



County of Sonoma
Permit & Resource Management Department

Sonoma County Project Review and Advisory Committee

Agenda

PRMD Front Conference Room
2550 Ventura Ave
Santa Rosa, CA 95403
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

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

[View documents for all items listed digitally>>](#)
<https://share.sonoma-county.org/link/DRY74bMlzY4/>

Consent Calendar

The following items have been placed as Consent items before the Project Review and Advisory Committee. If any member of the Committee, the applicant, or a member of the public requests a full public hearing, such hearing will be conducted at that time. If not, it will be acted upon by the Project and Review Advisory Committee.

Item: Bylaws of the Sonoma County Project Review Advisory Committee

Vote:

Tuan Huynh
Ben Wishnoff
Thomas Haugg
Nader Dahu

Joshua Miranda

Steve Snow

Keri Rynearson

Ayes:

Noes:

Absent:

Abstain:

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:

Appeal

Deadline:

Vote:

Tuan Huynh

Ben Wishnoff

Keith Hanna

Nader Dahu

Blake Hillegas

Steve Snow

Keri Rynearson

Ayes:

Noes:

Absent:

Abstain:

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
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 7th 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:

Appeal

Deadline:

Vote:

Tuan Huynh

Ben Wishnoff

Keith Hanna

Nader Dahu

Blake Hillegas

Steve Snow

Keri Rynearson

Ayes:

Noes:

Absent:

Abstain:

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. 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.