



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Project Review and Advisory Committee***

### ***Actions***

PRMD Front Conference Room  
2550 Ventura Ave  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

April 20, 2023

### **Committee Members**

Tuan Huynh, Health Specialist  
Ben Wishnoff, Agricultural Commissioner's Office  
Thomas Haugg, Sanitation  
Nader Dahu, Department of Transportation and Public Works  
Blake Hillegas, Planning (Regular Calendar Items One and Two)  
Joshua Miranda, Planning - Secretary  
Steve Snow, Grading and Storm Water - Vice Chair  
Keri Rynearson, Survey - Chair

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### **9:00 AM, Chair Introduction**

## **Consent Calendar**

**Item:** Bylaws of the Sonoma County Project Review Advisory Committee

**Action:** Joshua Miranda moved to adopt the bylaws as proposed. Seconded by Steve Snow and approved with a 5-0-2-0 vote.

### **Vote:**

Tuan Hunyh:	Absent
Ben Wishnoff	Aye
Thomas Haugg:	Aye
Nader Dahu:	Absent
Joshua Miranda:	Aye
Steve Snow:	Aye
Keri Rynearson:	Aye

Ayes:	5
Noes:	0
Absent:	2
Abstain:	0

## Regular Calendar

**Item No.:** 1

**Time:** 9:05 AM

**File:** CMO22-0004

**Applicant:** Melitta Properties LLC, Attn: Carleen Clawson

**Owner:** Melitta Properties LLC & Thomas and Joanne Senander Trust

**Cont. from:** N/A

**Staff:** Joshua Miranda

**Env. Doc:** Categorical Exemption

**Proposal:** Certificate of Modification to partially reduce the size of the existing 28-foot wide right-of-way serving Lots 1 & 2 as depicted on Parcel Map, 6268 Book 270, Page 7, Sonoma County Records.

### Recommended

**Action:** Staff recommends that the Committee find the project categorically exempt from the California Environmental Quality Act and approve the project subject to the attached conditions of approval.

**Location:** 6280 & 6282 Melita Road, Santa Rosa

**APN:** 034-040-048 & -049

**District:** One

**Zoning:** Rural Residential (RR) 20 acre density (B6 20), Riparian Corridor (RC50/25) Scenic Resources (SR) Valley Oak Habitat (VOH)

**Action:** Blake Hillegas moved to find the project Categorical Exempt from the California Environmental Quality Act and approve subject to attached Findings and Conditions. Seconded by Steve Snow and approved with a 5-0-2-0 vote.

**Appeal**

**Deadline:** 10 days

### Vote:

Tuan Hunyh: Absent

Ben Wishnoff: Aye

Thomas Haugg: Aye

Nader Dahu: Absent

Blake Hillegas: Aye

Steve Snow: Aye

Keri Ryneerson: Aye

Ayes: 5

Noes: 0

Absent: 2

Abstain: 0

**Item No.:** 2

**Time:** 9:10 AM

**File:** CMO22-0006

**Applicant:** HALE SONOMA PROPERTY II LLC Attn: James and Donna Hale

**Owner:** Hale Sonoma Property II LLC and Perta Woltering

**Cont. from:** N/A

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Staff: Joshua Miranda  
Env. Doc: Categorical Exemption  
Proposal: Certificate of Modification to reduce the size of the 50-foot wide right-of-way serving a 4-lot subdivision as depicted on Parcel Map, 3926 Book 211, Page 37, Sonoma County Records. The request includes new 25-foot wide easement area is shown in along the existing driveway that connects to Seventh Street East.

Recommended

Action: Staff recommends that the Committee find the project categorically exempt from the California Environmental Quality Act and approve the project subject to the attached conditions of approval.

Location: 19765, 19739, 19745, and 19755 7<sup>th</sup> Street East, Sonoma

APN: 128-031-041 , -042, -043, and -044

District: One

Zoning: Rural Residential (RR) 3 acre density (B6 3), Valley Oak Habitat (VOH)

Action: Blake Hillegas moved to find the project Categorical Exempt from the California Environmental Quality Act and approve subject to attached Findings and Conditions. Seconded by Steve Snow and approved with a 5-0-2-0 vote.

Appeal

Deadline: 10 days

**Vote:**

Tuan Hunyh: Absent

Ben Wishnoff: Aye

Thomas Haugg: Aye

Nader Dahu: Absent

Blake Hillegas: Aye

Steve Snow: Aye

Keri Ryneearson: Aye

Ayes: 5

Noes: 0

Absent: 2

Abstain: 0