

PLP20-0007

Wikiup Commons; Inn at Nunes Farm; and Saralee's Winery

Mark West Citizen's Advisory Committee

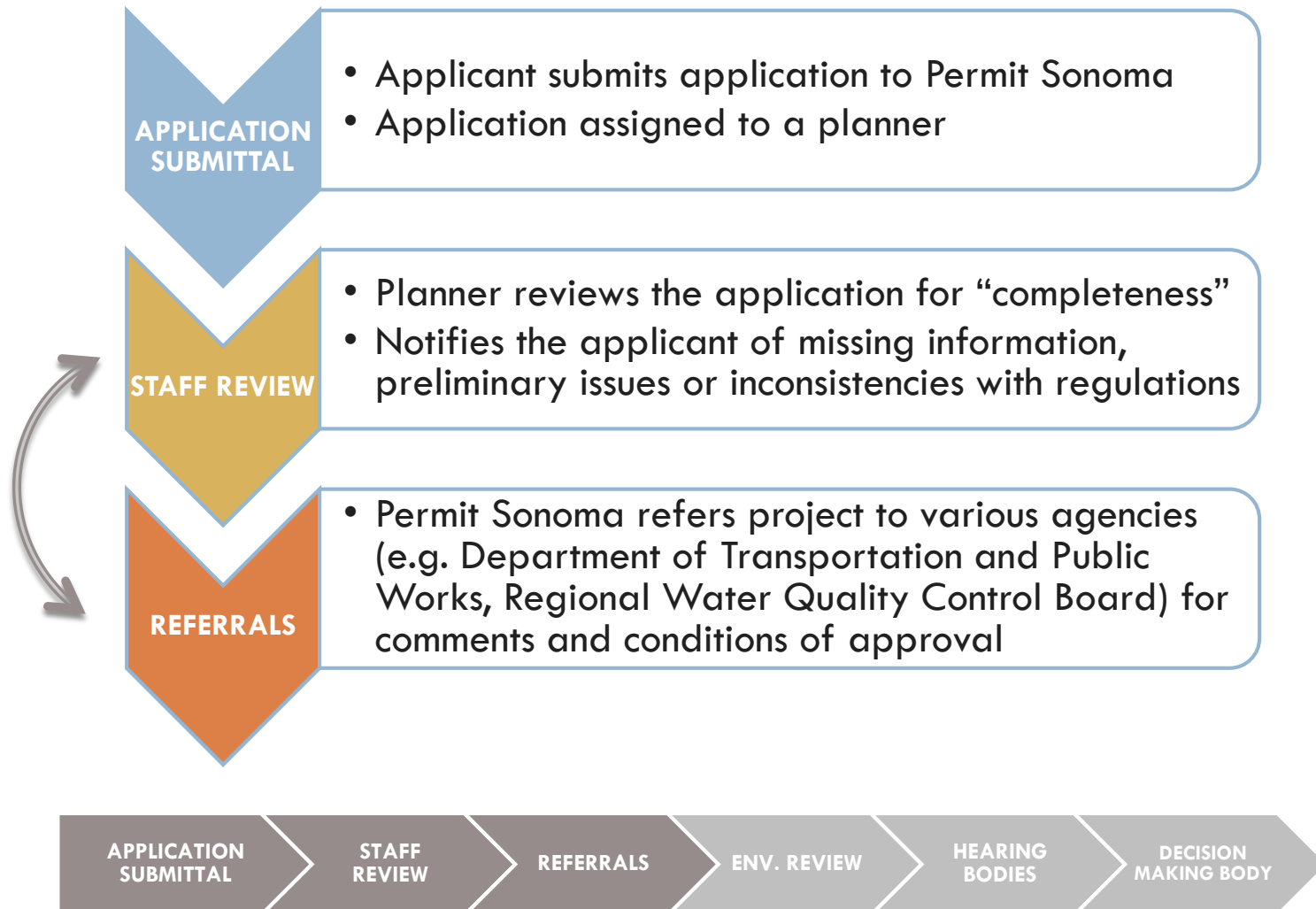
September 14, 2020

Katrina Braehmer, Project Planner

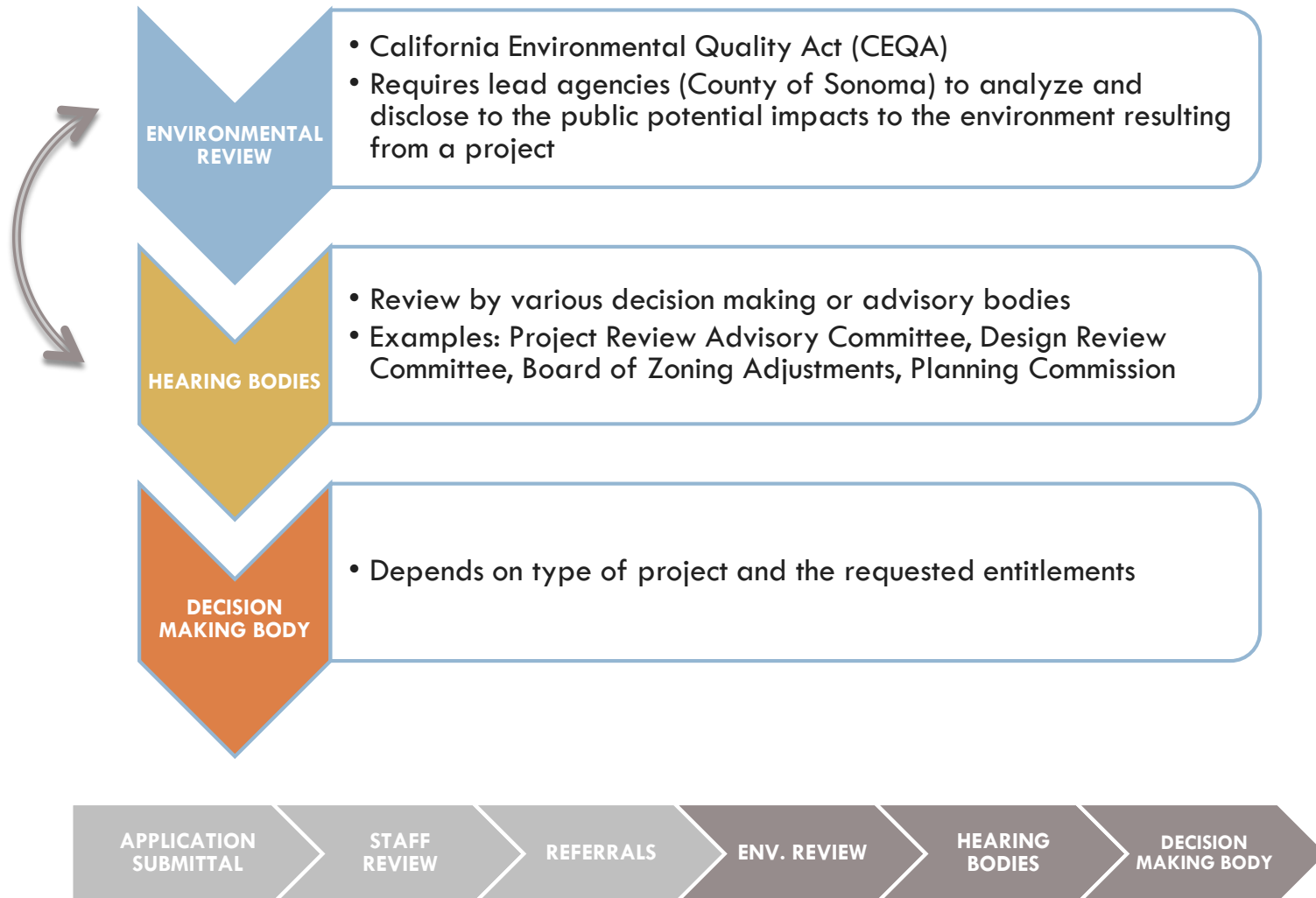


[https://sonomacounty.ca.gov/PRMD/Regulations/Housing/
Projects/Wikiup-Commons/](https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Projects/Wikiup-Commons/)

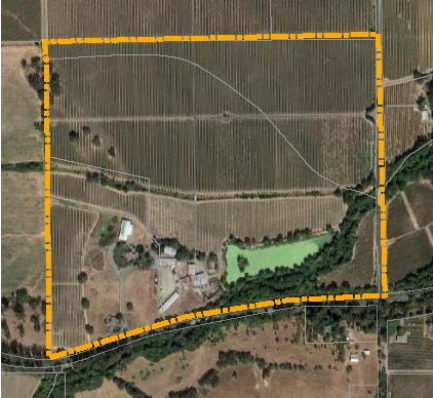
Land Use Entitlement Process



Land Use Entitlement Process (cont.)



PLP20-0007 Land Use Proposals



River Road

PLP20-0007



Wikiup Drive

Inn at Nunes Farm

- 50 guest rooms
- 100 person restaurant and bar
- Related facilities (pool, meeting space)

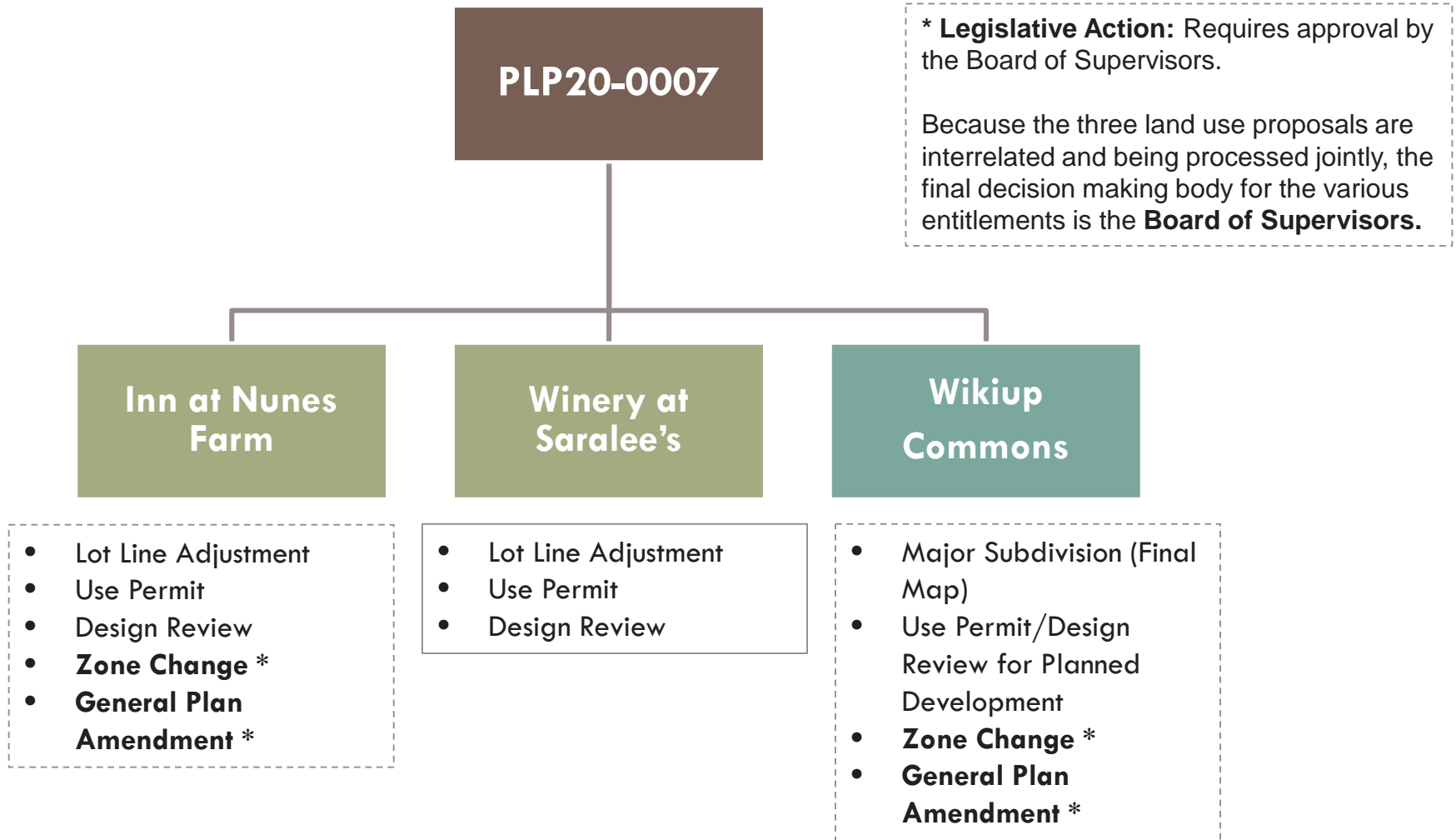
Winery at Saralee's

- 45,000 case production
- Tasting room
- Agricultural promotional events, industry-wide events

Wikiup Commons

- 29-lot single family residential subdivision
- Preservation of 25-acre parcel for open space and public use

PLP20-0007 Necessary Approvals



PLP20-0007 Wikiup Commons

Planned Development

- A Use Permit for a Planned Development is required for Wikiup Commons to allow for reduced lot sizes, lot widths, and setbacks
- A Precise Development Plan is required and will be evaluated based on:
 - Compatibility with adjacent development, unique characteristics, innovation, provision of amenities and the provision of universally designed housing and affordable housing
- The applicant's preliminary proposal involves bungalow style single family residences, no greater than 1000 sq. ft., with attached garages
- Primary access would be from Wikiup Drive

PLP20-0007 GP Land Use Amendments and Zone Changes

- **Inn at Nunes Farm:** converts agricultural land to visitor serving commercial
 - LIA (Land Intensive Agriculture) → K (Recreation and Visitor Serving Commercial)

- **Wikiup Commons:** converts visitor serving commercial land to residential and public facilities
 - K (Recreation and Visitor Serving Commercial) → R1 (low density residential)
 - 29 lots
 - K (Recreation and Visitor Serving Commercial) → PF (Public Facilities)
 - 1 lot to be preserved and maintained for public use
 - Applicant proposal to convert to DA (Diverse Agriculture) not recommended by staff

PLP20-0007 Status

- **Application Submittal:** February 2020
- **Staff Review:** Ongoing
- Public notification will be provided at critical junctures in the review process



PLP20-0007 FAQ

Q1: How can I be notified about updates in project processing, public hearings, and opportunities to comment?

Email Katrina.Braehmer@Sonoma-county.org

Q2: Who will own and maintain the proposed open space parcel?

Q3: Does the project include an affordable component?

Q4: Will fire hazards and safety, including safe evacuation, be evaluated in the Environmental Impact Report (EIR)?

Q5: How will increased traffic and street parking be addressed? Will these issues be evaluated in the Environmental Impact Report (EIR)?

Q6: What is the status of the environmental review process and how can I get involved?

Q7: What opportunities will I have to comment on the project or the Environmental Impact Report?

Questions?

Katrina Braehmer, Project Planner

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For current project information, visit:

<https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Projects/Wikiup-Commons/>

