



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Project Review and Advisory Committee***

### ***Actions***

Human Resources Small Training Room  
575 Administration Drive, Room 117C  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

March 16, 2023

### **Committee Members**

Tuan Huynh, Health Specialist  
Ben Wishnoff, Agricultural Commissioner's Office  
Thomas Haugg, Sanitation  
Nader Dahu, Department of Transportation and Public Works  
Joshua Miranda, Planning – Secretary  
Ross Markey, Planning (Item 3 only)  
Steve Snow, Grading and Storm Water - Vice Chair  
Keri Rynearson, Survey - Chair

### **Staff Members**

Doug Bush, Planner  
Jen Chard, Planner  
Joshua Miranda, Planner

---

**9:00 AM, Chair Introduction**

## **Regular Calendar**

**Item No.:** 1  
**Time:** 9:05 AM  
**File:** PLP22-0009  
**Applicant:** Robert and Paige Locke  
**Owner:** Same  
**Cont. from:** February 16, 2023  
**Staff:** Doug Bush  
**Env. Doc:** Categorical Exemption  
**Proposal:** Request for 1) Zone Change to remove the Accessory Dwelling Exclusion Combining District "Z" and 2) a Certificate of Modification (CMO) to extend an existing building envelope as depicted on Parcel 1 of Parcel Map PLP05-0102 (Book 736 of Maps, Pages 33 to 35) by 25 feet to the west and revise Note 15 on the parcel map to allow for a second dwelling (accessory dwelling unit) on Parcel 1.

### **Recommended**

**Action:** Staff recommends that the Committee recommend approval of the proposed Certificate of Modification and removal of the note on the map.

Sonoma County Project Review and Advisory Committee Actions

March 16, 2023

Page 2

Location: 19675 7th St. E, Sonoma  
APN: 127-291-036  
District: One  
Zoning: AR (Agriculture & Residential) B6 3 (Maximum residential density of one dwelling per 3 acres) Z (Accessory Dwelling Unit Exclusion Combining District) VOH (Valley Oak Habitat)

Action: Joshua Miranda moved to recommend findings and conditions to the Planning Commission. Seconded by Ben Wishnoff and approved with a 5-0-2-0 vote.

Appeal

Deadline: 10 days

**Vote:**

Tuan Hunyh: Aye  
Ben Wishnoff: Aye  
Thomas Haugg: Aye  
Nader Dahu: Absent  
Joshua Miranda: Aye  
Steve Snow: Absent  
Keri Ryneerson: Aye

Ayes: 5  
Noes: 0  
Absent: 2  
Abstain: 0

**Item No.:** 2

**Time:** 9:05 AM

**File:** MNS19-0012

**Applicant:** Hogan Land Services

**Owner:** James Counts

**Cont. from:** April 7, 2022

**Staff:** Jen Chard

**Env. Doc:** Categorical Exemption

**Proposal:** Minor Subdivision of a 4-acre parcel zoned Rural Residential into two, 2.0-acre parcels. Each property contains an existing, single family residence and accessory structures. No new development, impervious surfaces or improvements are proposed.

**Recommended**

Action: Staff recommends that the Project Review and Advisory Committee find the project exempt from CEQA and approve the request for a minor subdivision, subject to the attached conditions.

Location: 635 Goodwin Ave., Penngrove

APN: 047-151-003

District: Two

Zoning: Rural Residential (allowed density: 2 acres per dwelling unit)

Action: Joshua Miranda moved to find the project Categorical Exempt from CEQA and approve subject to attached Findings and Conditions. Seconded by Ben Wishnoff and approved with a 5-0-2-0 vote.

Sonoma County Project Review and Advisory Committee Actions

March 16, 2023

Page 3

Appeal  
Deadline: 10 days

**Vote:**

Tuan Hunyh: Aye  
Ben Wishnoff: Aye  
Thomas Haugg: Aye  
Nader Dahu: Absent  
Joshua Miranda: Aye  
Steve Snow: Absent  
Keri Rynearson: Aye

Ayes: 5  
Noes: 0  
Absent: 2  
Abstain: 0

**Item No.:** 3

**Time:** 9:05 AM

**File:** MNS18-0007

**Applicant:** Cinquini and Passarino Inc, Matt Dudley

**Owner:** Michael Allan Thompson Trust et al.

**Cont. from:** N/A

**Staff:** Joshua Miranda

**Env. Doc:** Mitigated Negative Declaration

**Proposal:** Request for a revision to a previously approved Minor Subdivision (File No. MNS18-0007) including three proposed changes: 1) reconfigure the common property line boundaries between proposed Parcel 1 and Parcel 2 allotting each new parcel 23.85 acres each. 2) omit the waterline well easement over Parcel 1 to serve Parcel 2 as Parcel 2 is now developed with a dedicated well. 3) relocate the access and utility easement from the previously approved location approximately 500 feet north towards the center of Parcel 1.

**Recommended**

**Action:** Staff recommends that the Committee determine that the 2021 adopted MND remains valid for the project as documented in the 2023 MND Addenda, and approve the project subject to the attached Conditions of Approval.

**Location:** 2030 Westside Rd, Healdsburg

**APN:** 110-150-007

**District:** Four

**Zoning:** Land Intensive Agriculture (LIA), allowed density: 20 acres, (B6 20) Floodway (F1) Riparian Corridor 50/25 and 100/50 (RC50/25 RC100/50) Scenic Resources (SR) Valley Oak Habitat (VOH)

**Action:** Ross Markey moved to Adopt the Environmental Document and approve subject to attached Findings and Conditions. Seconded by Thomas Haugg and approved with a 5-0-2-0 vote.

Appeal  
Deadline: 10 Days

# Sonoma County Project Review and Advisory Committee Actions

March 16, 2023

Page 4

## **Vote:**

Tuan Hunyh:	Aye
Ben Wishnoff	Aye
Thomas Haugg:	Aye
Nader Dahu:	Absent
Ross Markey:	Aye
Steve Snow:	Absent
Keri Ryneearson:	Aye

Ayes:	5
-------	---

Noes:	0
-------	---

Absent:	2
---------	---

Abstain:	0
----------	---