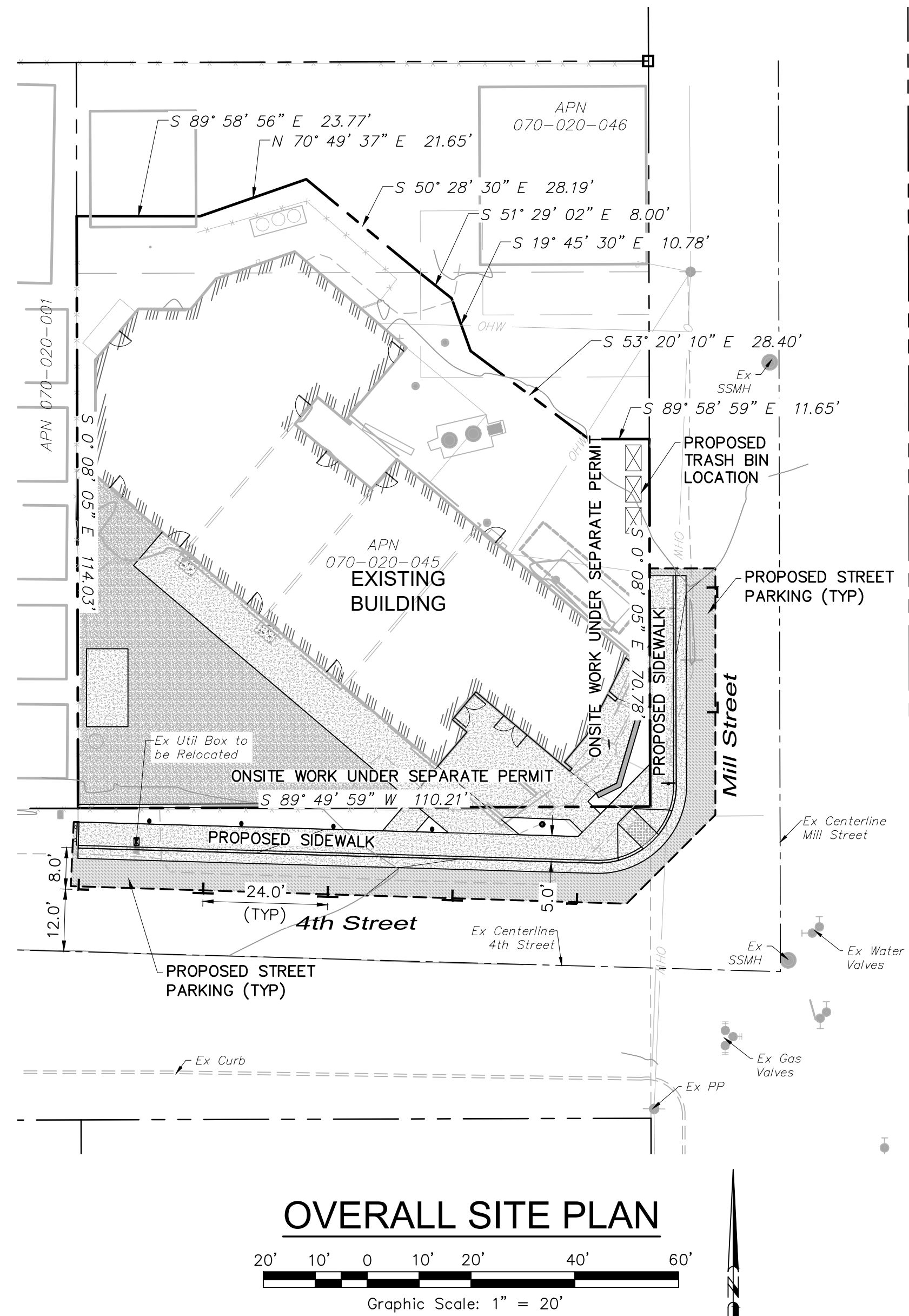
- The road subgrade within the roadway section shall be scarified to a depth of six inches and compacted to a tight non-yielding surface with no visible displacement to at least 95% of relative compaction and shall be free of loose or extraneous material.
- The Class II Aggregate Base shall have a relative compaction of at least 95%, shall be free of loose or extraneous material, and be a tight non-yielding surface with no visible displacement.
- The asphalt concrete shall have a relative compaction of at least 95%.
- A Soils Engineer shall test, and approve the construction of roads, and, if required, parking areas. The Soils Engineer shall provide copies of the test results and written approvals to the County's Inspector within three work days of testing or approval. The approval shall include the stability and relative density of subgrades and base courses prior to the placement of asphalt concrete. A final Soils Report shall be submitted by the Project Soils Engineer to the Construction Inspection Supervisor of the Permit and Resource Management Department which contains an analysis of the soils encountered and compilation of the compaction tests performed.

ABBREVIATIONS

| | |
|--|--------------------------------|
| AAI ADOBE ASSOCIATES, INC. | LF LINEAR FEET |
| AB AGGREGATE BASE | MAX MAXIMUM |
| AC ASPHALT CONCRETE | ME MATCH EXISTING |
| AD AREA DRAIN | MH MANHOLE |
| ADA AMERICANS WITH DISABILITIES ACT | MIN MINIMUM |
| BC BEGIN CURVE | NTS NOT TO SCALE |
| BLDG BUILDING | NO NUMBER |
| BM BENCH MARK | PCC POINT OF COMPOUND CURVE |
| CB CATCH BASIN | PL PROPERTY LINE |
| CL CLASS | PP POWER POLE |
| CL CENTERLINE | PRC POINT OF REVERSE CURVE |
| CMP CORRUGATED METAL PIPE | PUE PUBLIC UTILITY EASEMENT |
| CO CLEANOUT | RCE REGISTERED CIVIL ENGINEER |
| CONC CONCRETE | RFP REINFORCED CONCRETE PIPE |
| DI DROP INLET | RWL RECLAIMED WATER LINE |
| DPTW DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS | S SLOPE |
| DWG DRAWING | SAD SEE ARCHITECTURAL DRAWINGS |
| DWY DRIVEWAY | SD STORM DRAIN |
| EC END CURVE | SLP SEE LANDSCAPE PLANS |
| EG EXISTING GROUND | SS SANITARY SEWER |
| EP EDGE OF PAVEMENT | STA STATION |
| EL ELEVATION | STD STANDARD |
| ESMT EASEMENT | TC TOP OF CURB |
| EX EXISTING | VC VERTICAL CURVE |
| FL FLOWLINE | VF VERIFY IN FIELD |
| FG FINISH GRADE | W WATER |
| FH FIRE HYDRANT | WM WATER METER |
| FS FINISHED SURFACE | WV WATER VALVE |
| FSS FIRE SAFE STANDARD | |
| GB GRADE BREAK | |
| GR GRATE | |
| HC HANDICAP | |
| IG INVERT GRADE | |

LEGEND

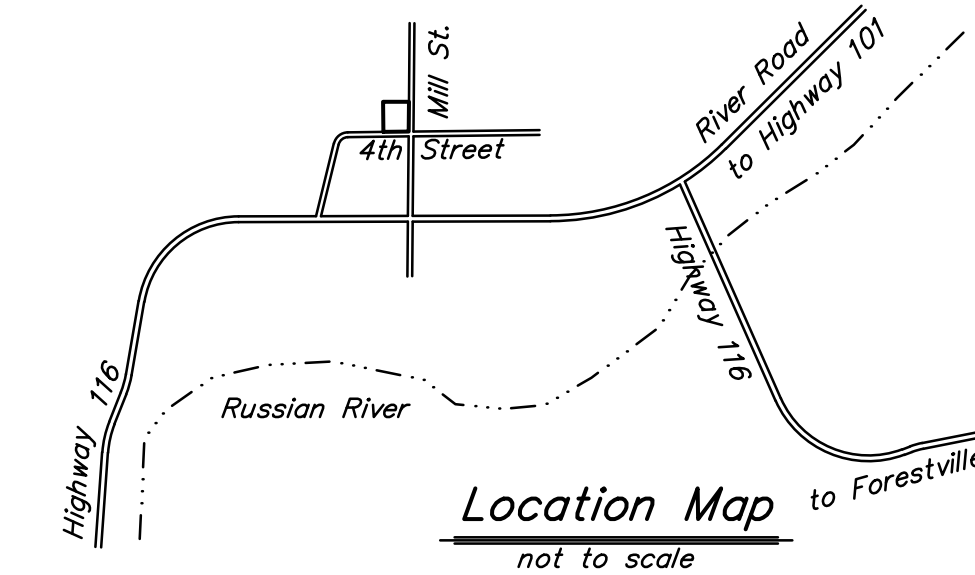
| PROPOSED | EXISTING | DESCRIPTION |
|----------|----------|--|
| --- | --- | PROPERTY BOUNDARY |
| —○— | —○— | SANITARY SEWER & MANHOLE |
| —○— | —○— | SANITARY SEWER & CLEANOUT |
| —○— | —○— | STORM DRAIN & MANHOLE |
| —○— | —○— | STORM DRAIN & DRAINAGE INLET (DI) |
| —○— | —○— | STORM DRAIN & AREA DRAIN (AD) |
| —○— | —○— | ROOF DRAIN & DOWN SPOUT (DS) |
| —○— | —○— | WATER SERVICE / WM |
| —○— | —○— | WATER MAIN & GATE VALVE |
| —○— | —○— | FIRE HYDRANT |
| —○— | —○— | JOINT TRENCH COMPOSITE DRY UTILITY (BY OTHERS) |
| —○— | —○— | UTILITY POLE W/WO GUY WIRE |
| —○— | —○— | DETAIL X ON SHEET CX.X |
| —○— | —○— | DRAINAGE SWALE |
| —○— | —○— | DAYLIGHT LINE |
| —○— | —○— | APPROXIMATE LIMIT OF GRADING/DISTURBANCE |
| —○— | —○— | INDEX CONTOUR |
| —○— | —○— | INTERMEDIATE CONTOUR |
| —○— | —○— | GRADE BREAK W/ SLOPE SYMBOL |



**16440 4th STREET
ENCROACHMENT PLAN**

16440 4th STREET
Guernville, California

APN 070-020-045



OWNER INFO

Konsou & Anderson LLC
C/O Alicia Chazen
415-939-4483
alicia@invernessconstructionmanaging.com

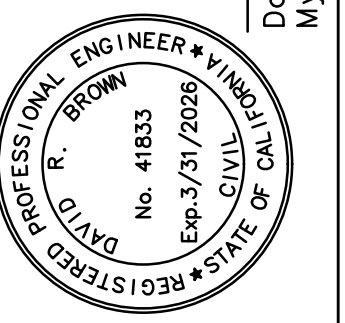
SHEET INDEX

- C1.0 TITLE SHEET & NOTES
- C2.0 ENCROACHMENT PLAN
- C3.0 SITE SECTIONS
- C4.0 DETAILS

| Revisions | Description | Date | Approved |
|-----------|-------------|------|----------|
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Website: www.adobeinc.com

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My license expires 3/31/2026



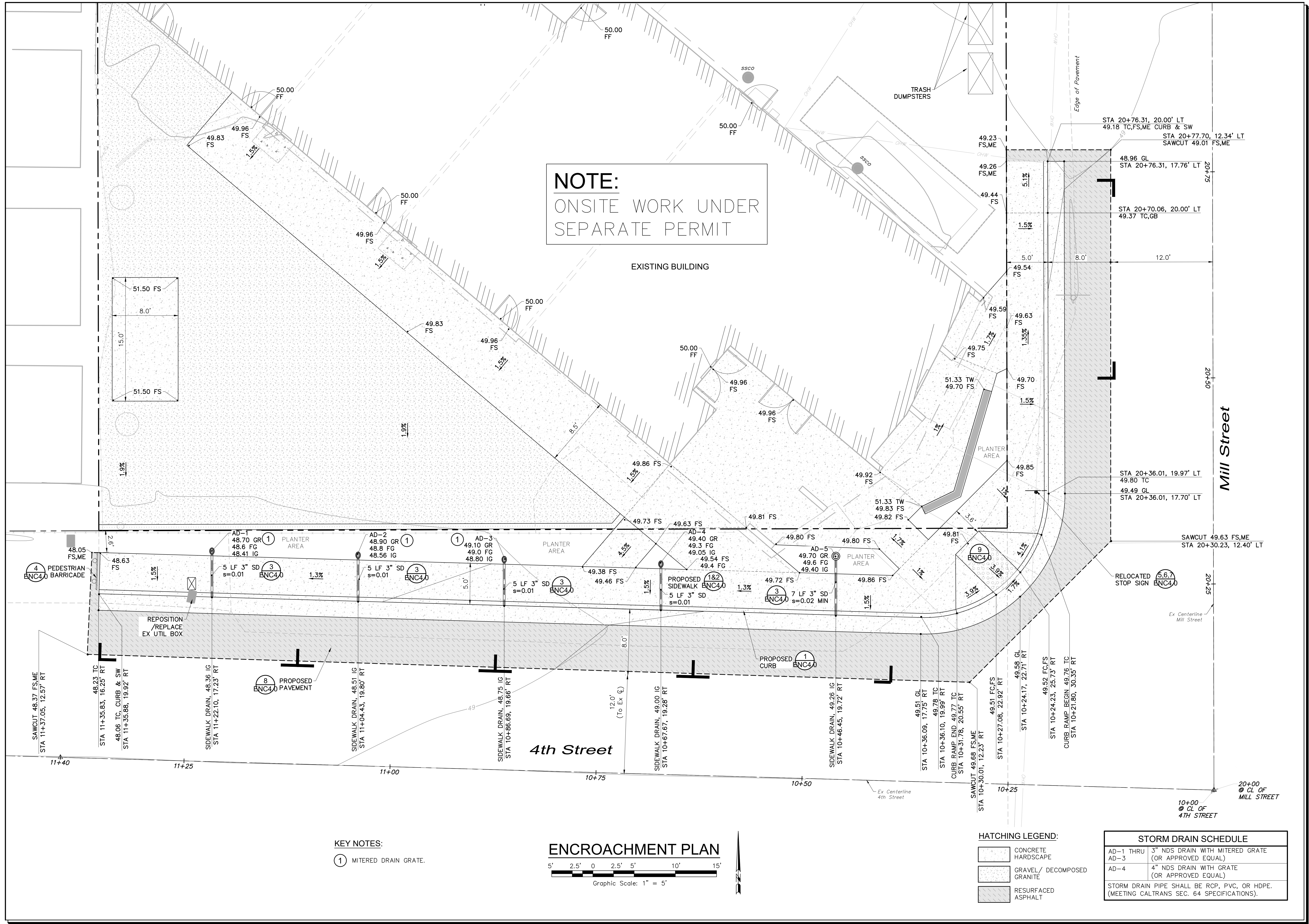
**16440 4TH STREET
TITLE SHEET & NOTES**
16440 4th Street
Guernville, California
APN 070-020-045

SCALE: AS SHOWN
Date: May 13, 2025
Design by: EB
Drawn by: EB
Checked by: ZR/DRB

Sheet
ENC 1.0
1 of 4 Sheets
Job 25057

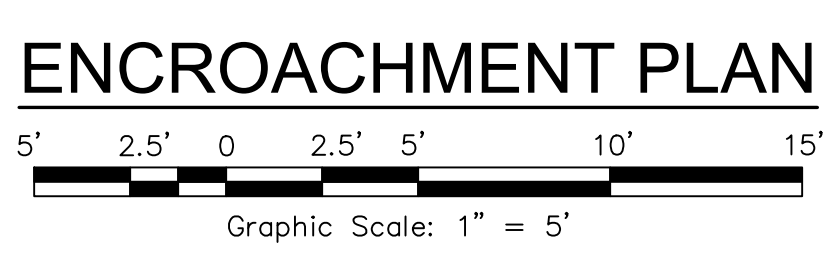
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NOTE:
ONSITE WORK UNDER
SEPARATE PERMIT

KEY NOTES:
① MITERED DRAIN GRATE.



HATCHING LEGEND:

| | |
|-------------------|-------------------------------|
| [Hatched Pattern] | CONCRETE HARDSCAPE |
| [Hatched Pattern] | GRAVEL/ DECOMPOSED GRANITE |
| [Hatched Pattern] | RESURFACED ASPHALT |

STORM DRAIN SCHEDULE

| | |
|-------------------|--|
| AD-1 THRU AD-3 | 3" NDS DRAIN WITH MITERED GRATE (OR APPROVED EQUAL) |
| AD-4 | 4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL) |

STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE.
(MEETING CALTRANS SEC. 64 SPECIFICATIONS).

SCALE: AS SHOWN

Date: May 13, 2025
Design by: EB
Drawn by: EB
Checked by: ZR/DRB

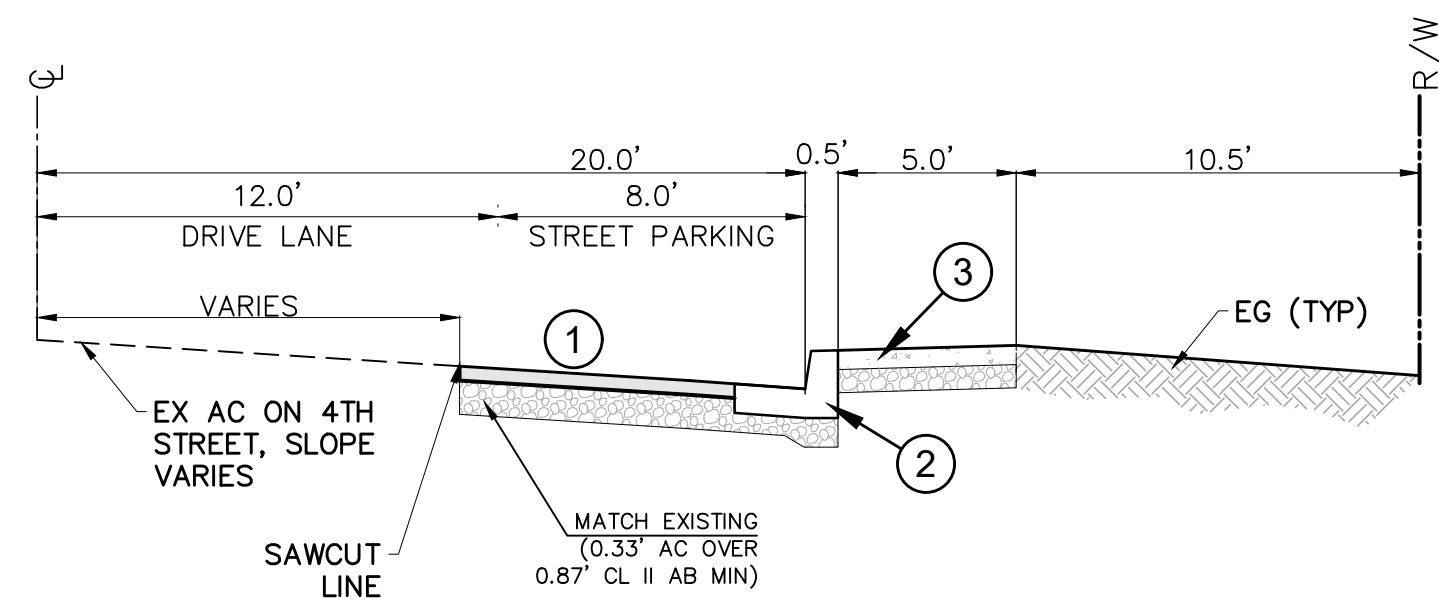
Sheet
ENC 2.0
2 of 4 Sheets
Job 25057

**16440 4TH STREET
ENCROACHMENT PLAN**
16440 4th Street
Guerneville, California
APN 070-020-045

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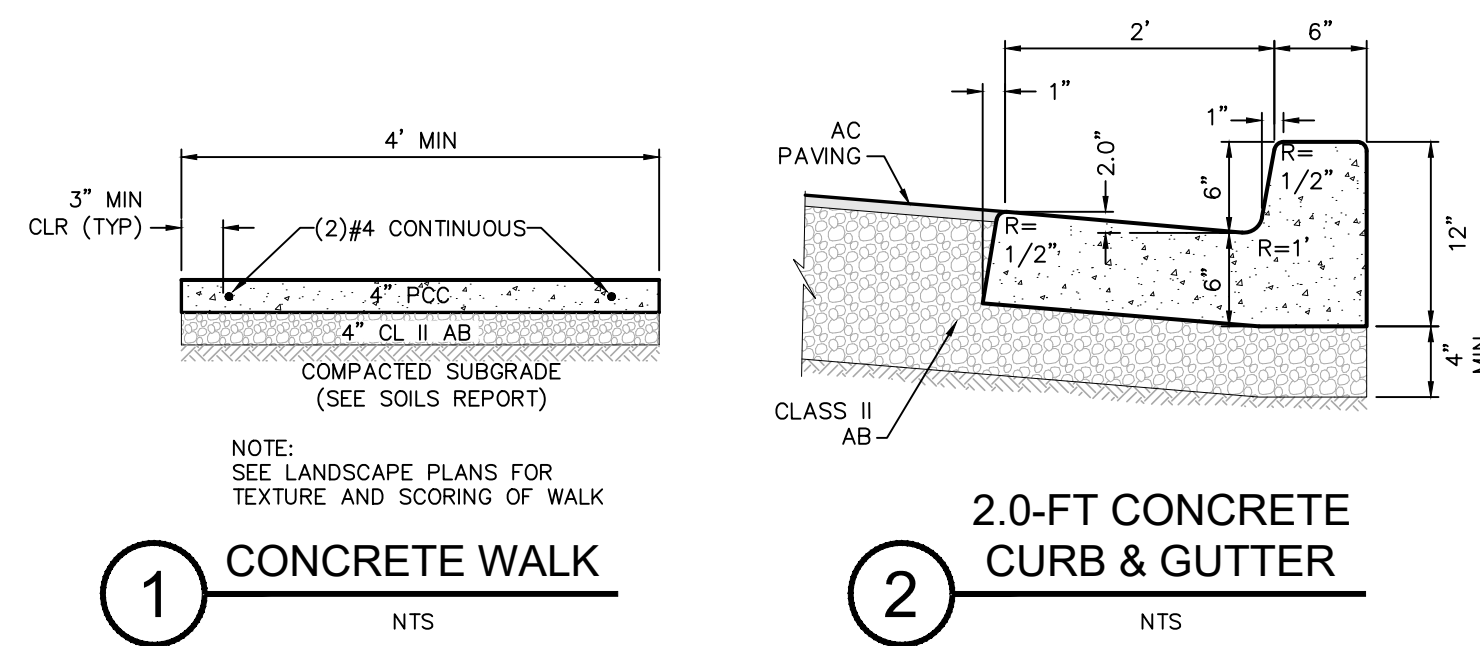
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My license expires 3/31/2026

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TYPICAL 4TH STREET SECTION

NTS



1 CONCRETE WALK

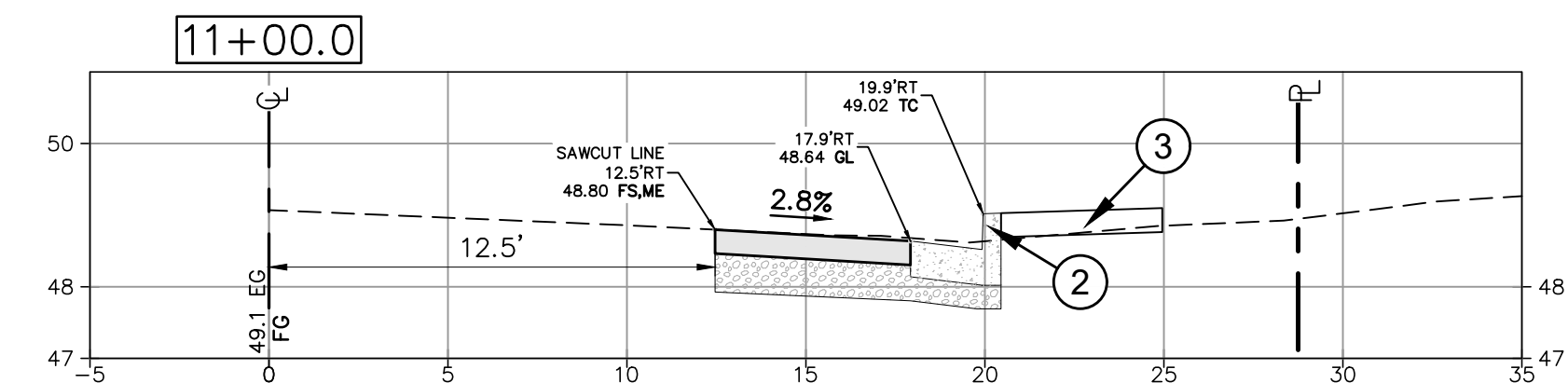
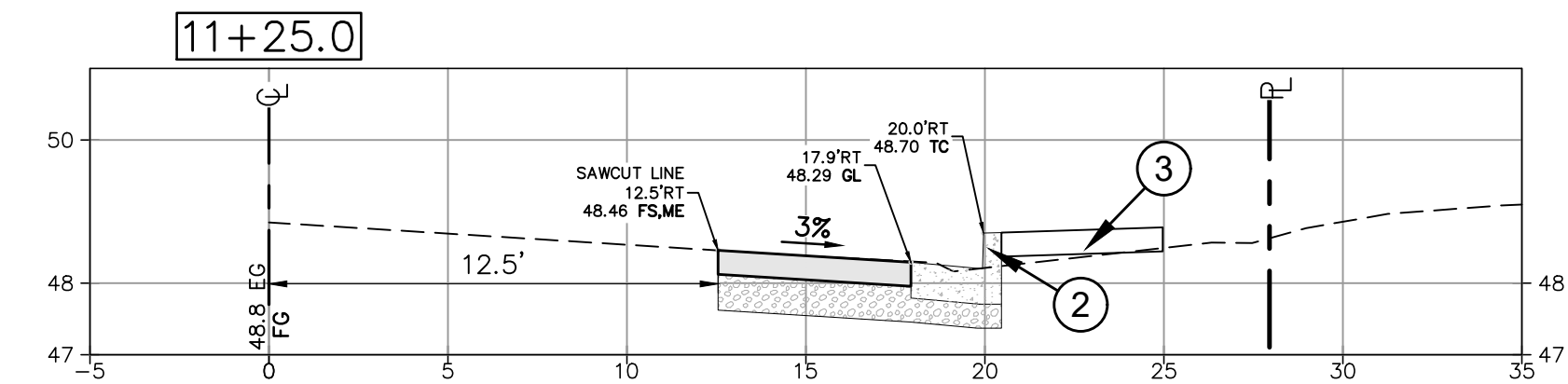
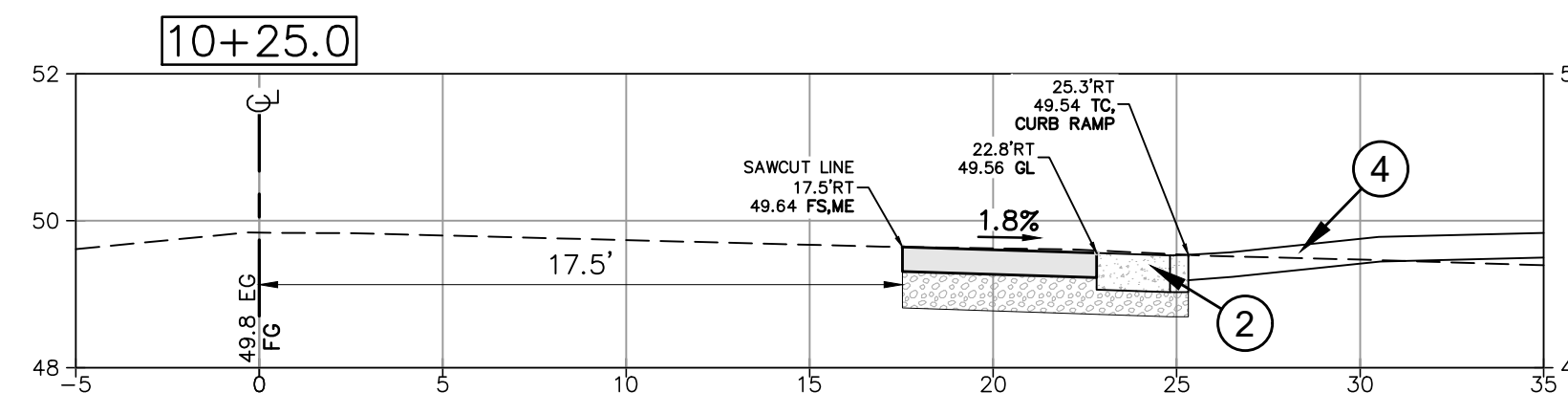
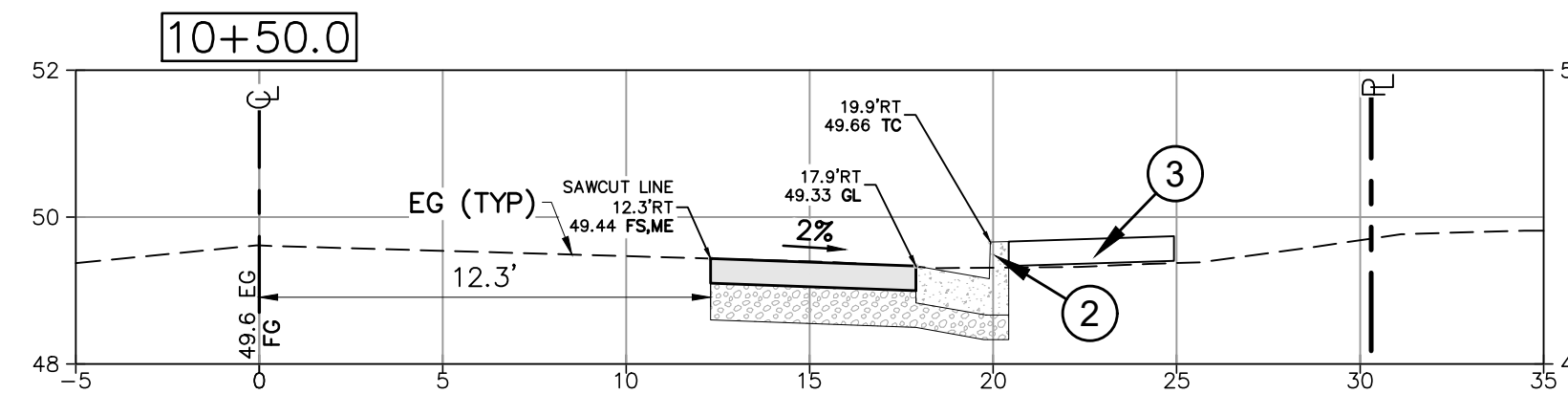
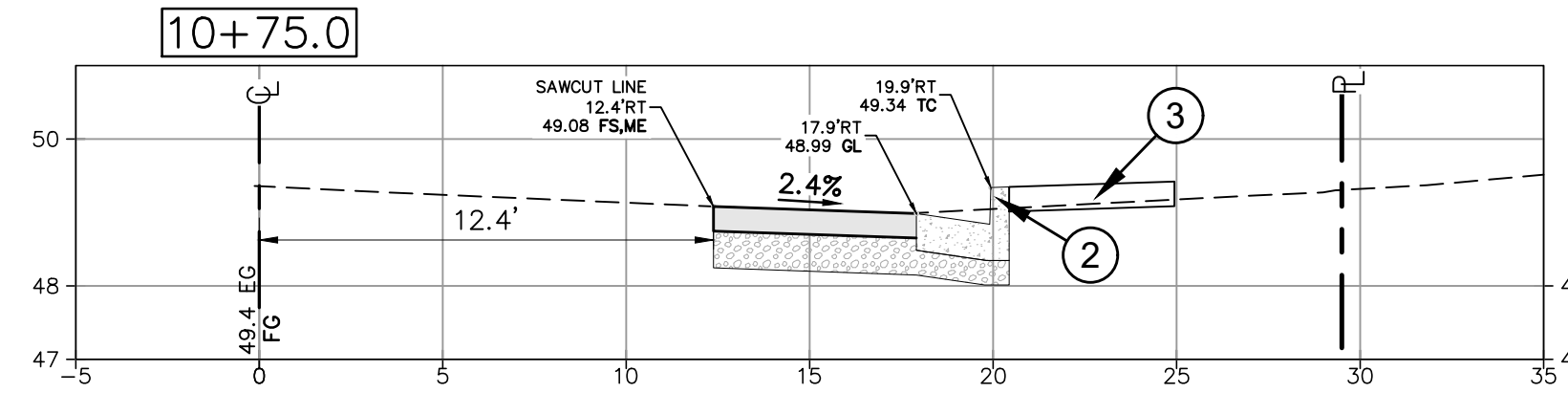
NTS

2 2.0-FT CONCRETE CURB & GUTTER

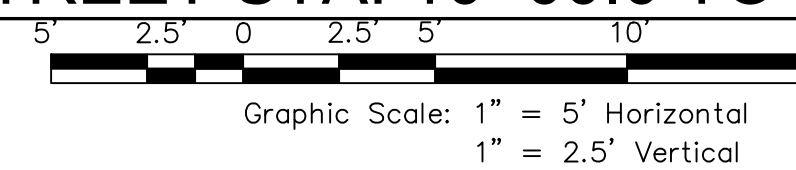
NTS

KEY NOTES:

- 1 PAVEMENT SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 5%. MATCH EXISTING SLOPES OF PAVEMENT IN 4TH AND MILL STREETS.
- 2 COUNTY OF SONOMA CURB AND SIDEWALK STD. DETAIL 220 & 222. SEE LEFT, 1 & 2.
- 3 ADA ACCESSIBLE PATH CROSS SLOPE SHALL BE 1.5% AND NOT EXCEED 2%.
- 4 ADA CURB RAMP PER CALTRANS STD A88A.

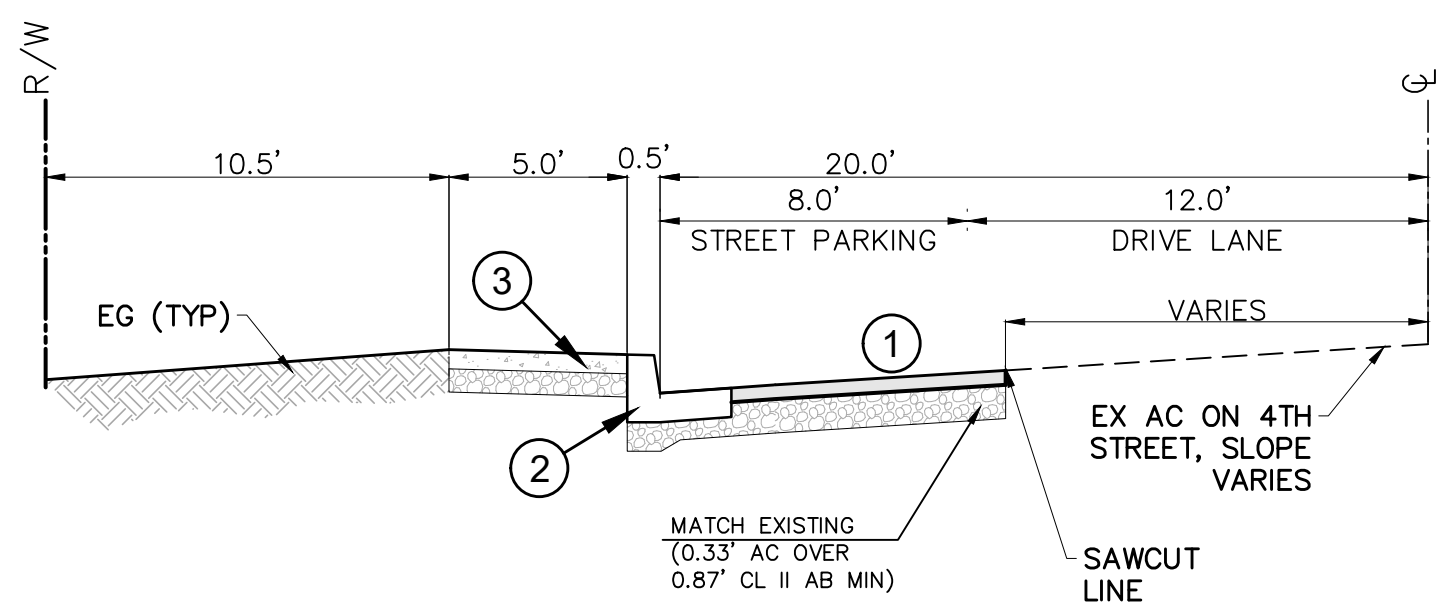


4TH STREET STA: 10+00.0 TO 11+75.00



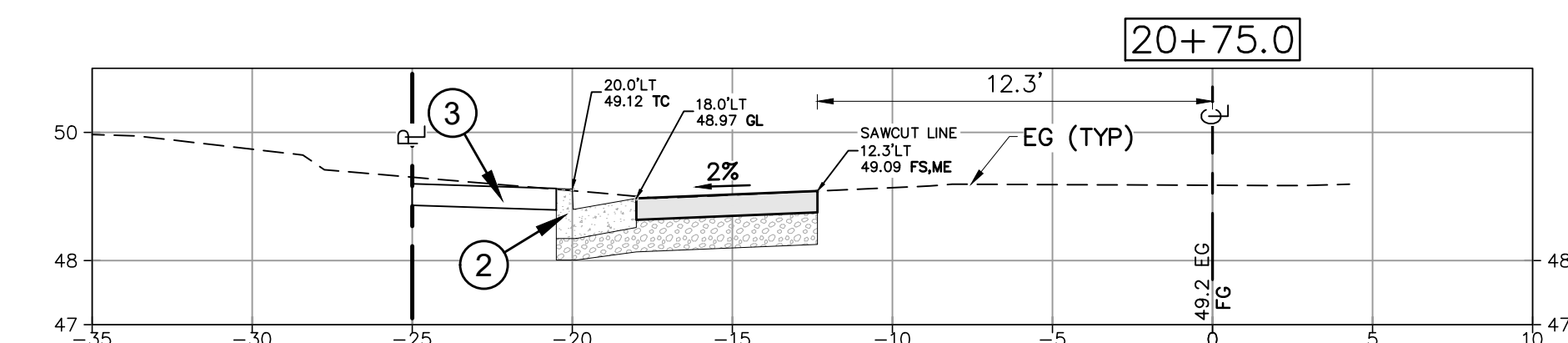
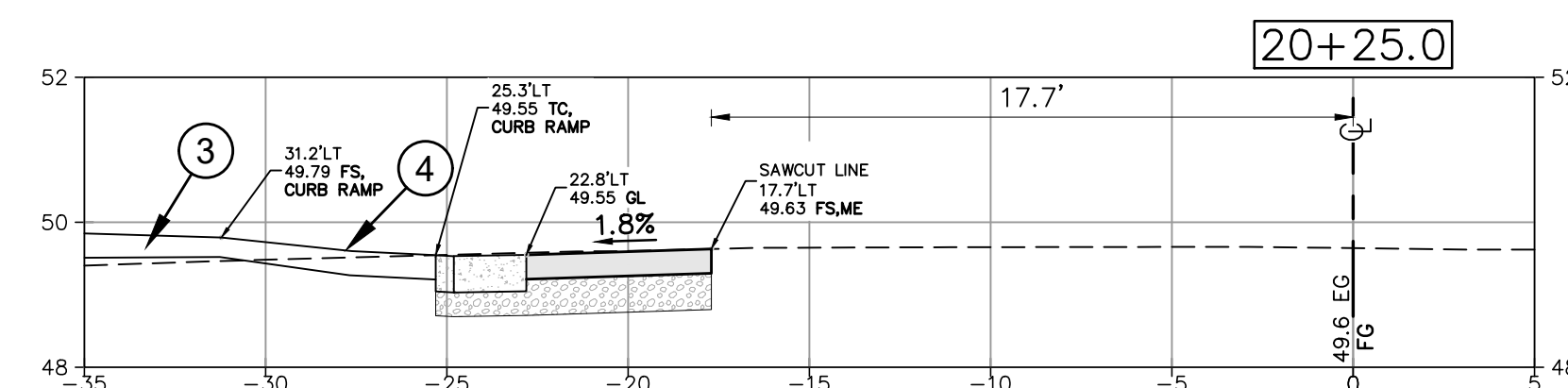
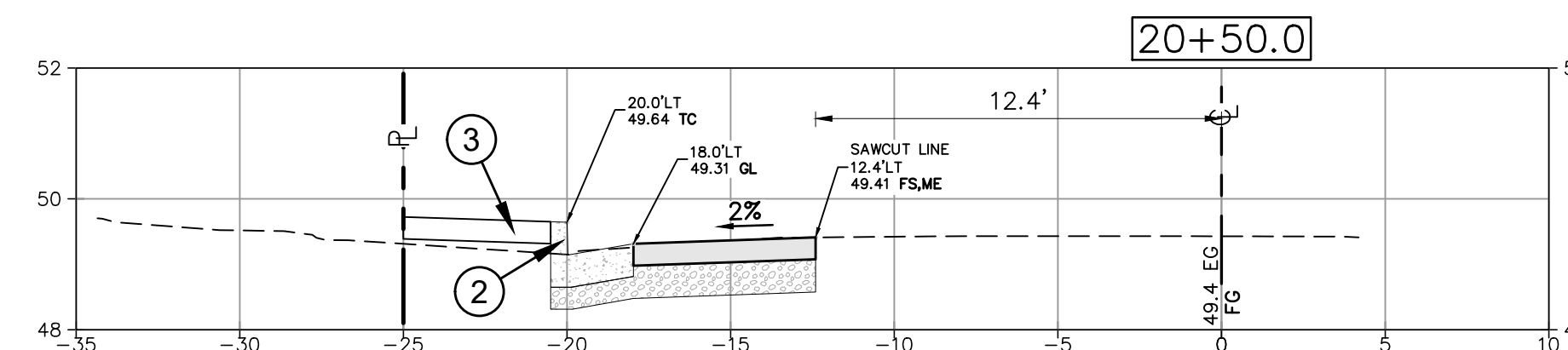
LEGEND:

- FINISHED SURFACE/GRADE
- - - EXISTING SURFACE/GRADE

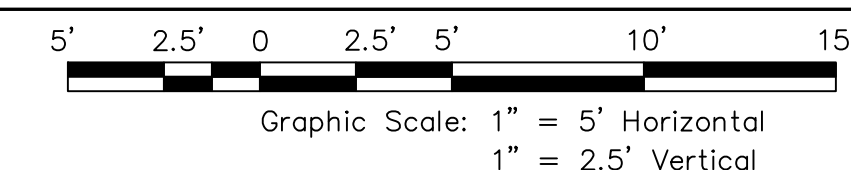


TYPICAL MILL STREET SECTION

NTS



MILL STREET STA: 20+00.0 TO 21+00.00



LEGEND:

- FINISHED SURFACE/GRADE
- - - EXISTING SURFACE/GRADE

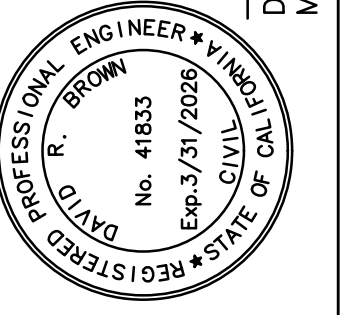
NOTE:

CONTRACTOR SHALL TAKE SPECIAL PRECAUTION TO SAVE ALL EXISTING MONUMENTS. REMOVAL MAY REQUIRE THE RESETTING OF SAID MONUMENTS AND FILING OF A CORNER RECORD WITH SONOMA COUNTY SURVEYOR OFFICE UNDER DIRECTION OF A LICENSED LAND SURVEYOR.

| No. | Date | Description | Approved |
|-----|------|-------------|----------|
| | | | |

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