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: February 19, 2015

COMMITTEE MEMBERS
Blake Hillegas, Planning - Secretary
Mitch Simson, Department of Transportation and Public Works
Leonard Gabrielson, Surveyor
Becky Ver Meer, Health Specialist
Gail Davis, Agricultural Commissioner’s Office
Alex Rosas, Grading and Storm Water - Chair
Keith Hanna, Sanitation - Vice Chair

REGULAR CALENDAR

Item No:  1
Time:    9:05 a.m.
File:    MNS13-0006
Staff:   Misti Harris
Applicant: Steelhead Holdings LTD, Attn: Thai Hoang
Owner:  Same
Con’t from: N/A
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Minor Subdivision of 258.47 acres into two parcels of 20.8 acres, 26.3 acres, and a Designated Remainder of 211.07 acres.
Location: 6902 Plum Ranch Road, Santa Rosa
APN:  030-130-058
District: 1
Zoning: RRD (Resources and Rural Development), B6-80 acre density, SR (Scenic Resources)
Action: Blake Hillegas moved to adopt the Mitigated Negative Declaration and approve the Minor Subdivision subject to Findings and modified Conditions of Approval. Seconded by Gail Davis and passed with a 5-0-2 vote.

Appeal Deadline: 10 days

Vote:
Mitch Simson:   Aye
Leonard Gabrielson:   Aye
Becky Ver Meer:   Absent
Alex Rosas:   Aye
Gail Davis:   Aye
Blake Hillegas:   Aye
Keith Hanna:  Absent

Ayes: 5
Noes: 0
Absent: 2
Abstain: 0
FOR REVIEW BY THE BOARD OF SUPERVISORS
MEETING OF MARCH 3, 2014

Item #1

File: PLP14-0080

Applicant: St. Dorothy's Rest Association

Owner: Same

Staff: Scott Hunsperger

Location: 5640 Bohemian Highway, Camp Meeker

Sup. Dist.: 5

APN: 075-040-001, -015, and -017; 075-070-003, -005, and -007

Zoning: RRD (Resources and Rural Development) B6 – 160 acre density, SR (Scenic Resources), VOH (Valley Oak Habitat)

# Requested: 10

Size: Parcel 1: 55.26 acres Parcel 2: 143.97 acres Parcel 3: 27.54 acres
Parcel 4: 40.47 acres Parcel 5: 33.60 acres Parcel 6: 73.80 acres
Parcel 7: 15.22 acres Parcel 8: 8.68 acres Parcel 9: 37.0 acres
Parcel 10: 45.51 acres

Improvements: Parcel 1: Vacant Parcel 2: Vacant Parcel 3: Vacant
Parcel 4: Vacant Parcel 5: Vacant Parcel 6: Vacant
Parcel 7: Vacant Parcel 8: Vacant Parcel 9: Vacant
Parcel 10: Vacant

Services: Septic

# Approved: 10

Criteria: These parcels are considered legally separate as they were created by

1. conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967.

Parcel 1: Created by: Book A of Patents, Page 561; Recorded on October 6, 1871, S.C.R.

2) Book 767 of Official Records, Page 131; Recorded on January 22, 1948, S.C.R.
Parcel 2: Created by: Book 33 of Deeds, Page 389; Recorded on May 9, 1871, S.C.R.

Parcel 3: Created by: Book 52 of Deeds, Page 580; Recorded on February 23, 1876, S.C.R.

Parcel 4: Created by: Book 68 of Deeds, Page 430; Recorded on September 5, 1879, S.C.R.
Reference Documents: Book 76 of Deeds, Page 90; Recorded on July 23, 1881, S.C.R.

Parcel 5: Created by: Book 60 of Deeds, Page 204; Recorded on June 30, 1877, S.C.R.

Parcel 6: Created by: Book 68 of Deeds, Page 430; Recorded on September 5, 1879, S.C.R.

Parcel 7: Created by: Book A of Patents, Page 202; Recorded on March 20, 1955, S.C.R.

Parcel 8: Created by: Book 30 of Deeds, Page 124; Recorded on June 15, 1870, S.C.R.
Parcel 9: Created by: **Book C of Patents, Page 593; Recorded on February 2, 1880, S.C.R.**

Reference Documents: 1) Book 15 of Maps, Page 18; Recorded on July 10, 1903, S.C.R.  
2) Book 13 of Maps, Page 20; Recorded on July 7, 1902, S.C.R.  
3) Book 17 of Maps, Page 19; Recorded on February 8, 1905, S.C.R.  
4) Book 582 of Official Records, Page 336; Recorded on July 13, 1943, S.C.R.  

Parcel 10: Created by: **Book B of Patents, Page 455; Recorded on December 24, 1875, S.C.R.**

Reference Documents: 1) Book 15 of Maps, Page 18; Recorded on July 10, 1903, S.C.R.  
2) Book 13 of Maps, Page 20; Recorded on July 7, 1902, S.C.R.  
3) Book 19 of Maps, Page 17; Recorded on October 3, 1906, S.C.R.  
4) Book 96 of Deeds, Page 541; Recorded on June 26, 1885, S.C.R.  
5) Book 232 of Deeds, Page 469; Recorded on December 17, 1906, S.C.R.  
6) Book 277 of Deeds, Page 29; Recorded on June 7, 1911, S.C.R.  
7) Book 309 of Deeds, Page 195; Recorded on March 17, 1913, S.C.R.  
8) Book 207 of Deeds, Page 226; Recorded on September 2, 1903, S.C.R.  
9) Book 399 of Deeds, Page 464; Recorded on July 25, 1921, S.C.R.  
10) Book 718 of Official Records, Page 224; Recorded on February 14, 1947, S.C.R.  
11) Book 1692 of Official Records, Page 49; Recorded on August 20, 1959, S.C.R.  
13) Document No. 605 of Maps, Page 42; Recorded on March 13, 2000, S.C.R.  

Appeal Deadline: March 6, 2015
Sonoma County Combined Planning Commission and Board of Zoning Adjustments

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

Date: February 19, 2015
Meeting No.: 15-03

ROLL CALL
Greg Carr
Komron Shahhosseini
Willie Lamberson
Tom Lynch
Shawn Montoya, Chair

STAFF MEMBERS
Jennifer Barrett
Blake Hillegas
Traci Tesconi
Misti Harris
McCall Miller, Secretary
Jeff Brax, Chief Deputy County Counsel

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 1
Time: 1:05 p.m.
File: PLP14-0046
Applicant: Roberts Road Properties LLC
Owner: Roberts Road Properties LLC
Cont. from: December 18, 2014
Staff: Blake Hillegas
Env. Doc: Mitigated Negative Declaration
Proposal: Request for Rezoning and Major Subdivision of three parcels consisting of 413 acres into 20 single family lots.
Location: 2200, 2580, 2590 Roberts Road, Penngrove
APN: 047-111-021, 037, and 040
District: 1
Zoning: DA (Diverse Agriculture) B7 (Frozen Lot Size) VOH (Valley Oak Habitat) SR (Scenic Resource), and DA (Diverse Agriculture) B6 20/3 (20 acre density/3 acre minimum lot size) VOH (Valley Oak Habitat) SR (Scenic Resource)

Action: Commissioner Carr moved to recommend approval of the request to the Board of Supervisors with modified Conditions of Approval. Seconded by Commissioner Lynch and passed with a 5-0 vote.

Appeal Deadline: 10 calendar days
Resolution No.: 15-001
BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.: 2  
Time: 2:00 p.m.  
File: PLP05-0062  
Applicant: Kenneth and Diane Wilson  
Owner: Same  
Cont. from: N/A  
Staff: Traci Tesconi  
Env. Doc: Mitigated Negative Declaration  
Proposal: Request to reactivate a previously approved Use Permit and Administrative Design Review under the Economic Stimulus Ordinance (Ord No. 5929) for a winery and public tasting room (single building approx.17,000 square feet) and conversion of the existing barn (approx. 3,200 square feet) to barrel storage with a 25,000 case maximum annual production capacity, to include public tasting, retail sales, 12 agricultural promotional events per year with 80 guests, two weddings per year with 100 guests, two charitable benefit dinners with 100 guests, and participation in industry-wide events totaling eight event days with 100 guests on the site at a time with a maximum capacity of 300 guests on 40 acres. The project site is under a Prime Land Conservation Contract (Williamson Act Contract).

Location: 4304 Dry Creek Road, Healdsburg  
APN: 090-200-008  
District: 4  
Zoning: LIA (Land Intensive Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat), SR (Scenic Resource)

Action: Commissioner Lamberson moved to continue the item to April 16, 2015 at 1:05 p.m. Seconded by Commissioner Shahhosseini and passed with a 5-0 vote.

Appeal Deadline: N/A  
Resolution No.: N/A  

Vote:
Commissioner Carr: Aye  
Commissioner Shahhosseini: Aye  
Commissioner Lamberson: Aye  
Commissioner Lynch: Aye  
Commissioner Montoya: Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0
Proposal: Request for a Use Permit and Administrative Design Review for a new telecommunications facility consisting of a 180-foot lattice tower and associated equipment cabinets on a 79.60 acre parcel. The proposed tower is non-illuminated and allows for co-location.

Location: 2181 Calistoga Road, Santa Rosa
APN: 029-100-021
District: 1
Zoning: RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resources)

Action: Commissioner Carr moved to continue the item to April 30, 2015 at 1:05 p.m. Seconded by Commissioner Lynch and passed with a 5-0 vote.

Vote:

Commissioner Carr: Aye
Commissioner Shahhosseini: Aye
Commissioner Lamberson: Aye
Commissioner Lynch: Aye
Commissioner Montoya: Aye

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