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Zoning Administrator Record of Action

Action Date: January 22, 2026
Appeal Status: N/A, no action taken

AGENDA ITEM No. 1
File: UPE24-0069
Owner: Investors Development Company
Applicant: Ghilotti Construction Inc.
Owner: Investors Development Company
Prior ZA: N/A
Staff: Adam Sharron
CEQA Status: Mitigated Negative Declaration, published July 21, 2022
Proposal: Use Permit modification allowing certain changes to the approved operational scope and required site improvements under UPE01-0181 for an existing equipment storage and materials stockpiling yard conforming to its 2016 Settlement Agreement with the County, including the elimination of concrete crushing and recycling activities, 7:00am to 8:00pm reduced operating hours, and decreased sound attenuation height for perimeter sound wall (14 to 10ft) and graded berm (12 to 10ft) construction on a 19.02-acre parcel.
Recommendation: Approve Use Permit Modification with previously adopted MND.
Location: 304 Todd Road, Santa Rosa
APN: 134-171-050
District: Five
Zoning: Limited Rural Industrial District (M3), Valley Oak Habitat (VOH).

ZONING ADMINISTRATOR ACTION

- ☐ Find consistent with previous Mitigated Negative Declaration, adopted July 21, 2022
- ☐ Find exempt from the California Environmental Quality Act per §: (CEQA Section)
- ☐ Approve the project subject to attached findings and conditions; ☐ with modification
- ☐ Forward item to Planning Commission for review
- ☒ Continue (date uncertain); ☐ Continue to upcoming ZA Agenda: (Date Certain)

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

January 22, 2026

Date



MODIFICATIONS

☒ N/A ☐ Findings ☐ Conditions

MODIFICATION NOTES

N/A

FINDINGS

N/A, no action taken

ATTACHMENTS

N/A