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Sonoma County Project Review and Advisory Committee Agenda

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

April 17, 2025

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/92787534386?pwd=eQ6XWc9hWN5a4b4VLbyjk7PEXgoe7k.1>
- **Telephone:** +1 669 444 9171 US
- **Webinar ID:** 927 8753 4386
- **Password:** 158513

Committee Members

Ben Wishnoff, Agricultural Commissioner's Office - Chair
Steve Snow, Grading and Storm Water - Vice Chair
Joni de la Torre, Survey
Tuan Huynh, Health Specialist
Thomas Haugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Scott Hunsperger, Planning

Staff Members

Kylie Martin, Administrative Assistant
Joshua Miranda, Planner
Peter Kaljian, 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 and Roll Call.

Regular Calendar

View documents for all items listed digitally>>

<https://share.sonoma-county.org/link/bw22A3dwE8s/>

Item No.: 1
Time: 9:00 AM
File: CMO24-0003
Applicant: Rebekah Skopp
Owner: Gregory and Rebekah Skopp
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Categorical Exemption
Proposal: Certificate of Modification to remove the building envelope on Lot 42 (APN 058-331-042) as shown on "Noonan Ranch - Phase II" in Book 415 of Maps, Pages 1-5, Sonoma County Records.

Recommended

Action: Staff recommends that PRAC recommend to the Sonoma County Planning Commission to find the project exempt from CEQA and approve the project subject to the Conditions of Approval.
Location: 5063 Deerwood Dr., Santa Rosa
APN: 058-331-042
District: Four
Zoning: R1 156 DU MAX, VOH

Item No.: 2
Time: 9:10 AM
File: CMO23-0003
Applicant: Robert Nicholas
Owner: Nicholas 1212 Family Limited Partnership
Cont. from: N/A
Staff: Peter Kaljian
Env. Doc: Categorical Exemption

Proposal: Certificate of Modification of map on Lot 2 of Parcel Map 98-0020 (Book 603 of Maps, Pages 37-40) and modified by lot line adjustment (LLA13-0025) to modify the Building Envelope so that is contained entirely on one parcel and to extend approximately 83 feet to the southwest on a 72.15-acre parcel

Recommended

Action: Staff recommends that PRAC find the project exempt from CEQA under 15305 and approve the Certificate of Modification subject to the conditions of approval.

Location: 19525 Arrowhead Mountain Rd., (previously 3580 Napa Rd) Sonoma

APN: 126-101-048

District: One

Zoning: LIA B6 60, LG/MTN RC100/50 SR

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.

Email Public Comments: Email comments to: PRAC@sonoma-county.org. Please provide your name and the project number associated with the item you wish to comment on. It is advised to email comments 24-hours 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 attend the meeting in-person, we are not accepting public comment over Zoom at this time. The meetings are recorded and all in-person testimony will be available as public record. Please state your name for the record before beginning your comment. 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.