



Sonoma County Project Review and Advisory Committee

Actions

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

July 21, 2022

Committee Members

Becky VerMeer, Health Specialist
Ben Wishnoff, Agricultural Commissioner's Office
Keith Hanna, Sanitation
Nader Dahu, Department of Transportation and Public Works
Blake Hillegas, Planning - Secretary
Gary O'Connor, County Surveyor - Vice Chair
Steve Snow, Grading and Storm Water - Chair

Staff Members

Joshua Miranda
Eduardo Hernández

9:00 AM Chair Introduction

Regular Calendar

Item No: 1
Time: 9:05 am
File No.: MNS14-0007
Staff: Joshua Miranda
Applicant: James Crabtree
Owner: Klein Foods INC
Con't from: N/A
Env. Doc: Categorical Exemption
Proposal: A time extension for a minor subdivision.
Recommended Action: Approve with Conditions
Location: 590 Pleasant Avenue, Santa Rosa
APN: 163-180-013
District: Four
Zoning: DA (Diverse Agriculture District), B6 20 (20-acre density), LIA (Land Intensive Agriculture District) B6 20 (20-acre density), G (Geologic Hazard Area Combining District), SR (Scenic Resources Combining District), VOH (Valley Oak Habitat)

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Action: Blake Hillegas motioned to find this project exempt from further environmental review and to grant the one year time extension as recommended and conditioned in the Staff Report. Seconded by Gary O'Connor and approved with a 6-0-1 vote.

Appeal Deadline: 10 days

Vote:

Becky VerMeer: Aye
Ben Wishnoff: Aye
Keith Hanna: Aye
Nader Dahu: Absent
Blake Hillegas: Aye
Gary O'Connor: Aye
Steve Snow: Aye

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

Regular Calendar

Item No: 2

Time: 9:05 am

File No.: CMO21-0006

Staff: Joshua Miranda

Applicant: Peter J. Lescure

Owner: Richard Crowley

Con't from: N/A

Env. Doc: Categorical Exemption

Proposal: Certificate of Modification to relocate the building envelope on Lot 3 of "Parcel Map MNS04-0031" recorded in Book 688, Pages 18-21 in Sonoma County Records, on a 15 acre parcel. The proposed building envelope relocation is approx. 150 feet south of the current location and is of similar size and shape.

Recommended Action: Approve with Conditions

Location: 8535 Franz Valley School Road, Calistoga

APN: 120-150-048

District: Four

Zoning: AR (Agriculture and Residential) (allowed density: 20 acres per dwelling unit)

Action: Blake Hillegas motioned to find this Certificate of Modification exempt from the California Environmental Quality Act and to approve it as recommended and conditioned. Seconded by Gary O'Connor and approved with a 6-0-1 vote.

Appeal Deadline: 10 days

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Vote:

Becky VerMeer: Aye

Ben Wishnoff: Aye

Keith Hanna: Aye

Nader Dahu: Absent

Blake Hillegas: Aye

Gary O'Connor: Aye

Steve Snow: Aye

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

Regular Calendar

Item No: 3

Time: 9:05 am

File No.: CMO22-0005

Staff: Eduardo Hernández

Applicant: Matt Theobald and Sarah Chandler

Owner: Matt Theobald and Sarah Chandler Trust

Con't from: N/A

Env. Doc: Categorical Exemption

Proposal: Certificate of Modification to Lot 2 of Parcel Map (the "Map") MNS07-0018 (Book 741 of Maps, Pages 26 to 28) to move the building envelope to be adjacent to the easement road. The overall size of the building envelope would not be modified but it would be shifted westward, closer to Gehricke Road to allow the owner to construct a new 900-square-foot garage.

Recommended Action: Approve with Conditions

Location: 17106 Gehricke Road, Sonoma

APN: 127-022-100

District: One

Zoning: Agriculture Residential with 15-acre dwelling density (AR B6 15), Local Guidelines for the Mountains (LG/MTN) Riparian Corridor setbacks of 100 and 50 feet (RC 50/50 & 100/50) Scenic Resources as a Scenic Landscape Unit (SR)

Action: Blake Hillegas motioned to continue this item to August 18th, 2022, to give the applicant an opportunity to modify their request based on the Committee's discussion. Seconded by Gary O'Conner and approved with a 6-0-1 vote.

Appeal Deadline: N/A

Vote:

Becky VerMeer: Aye

Ben Wishnoff: Aye

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Keith Hanna: Aye
Nader Dahu: Absent
Blake Hillegas: Aye
Gary O'Connor: Aye
Steve Snow: Aye

Ayes: 6
Noes: 0
Absent: 1
Abstain: 0

Regular Calendar

Item No: 4
Time: 9:05 am
File No.: MNS20-0007
Staff: Eduardo Hernández
Applicant: Brent and Wendy Gorris
Owner: Brent and Wendy Gorris Trust
Con't from: N/A
Env. Doc: Categorical Exemption
Proposal: Request for a Minor Subdivision Permit to split one parcel (4.02 acres) into two new parcels of approximately 1.64 and 2.38 acres
Recommended Action: Approve with Conditions
Location: 7063 Elphick Road, Sebastopol
APN: 063-011-023
District: Five
Zoning: Rural Residential with two-acre dwelling density (RR B6 2), Local Guidelines for Highway 116 (LG/116) Scenic Resources for Scenic Corridor (SR)

Action: Blake Hillegas motioned to find this two lot subdivision exempt from the California Environmental Quality Act and to approve it as conditioned with minor modifications to the conditions. To eliminate lot one from condition 21 and eliminating the reference to condition 26 in condition 11. Seconded by Gary O'Connor and approved with a 6-0-1 vote.

Appeal Deadline: 10 days

Vote:

Becky VerMeer: Aye
Ben Wishnoff: Aye
Keith Hanna: Aye
Nader Dahu: Absent
Blake Hillegas: Aye
Gary O'Connor: Aye
Steve Snow: Aye

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Ayes:	6
Noes:	0
Absent:	1
Abstain:	0
