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Sonoma County Project Review and Advisory Committee

Agenda

Permit Sonoma
2550 Ventura Avenue, Hearing Room
Santa Rosa, CA 95403
PRAC@sonoma-county.org

October 23, 2025

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting >>](#)
- **Telephone:** +1 669 900 9128
- **Webinar ID:** 814 7522 5815
- **Password:** 134192

Committee Members

Ben Wishnoff, Agricultural Commissioner's Office - Chair
Steve Snow, Grading and Storm Water - Vice Chair
Keri Rynearson, Survey
Tuan Huynh, Health Specialist
Thomas Haugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Scott Hunsperger, Planning

Staff Members

Kylie Martin, Administrative Assistant
Joshua Miranda, Supervising Planner

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-2164 or email PRAC@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email PRAC@sonoma-county.org or the project planner to request materials.

9:00 AM, Chair Introduction Call to order and Roll Call.

Regular Calendar

[View documents for all items listed digitally>>](#)

Item No.: 1
Time: 9:00 AM
File: MNS17-0004
Applicant: Kurt Kelder
Owner: Henry and Stephanie Shepherd
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: MND
Proposal: A Minor Subdivision to subdivide an existing 10-acre parcel into three residential lots consisting of the following: Lot 1 at 3.02 acres, Lot 2 at 2.36 acres, and Lot 3 at 4.18 acres in size. Proposed Lot 1 is currently developed with a single-family residence, accessory structures, and an accessory dwelling unit served by a domestic well and septic system. Proposed Lots 2 and 3 will be served by new domestic well and septic systems. An existing private driveway currently serving the residence on proposed Lot 1 will be improved and used to provide access to proposed Lots 2 and 3. No new structures are proposed at this time.

Recommended

Action: Staff recommends that the Project Review and Advisory Committee adopt the MND and approve the project with the attached conditions and mitigation measures as proposed.
Location: 4880 Bodega Ave., Petaluma
APN: 021-110-012
District: Two
Zoning: Agricultural Residential (AR) with 3 acre density (B6 3), Floodway (F1) Floodplain (F2) Riparian corridor with 100 and 25 foot setbacks (RC100/25), Scenic Resources (SR)

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in-person via the hearing room. PRAC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number.

Email Public Comments: Email comments to: PRAC@sonoma-county.org. Please provide your name and the project number associated with the item you wish to comment on. It is advised to email comments 24-hours prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please attend the meeting in-person, we are not accepting public comment over Zoom at this time. The meetings are recorded and all in-person testimony will be available as public record. Please state your name for the record before beginning your comment. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Committee. At the end of the hearing, the Committee may ask staff or the applicant to respond to any questions raised during the hearing.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous, turn off cell phones and pagers while the meeting is in session.