



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

December 15, 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, the December 15, 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) 444-9171
- **Webinar ID:** 960 4119 2300
- **Password:** 970815

Committee Members

Ben Wishnoff, Agricultural Commissioner's Office
Keith Hanna, Sanitation
Nader Dahu, Department of Transportation and Public Works
Ross Markey, Planning - Secretary
Steve Snow, Grading and Storm Water - Vice Chair
Keri Rynearson, Survey - Chair

Staff Members

Derik Michaelson
Joshua Miranda

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 Patrick Dirden 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: MNS19-0005

Applicant: Logan Fischl, Hogan Land Services

Owner: John and Maria Fagundes

Cont. from: NA

Staff: Derik Michaelson

Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Minor Subdivision of 8.65 acres into two parcels of 5.18 and 3.34 acres in size within the Santa Rosa Plain Conservation Area.

Location: 182 and 184 Mountain Ave. Santa Rosa

APN: 045-022-019

District: Three

Zoning: RR (Rural Residential), B6 3 with an allowable density of 3 acres per unit and combining districts for VOH (Valley Oak Habitat).

Action:

Appeal Deadline:

Vote:

Ben Wishnoff

Keith Hanna:

Nader Dahu:

Ross Markey:

Steve Snow:

Keri Rynearson:

Ayes:

Noes:

Absent:

Abstain:

Item No.: 2
Time: 9:10 AM
File: CMO22-0005
Applicant: Matt Theobold and Sarah Chandler
Owner: Matthew Theobold and Sarah Chandler Trust
Cont. from: NA
Staff: Joshua Miranda
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.
Location: 17106 and 17008 Gehricke Rd., 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:

Ben Wishnoff
Keith Hanna:
Nader Dahu:
Ross Markey:
Steve Snow:
Keri Rynearson:

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. Please note, due to the office closure under the Sonoma County Shelter in Place order, Permit Sonoma receives mail once a week leading to longer than usual processing times for mailed in items.

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.