



2550 Ventura Avenue  
Santa Rosa, CA 95403

**p:** (707) 565-1900  
**f:** (707) 565-1017

Tennis Wick  
Director

Scott Orr  
Assistant Director

Michelle Arellano  
Administration

Nathan Quarles  
Engineering and Construction

Genevieve Bertone  
Communications

Steve Mosiurchak  
Fire Marshal

John Mack  
Natural Resources

Brian Keefer  
Ombudsperson

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

Permit Sonoma  
2550 Ventura Avenue, Hearing Room  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

August 21, 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/83631691101?pwd=Y6awVnokdjQCBYnabvMfmDflpdJtj9.1>
- **Telephone:** +1 669 900 9128 US
- **Webinar ID:** 836 3169 1101
- **Password:** 230975

### **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, Supervising Planner  
Mark Shurvinton, Planner II  
Derik Michaelson, Planner III

## 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](mailto: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](mailto: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/wM0IkXhQfVo/>

**Item No.:** 1  
**Time:** 9:00 AM  
**File:** MNS24-0001  
**Applicant:** LPL Investments, LLC  
**Owner:** LPL Investments, LLC  
**Cont. from:** N/A  
**Staff:** Mark Shurvinton  
**Env. Doc:** Mitigated Negative Declaration  
**Proposal:** Minor Subdivision to subdivide a 17.87-acre parcel into four lots of 4.30 acres, 3.0 acres, 3.0 acres, 3.0 acres, and a 4.57-acre designated remainder.

### Recommended

**Action:** Staff recommends that the Project Review and Advisory Committee adopt the Mitigated Negative Declaration and approve the Minor Subdivision, as modified by the Conditions of Approval.  
**Location:** 4825 Bodega Ave., Petaluma  
**APN:** 021-110-070  
**District:** Two  
**Zoning:** AR B6 3, OAK SR

**Item No.:** 2  
**Time:** 9:00 AM  
**File:** MNS22-0002  
**Applicant:** Hogan Land Services - Alan Montes  
**Owner:** Arnold McClellan, trustee of the Arnold Austin McClellan Trust  
**Cont. from:** N/A

**Staff:** Joshua Miranda  
**Env. Doc:** Categorical Exemption  
**Proposal:** Request for a revision to a previously approved minor subdivision to subdivide a 2.25-acre parcel into one parcel and a designated remainder resulting in a 0.51-acre parcel and a 1.68-acre designated remainder to a minor subdivision resulting in two parcels 0.51 and 1.68 acres in size for property located at 5024 Warm Springs Rd., Glen Ellen; APN 054-310-028. Supervisorial District 1.

**Recommended**

**Action:** Staff recommends that PRAC find the revised project remains exempt from the California Environmental Quality Act and approve the project subject to the revised Conditions of Approval.

**Location:** 5024 Warm Springs Rd, Glen Ellen  
**APN:** 054-310-028  
**District:** One  
**Zoning:** R1 B6 2 DU, F2 LG/GE2 RC50/25 X

**Item No.:** 3

**Time:** 9:00 AM

**File:** PLP25-0015

**Applicant:** Jason Hochedern Almost Always Engineering

**Owner:** Bruce McDonald

**Cont. from:** N/A

**Staff:** Derik Michaelson

**Env. Doc:** Mitigated Negative Declaration

**Proposal:** Minor Subdivision and Use Permit request for tentative map approval to create four separate parcels on 50.99 acres, including one designated remainder (DR) of 10 acres for continued residential use, three new parcels of 11.51 acres (Lot 1), 10.00 acres (Lot 2), and 19.47 acres (Lot 3) for single-family development potential, and removal (type conversion) with required replacement of 1.55 acres of Oak woodland habitat for related access improvements and individual lot development, located at 4700 Bennett Valley Road, Santa Rosa; APN 049-170-037; Supervisorial District 1.

**Recommended**

**Action:** Forward recommendation for approval.

**Location:** 4700 Bennett Valley, Santa Rosa

**APN:** 049-170-037

**District:** One

**Zoning:** DA B6 10/5, G, OAK and 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](mailto: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.