

Agricultural Preserve Application

PJR-099

File No.: AGP20-0008

Type of Application:

Applicant (Contact Person)

ERIC KOENIGSHOFER

Name
2389 BOHEMIAN HWY.
Mailing Address
OCCIDENTAL CA 95465
City/Town St Zip
874-2389

Phone
Ejklaw@yahoo.com
Fax

Email
Signature
Date APRIL 28, 2020

Owner, if other than Applicant

KENNETH D. SIMONCINI

Name
1694 THE ALAMEDA
Mailing Address
SAN JOSE CA 95126
City/Town St Zip
(408) 433-8811 (408) 280-1330

Phone
Simoncini Vineyards@yahoo.com
Fax

Email
Signature
Date APRIL 29, 2020

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

Name
Mailing Address
City/Town St Zip
Phone Fax
Email
Signature Date

Name
Mailing Address
City/Town St Zip
Phone Fax
Email
Signature Date

Name
Mailing Address
City/Town St Zip
Phone Fax
Email
Signature Date

Project Information:

5697 STARR ROAD
Address(es)
066-230-089
Assessor's Parcel Number(s)

WINDSOR
City/Town
95492
Acreage
22 ±

Project Description (Please attach additional sheets if needed)

PLEASE SEE ATTACHED PROJECT DESCRIPTION

Site served by Public Water? Yes ☐ No ☒ Site served by Public Sewer? Yes ☐ No ☒ Number of new lots proposed ☒

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

Planning Area: 3 Supervisorial District: 4 Current Zoning: DA B6 60 General Plan Land Use: DA 60

Specific Plan: N/A S.P. Land Use: N/A Needs CEQA Review? Yes ☐ No ☒

Is subject parcel within an existing Ag Pres. Area boundary? Yes ☐ No ☒ If no, application processing includes the modification/enlargement of an existing Ag Preserve area.

Is subject parcel adjacent to an existing Ag Preserv Area? Yes ☒ No ☐ If no, then in order to approve a new Williamson Act contract, the parcel and/or adjacent parcels must form a new Ag Preserve Area as part of the processing of the application. At least 100 acres of land area is required to establish an Ag Preserve Area, unless otherwise authorized by the Board of Supervisors.

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:

Previous Files:

Accepted by: _____ Date: _____

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-1103

Sdahl 8-28-12 SJHandouts/PJRAAttachment to PJR-099

Agricultural Preserve - Supplemental Questionnaire

1. How many total acres are included in your application for a Land Conservation Contract?

PARCEL SIZE 22 \pm ACRES, PLANTED VINEYARDS 16 \pm ACRES

2. Is the property currently being operated as an agricultural enterprise or open space? Please describe:

YES, VINEYARD. TWO PHASED VINEYARD PROJECT OF 15 \pm ACRES NEW VINEYARD UNDER VESCO PERMITS ACO 18-0101 AND ACO 19-0066. PLANTING COMPLETED,

3. How many years has this agricultural enterprise or open space been in existence?

ACO 18-0101 APPROVED AS PER LETTER FROM AG. COMMISSIONER DATED JUNE 19, 2018 AFTER WHICH VINEYARD DEVELOPMENT COMMENCED, PHASE ONE RECEIVED FINAL NOV. 27, 2019. ACO 19-0066 WORK COMPLETED AND AWAITING FINAL INSPECTION REQUESTED MARCH 16, 2020 NOW DELAYED DUE TO CORONAVIRUS SHELTER IN PLACE WORK STOPPAGE.

4. Do you anticipate any future changes of the use of the property? If so, please describe.

FUTURE DEVELOPMENT OF RESIDENTIAL USES CONSISTENT WITH SONOMA COUNTY ZONING AND WITHIN BUILDING ENVELOPE.

I declare under penalty of perjury, that this information is true and correct to the best of my knowledge.

Signature

Date

Project Description – Attachment to PJR-099

Owner: Kenneth Simoncini

Applicant: Eric Koenigshofer

Site Address: 5697 Starr Road, Windsor

APN: 066-230-089

Project Description:

The subject property is a single parcel of approximately 22 acres. At time of filing this application the property has been developed with approximately 16 acres of vineyard. The vineyard is expected to produce first harvest in 2021-2022 and to reach full production in 2024.

The vineyard includes Pinot Noir (9 acres), Chardonnay (4 acres), Viognier (.75 acres), Sauvignon Blanc (.75 acres), Petite Syrah (.7 acres), Semillon (.5 acres) and Zinfandel (.5 acres).

Future development of the property will include a primary residence as well as a second unit/farm employee residence in accordance with provisions of the Sonoma County Zoning Ordinance. A septic system permit with capacity to serve the two planned residences has been issued by Sonoma County. The planned residential structures will be in a building envelope situated to avoid conflict with the agricultural use of the property or with adjoining agricultural properties.

Owner of the subject property, Kenneth Simoncini, also owns Simoncini Vineyards Winery at 2303 West Dry Creek Road in Healdsburg. Small, occasional vineyard tours for wine club members are planned for the Starr Road property.

There is an existing garage/shop on the property used for storage of ag related tools and equipment. Additional ag use structures may be built as needed within the building envelope.

April 30, 2020