



County of Sonoma
Permit & Resource Management Department

Sonoma County Project Review and Advisory Committee
ACTIONS

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: July 16, 2020

COMMITTEE MEMBERS

Yoash Tilles, Grading and Storm Water- Chair
Leonard Gabrielson, Surveyor- Vice Chair
Keith Hanna, Sanitation
Ross Markey, Planning - Secretary
Shelley Janek, Agricultural Commissioner's Office
Laurel Putnam, Department of Transportation and Public Works
Becky Ver Meer, Health Specialist

Consent Calendar: The following items have been placed as Consent items before the Project Review and Advisory Committee. If any member of the Committee, the applicant, or a member of the public requests a full public hearing, such hearing will be conducted at that time. If not, it will be acted upon by the Project and Review Advisory Committee.

Item No: 1
Time: 9:05 AM
File No.: CCC20-0005
Staff: Scott Hunsperger
Applicant: Dimensions 4 Engineering, Attn: Doug Donmon
Owner: Lenor Fowler
Con't from: Not applicable
Env. Doc: Categorical Exemption
Proposal: Request for a Conditional Certificate of Compliance to recognize an 8.82 acre parcel depicted on a Parcel Map MS 4316 but was never recorded.
Location: 4555 Mountain Home Ranch Road, Calistoga
APN: 120-200-056
District: 1
Zoning: DA (Diverse Agriculture), B6-20 acre density and RC 100/50 (Riparian Corridor 100 foot and 50 foot setback).

Sonoma County Project Review and Advisory Committee Actions

July 16, 2020

Action: Blake Hillegas motioned to find the project Categorically Exempt from CEQA and approve the project subject to Conditions of Approval seconded by Leonard Gabrielson and passed with a 6-0-1-0 vote.

Appeal Deadline: Ten days

File Materials located here:

<https://files.sonoma-county.org/link/WnAWdCV7KI4/>

Vote:

Keith Hanna:	Absent
Blake Hillegas:	Aye - Motion
Shelley Janek:	Aye
Laurel Putnam:	Aye
Yoash Tilles:	Aye
Becky Ver Meer:	Aye
Leonard Gabrielson:	Aye – 2nd

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

Regular Calendar

Item No:	2
Time:	9:05 AM
File No.:	PLP14-0046
Staff:	Blake Hillegas
Applicant:	Roberts Road Properties LLC
Owner:	Same
Con't from:	Non applicable
Env. Doc:	Mitigated Negative Declaration
Proposal:	Request for a one-year extension on a previously approved Major Subdivision.
Location:	2200 Roberts Rd., Penngrove
APN:	047-111-037
District:	1
Zoning:	DA (Diverse Agriculture), B7 (Frozen Lot Size), and DA, B6-20/3 density, SR (Scenic Resources), and VOH (Valley Oak Habitat).

Action: Ross Markey motioned to find the project within the scope of the previously adopted Mitigated Negative Declaration and approve the requested one-year time extension. Seconded by Leonard Gabrielson and passed with a 6-0-1-0 vote.

Appeal Deadline: Ten days

File Materials located here:

<https://files.sonoma-county.org/link/WnAWdCV7KI4/>

Sonoma County Project Review and Advisory Committee Actions

July 16, 2020

Vote:

Keith Hanna:	Absent
Ross Markey :	Aye - Motion
Shelley Janek:	Aye
Laurel Putnam:	Aye
Yoash Tilles:	Aye
Becky Ver Meer:	Aye
Leonard Gabrielson:	Aye – 2nd

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

Item No: 3
Time: 9:05 AM
File No.: CMO19-0012
Staff: Nina Bellucci
Applicant: Michael Kovac
Owner: Same
Con't from: Not applicable
Env. Doc: Categorical Exemption
Proposal: Request for a Certificate of Modification to modify the existing building setback line from 200 feet to 100 feet from the northern property line and 140 feet from the western property line. The proposed CMO is to reduce grading and potential visual impact in order to accommodate a new accessory dwelling unit/ agricultural building and a new primary dwelling unit.
Location: 2272 Upper Nelligan Ln., Glen Ellen
APN: 053-030-023
District: 1
Zoning: RRD (Rural Residential District), B6 100 acre density, LG/MTN (Local Guidelines/Taylor/Sonoma/Mayacamas Mountains).

Action: Blake Hillegas motioned to find the project Categorical Exempt from CEQA and approve subject to modified Conditions, seconded by Becky Ver Meer and passed with a 6-0-1-0 vote.

Appeal Deadline: Ten days

File Materials located here:

<https://files.sonoma-county.org/link/WnAWdCV7KI4/>

Vote:

Keith Hanna:	Absent
Blake Hillegas:	Aye - Motion
Shelley Janek:	Aye
Laurel Putnam:	Aye
Yoash Tilles:	Aye

Sonoma County Project Review and Advisory Committee Actions
July 16, 2020

Becky Ver Meer: Aye – 2nd
Leonard Gabrielson: Aye

Ayes: 6
Noes: 0
Absent: 1
Abstain: 0