



2550 Ventura Avenue  
Santa Rosa, CA 95403

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

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

Tennis Wick  
Director

Scott Orr  
Assistant Director

Michelle Arellano  
Deputy Director, Administration

Nathan Quarles  
Deputy Director, Engineering and Construction

Emi Theriault  
Deputy Director, Planning

## ***Sonoma County Planning Commission Actions***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403

[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

April 4, 2024

Meeting No.: 24-02

### **Roll Call**

Commissioner Carr, District 1  
Commissioner Reed, District 2  
Commissioner Wiig, District 3  
Commissioner Marquez, District 5  
Commissioner McCaffery, Chair, District 4

### **Staff Members**

Emi Thériault, Deputy Director of Planning  
Robert Aguero, Environmental Specialist  
Doug Bush, Planner III  
Stacie Groll, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

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## **Planning Commission Regular Calendar**

**Item No.:** 1

**Time:** 1:05 PM

**File:** ZPE21-0180

**Applicant:** Scott Butler, RPF

**Owner:** Nils Welin

**Appellant:** Peter Compton, Steve Schaeffer, Massini Mutual Water Company

**Cont. from:** N/A

**Staff:** Robert Aguero  
**Env. Doc:** N/A  
**Proposal:** Appeal of Zoning Permit approval for a minor timberland conversion for new 2.99 acre vineyard on a 10.15 acre parcel. The proposed conversion would allow for vineyard development in an area designated timberland which was previously logged under a CALFIRE emergency permit after the 2017 Tubbs Fire. No additional trees are proposed to be removed as a part of this permit application.

**Recommended**

**Action:** The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission (PC) adopt a resolution denying the appeal and upholding staff’s administrative approval of the Zoning Permit for a minor timberland conversion for 2.99 acres at 2470 Mark West Springs Road, Santa Rosa, CA.

**Location:** 2470 Mark West Springs Rd., Santa Rosa

**APN:** 079-110-033

**District:** One

**Zoning:** Rural Residential with 20-acre dwelling density (RR B6 20)

**Action:** **Commissioner Car** motioned to deny the appeal as recommended by Staff. Seconded by **Commissioner Reed** and approved with a 5-0-0 vote

Appeal Deadline: 10 days

Resolution No.: 24-02

**Vote:**

|                        |     |
|------------------------|-----|
| Commissioner Car       | Aye |
| Commissioner Reed      | Aye |
| Commissioner Wiig      | Aye |
| Commissioner Marquez   | Aye |
| Commissioner McCaffery | Aye |

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

**Item No.:** 2

**Time:** 1:20 PM

**File:** PLP18-0013

**Applicant:** Casey McDonald, Adobe Associates Inc.

**Owner:** KS Mattson Partners, LP

April 4, 2024

- Cont. from:** N/A  
**Staff:** Doug Bush  
**Env. Doc:** The Board of Supervisors, in their November 17, 2020 approval, approved a mitigated negative declaration for the project.  
**Proposal:** The applicant requests an extension of the major subdivision recording deadline to November 17, 2024.

**Recommended**

**Action:** The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission approve the request for a time extension to record the final subdivision map.

**Location:** 18201, 18271, 18275, 18279 & 18285 Highway 12; 30, 320 Arroyo Road; 12, 14, 15, 16 Calle Del Monte

**APN:** 056-415-016, -017, -018, -020

**District:** One

**Zoning:** PC (Planned Community), Local Guidelines Springs (LG/SPR), and Scenic Resources (SR)

**Action:** **Commissioner Carr** motioned to adopt the staff recommendation with the clarification that the resolution be updated to reflect the expiration date for the extension for November 17, 2024. Seconded by **Commissioner Reed** with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 24-03

**Vote:**

|                        |     |
|------------------------|-----|
| Commissioner Carr      | Aye |
| Commissioner Reed      | Aye |
| Commissioner Wiig      | Aye |
| Commissioner Marquez   | Aye |
| Commissioner McCaffrey | Aye |

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0