

MEMORANDUM

DATE: 20 April 2023
TO: Project Review Advisory Committee
FROM: Joshua Miranda, Project Planner
RE: File No: CMO22-0004; Certificate of Modification
 Owner: Melitta Properties LLC & Thomas and Joanne Senander Trust
 Address: 6280 & 6282 Melita Road, Santa Rosa CA
 APN(s): 034-040-048 & -049

Request

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.

Site Details

General Plan Land Use:	Rural Residential 20
Zoning Designation:	RR B6 20 (Rural Residential, 20 acre density), RC50/25 (Riparian Corridor) SR (Scenic Resources) VOH (Valley Oak Habitat)
Parcel Size:	-048 2.4 acres, -049 2.5 acres
Parcel Specific Policy:	OSRC-1j [Entire Parcel]
Applicable GP Policies:	OSRC-1j
Fire Protection (LRA/SRA):	SRA
Fire Hazard Severity Zone:	Moderate
Groundwater Area:	Class 3 - Marginal groundwater
NPDES:	Phase 1 Term 4 [MS4]
Water Quality Control Board:	North Coast Region
Williamson Act/Conservation Easement:	N/A

Project Details

The request is for a Certificate of Modification (CMO) to partially reduce a portion of the recorded 28-foot right of way serving Lots 1 and 2 as depicted on Parcel Map 6268 (recorded under Book 270, Page 7 of Sonoma County Records) by approximately 600 square feet. The location of the reduction is at the south end of the existing recorded Right of Way easement approximately 200 feet south of the entrance of the property. The existing parcels are currently developed with one single family residence each and miscellaneous residential accessory structures. Additionally, each lot is developed with its own wells and onsite wastewater treatment systems.

On November 23, 2022, Permit Sonoma conditionally approved Lot Line Adjustment File No. LLA22-0016 which proposes minor adjustments to the two subject parcels. LLA22-0016 required, as Condition of Approval (f), that the landowner record the proposed Certificate of Modification prior to or concurrently with recordation of LLA22-0016. The applicants would prefer to record the CMO concurrently with LLA22-0016 and are requesting that PRAC review and approve the proposed modification to Parcel Map 6268.

The applicant is requesting to reduce the width of the existing 28-foot right of way to align with existing driveway width conditions. The proposed CMO would reduce a portion but still maintain a minimum 20 foot wide driveway serving Lot 2 (APN 034-040-049). A portion of this right of way area currently runs through an existing lawn and is not necessary to maintain access to Lot 2 (APN 034-040-049). No other sections of the right of way will be affected other than proposed reduction section at the end of the right of way.

Environmental Review

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15305 of the CEQA Guidelines which provides for minor alterations to land use.

Recommendation

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.

Attachments

1. Conditions of Approval – Draft
2. Proposed Modification
3. Proposal Statement
4. Recorded Map
5. LLA22-0016 Approval Letter



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitsSonoma.org

