



County of Sonoma
Permit & Resource Management Department

Sonoma County Project Review and Advisory Committee

Agenda

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

July 21, 2022

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, July 21, 2022 Project Review and Advisory Committee (PRAC) meeting will be held virtually.

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 >>](#)
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 969 8582 2123
- **Password:** 969807

Committee Members

Becky VerMeer, Health Specialist
Ben Wishnoff, Agricultural Commissioner's Office
Keith Hanna, Sanitation
Nader Dahu, Department of Transportation and Public Works
Blake Hillegas, Planning - Secretary
Gary O'Connor, County Surveyor - Vice Chair
Steve Snow, Grading and Storm Water - Chair

Staff Members

Joshua Miranda
Eduardo Hernández

Disabled 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 contact Tasha Levitt at PRAC@sonoma-county.org by 12pm Wednesday, before hearing to ensure arrangements for accommodation.

Materials

Available digitally through the link in the Agenda. You can also email PRAC@sonoma-county.org or the project planner to request materials.

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

9:00 AM Chair Introduction

Regular Calendar

Item No: 1

Time: 9:05 am

File No.: MNS14-0007

Staff: Joshua Miranda

Applicant: James Crabtree

Owner: Klein Foods INC

Con't from: N/A

Env. Doc: Categorical Exemption

Proposal: A time extension for a minor subdivision.

Recommended Action: Approve with Conditions

Location: 590 Pleasant Avenue, Santa Rosa

APN: 163-180-013

District: Four

Zoning: DA (Diverse Agriculture District), B6 20 (20-acre density), LIA (Land Intensive Agriculture District) B6 20 (20-acre density), G (Geologic Hazard Area Combining District), SR (Scenic Resources Combining District), VOH (Valley Oak Habitat)

Action:

Appeal Deadline:

Vote:

Becky VerMeer:

Ben Wishnoff

Keith Hanna:

Nader Dahu:

Blake Hillegas:

Gary O'Connor:

Steve Snow:

Ayes:

Noes:

Absent:

Abstain:

Regular Calendar

Item No: 2

Time: 9:05 am

File No.: CMO21-0006

Staff: Joshua Miranda

Applicant: Peter J. Lescure

Owner: Richard Crowley

Con't from: N/A

Env. Doc: Categorical Exemption

Proposal: Certificate of Modification to relocate the building envelope on Lot 3 of "Parcel Map MNS04-0031" recorded in Book 688, Pages 18-21 in Sonoma County Records, on a 15 acre parcel. The proposed building envelope relocation is approx. 150 feet south of the current location and is of similar size and shape.

Recommended Action: Approve with Conditions

Location: 8535 Franz Valley School Road, Calistoga

APN: 120-150-048

District: Four

Zoning: AR (Agriculture and Residential) (allowed density: 20 acres per dwelling unit)

Action:

Appeal Deadline:

Vote:

Becky VerMeer:

Ben Wishnoff

Keith Hanna:

Nader Dahu:

Blake Hillegas:

Gary O'Connor:

Steve Snow:

Ayes:

Noes:

Absent:

Abstain:

Regular Calendar

Item No: 3

Time: 9:05 am

File No.: CMO22-0005

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Page: 4

Staff: Eduardo Hernández
Applicant: Matt Theobold and Sarah Chandler
Owner: Matt Theobold and Sarah Chandler Trust
Con't from: N/A
Env. Doc: Categorical Exemption
Proposal: Certificate of Modification to Lot 2 of Parcel Map (the "Map") MNS07-0018 (Book 741 of Maps, Pages 26 to 28) to move the building envelope to be adjacent to the easement road. The overall size of the building envelope would not be modified but it would be shifted westward, closer to Gehricke Road to allow the owner to construct a new 900-square-foot garage.

Recommended Action: Approve with Conditions
Location: 17106 Gehricke Road, Sonoma
APN: 127-022-100
District: One
Zoning: Agriculture Residential with 15-acre dwelling density (AR B6 15), Local Guidelines for the Mountains (LG/MTN) Riparian Corridor setbacks of 100 and 50 feet (RC 50/50 & 100/50) Scenic Resources as a Scenic Landscape Unit (SR)

Action:
Appeal Deadline:

Vote:

Becky VerMeer:
Ben Wishnoff
Keith Hanna:
Nader Dahu:
Blake Hillegas:
Gary O'Connor:
Steve Snow:

Ayes:
Noes:
Absent:
Abstain:

Regular Calendar

Item No: 4
Time: 9:05 am
File No.: MNS20-0007
Staff: Eduardo Hernández
Applicant: Brent and Wendy Gorris
Owner: Brent and Wendy Gorris Trust
Con't from: N/A
Env. Doc: Categorical Exemption
Proposal: Request for a Minor Subdivision Permit to split one parcel (4.02 acres) into two new parcels of approximately 1.64 and 2.38 acres

Recommended Action: Approve with Conditions
Location: 7063 Elphick Road, Sebastopol
APN: 063-011-023
District: Five
Zoning: Rural Residential with two-acre dwelling density (RR B6 2), Local Guidelines for Highway 116 (LG/116) Scenic Resources for Scenic Corridor (SR)

Action:
Appeal Deadline:

Vote:
Becky VerMeer:
Ben Wishnoff
Keith Hanna:
Nader Dahu:
Blake Hillegas:
Gary O'Connor:
Steve Snow:

Ayes:
Noes:
Absent:
Abstain:

Public Comment Prior to the Meeting

Email Public Comment: Submit emailed public comments to the Project Review and Advisory Committee please email PRAC@sonoma-county.org. Please provide your name and the project number along with your written comment. Comments are distributed to the commissioners and staff.

Written Public Comments: Submit letters prior to the hearing by mail addressed to: Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number.

Public Comment During the Meeting

Public Comment Using Zoom: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, may give a public comment when the Chair opens the public hearing for your item of interest. Please take the time to locate the raise hand feature in the app, press the Alt & Y keys together on your keyboard, or press *9 to raise and lower your hand when calling in. Your name, or phone number if you call in, will be announced when it's your turn to speak (1 public comment is allowed per person).

Email Public Comment: Please email PRAC@sonoma-county.org to submit a public comment. Provide your name, the project number, and your comment. Please note, it is advised to mail or email public comments in advance of the hearing date to give the commissioners and staff time to review. Emailed comments received during the hearing are distributed to the commissioners and staff, but are not read out loud into the record. All public comments received prior to, during, and after the hearing are saved to the project file.