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Sonoma County Project Review and Advisory Committee Agenda

Permit Sonoma
2550 Ventura Avenue, Front Conference Room
Santa Rosa, CA 95403
PRAC@sonoma-county.org

September 5th, 2024

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- Zoom Webinar: [Join Meeting >>](#)
<https://sonomacounty.zoom.us/j/93221495715?pwd=tinyWVWdidv6EIDTXpc9XI5jEEqJIT.1>
- Telephone: 1 (669) 444-9171
- Webinar ID: 932 2149 5715
- Password: 973109

Committee Members

Keri Rynearson, Survey - Chair
Steve Snow, Grading and Storm Water - Vice Chair
Tuan Huynh, Health Specialist
Ben Wishnoff, Agricultural Commissioner's Office
Thomas Haugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Scott Hunsperger – Secretary

Staff Members

Stacie Groll, Administrative Assistant
Peter Kaljian, Planner
Joshua Miranda, Planner

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-2164 or email PRAC@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email PRAC@sonoma-county.org or the project planner to request materials.

9:00 AM, Chair Introduction Call to order, Roll Call and Pledge of Allegiance.

Regular Calendar

[View documents for all items listed digitally>>](#)

https://share.sonoma-county.org/link/4_T0pSBF2mE/

Item No.: 1
Time: 9:00 AM
File: CMO22-0009
Applicant: Brent Russell
Owner: Eric Woelfel
Cont. from: N/A
Staff: Peter Kaljian
Env. Doc: Categorical Exemption
Proposal: This is a Certificate of Modification request to expand the building envelope on Parcel 2 of 'Parcel Map 5339,' which is recorded in Book 247, Page 45 of Sonoma County Records. The parcel in question is 4.27 acres in size. The proposed modification would expand the building envelope to be 30 feet from all property boundaries. This expansion would resolve an existing violation related to the construction of a new 600 square foot detached garage.

Recommended

Action: Approve the application subject to the condition of approval.
Location: 1824 Wagner Ln., Petaluma
APN: 137-080-043
District: District Two
Zoning: DA B6 10/2 (Ac/DU)/Ac MIN, NONE

Item No.: 2
Time: 9:10 AM
File: CMO23-0005
Applicant: Munselle Civil Engineering
Owner: Klein Foods INC
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Categorical Exemption
Proposal: Certificate of Modification to expand the building envelope, and to modify the roadway easement to reflect the as built conditions on Lot 2 of MNS98-0098 (MNS01-0028) recorded in Book 613, Pages 1-4 in Sonoma County Records, on a 2.7-acre parcel. The proposed building envelope expansion would allow for construction of a future residence.

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: 1687 Balverne Ln., Windsor

APN: 161-010-031

District: District Four

Zoning: Rural Residential (RR) 5.5 acre density (B6 5.5), Oak Woodland (OAK)

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. PRAC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PRAC@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.